

# **RULES AND REGULATIONS SUMMARY** \*This is only a quick reference guide

## TOWNS OF FOREST HILLS HOMEOWNERS ASSOCIATION, INC.

---

Declaration of Covenants, Conditions and Restrictions, Article VI:

Section 1. The properties shall be used for residential purposes only. No residence, or any part thereof, or any outbuildings related thereto, shall be used for the conduct of any business, commerce or profession.

Section 1. No building shall be erected, altered, placed or permitted to remain on any Lot other than one single-family townhouse dwelling and an approved outside storage building for use solely by the occupant.

Section 1. Except for those related to real estate sales and construction, no sign, advertisement or message shall be displayed or published which offers or implies commercial or professional services, or which might constitute any other kind of business solicitation in, or from, any residence or residential property.

Section 2. No clothing, laundry or wash shall be aired or dried on any portion of the Lots in any area other than in the rear yards of the Lots and only on umbrella-type structures not exceeding seven feet in diameter.

Section 3. No tree, hedge or shrub planting shall be maintained in such manner as to obstruct sight lines for vehicular traffic.

Section 4. No obnoxious or offensive activity shall be carried on upon any Lot, nor shall anything be done or placed thereon which may become an annoyance or nuisance to the neighborhood.

**BASKETBALL HOOPS ARE PROHIBITED TO BE PLACED ON ANY COMMON AREA, INCLUDING THE PARKING LOTS/COURTS.**

Section 4. Owners shall, at all times, maintain their property and all appurtenances thereto in good repair and in a state of neat appearance. Except for flower gardens, shrubs and trees which shall be neatly maintained, all open Lot areas shall be maintained in lawns and all lawn areas shall be kept mowed and shall not be permitted to grow to a height in excess of three inches.

Section 5. No sign of any kind that is illuminated or larger than two square feet shall be displayed to the public view on any Lot, except temporary real estate signs not more than four square feet in area advertising the property for sale or rent and except for temporary signs erected in connection with the development, construction, lease or sale of improved Lots.

Section 6. No horse, pony, cow, chicken, pig, hog, sheep, goat or other domestic or wild animal shall be kept or maintained on any Lot; however, common household pets, such as dogs, cats and caged birds may be kept or maintained, provided that they are not kept, bred or maintained for commercial purposes and do not create a nuisance or annoyance to surrounding Lots or the neighborhood.

Section 7. Trash and garbage containers shall not be permitted to remain in public view except on days of trash collection. No accumulation or storage of litter, new or used building materials or trash of any other kind shall be permitted on any Lot.

**Trash pickup days are Monday and Thursday. Recycling pickup is on Mondays. Trash and recycling must be put out by 6am the morning of.**  
**YOU MUST USE GARBAGE BAGS AND YOU MUST PLACE THEM IN PROPER TRASH/RECYCLING CONTAINERS FOR STORAGE AND PICKUP.**

Section 8. No person shall paint the exterior of any building a color different than the original color of said building without the proposed color having been approved by the Board of Directors of the Association, or by an Architectural Control Committee appointed by the Board.

Section 9. No structure or addition to any structure shall be erected, placed or altered on any Lot until the plans and specifications, including elevation, material, color and texture and a site plan showing the location of improvements with grading modifications shall be filed with and approved in writing by the Board of Directors of the Association or an Architectural Control Committee appointed by the Board. Structure shall be defined to include any building or portion thereof, fence, pavement, driveway or appurtenances to any of the aforementioned. No temporary building shall be maintained on any Lot without the approval of the Association or its Architectural Control Committee.

Section 10. No junk vehicle, house trailer or commercial vehicle, such as, but not limited to, a moving van, truck, tractor, trailer, wrecker, hearse, compressor, concrete mixer or bus shall be kept on any Lot. No storage of boats, boating equipment, travel trailers, camping equipment or recreational vehicles shall be visible from the street. The location and design of enclosures for boating, camping, traveling (other than automobiles) and related equipment shall require the approval of the Architectural Control Committee as required under Paragraph 9 herein.

Section 12. The Architectural Control Committee shall consist of the Directors of the Association, or a committee of three persons appointed by them. Applications for committee approval shall be in writing. Approval or disapproval by the committee shall also be in writing. Failure of the committee to approve or disapprove a request within thirty (30) days shall be construed as committee approval of the request.

**ATTACHED: ARCHITECTURAL MODIFICATION FORM**

Section 13. No temporary building shall be maintained on any Lot without the approval of the Association or its Architectural Control Committee.