

Hearthstone
Declaration of Restrictions
(Summarized)

Hearthstone owners are subjected to the following restrictions:

1. BEFORE YOU START ANY PROJECT ON YOUR HOME, INCLUDING PAINTING, REMODELING, CONCRETE, DRIVES, WALKWAYS, PLANTING, LANDSCAPING, ETC. YOU MUST HAVE WRITTEN APPROVAL FROM THE ARCHITECTURAL CONTROL COMMITTEE.

No building shall be erected, placed or altered on any lot until the plans and specifications have been approved by the architectural control committee as the quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback

2. All lots are residential lots. No structure shall be erected, altered, placed, or permitted to remain on any residential building plot other than a single-family dwelling. No structure shall be moved onto any lot.
3. No building, no fence, solid wall, hedge, mass planting or other similar obstruction exceeding two and one-half feet in height shall be permitted in front of the building setback line.
4. Mobile house trailers, on or off wheels; vehicles, or enclosed bodies of the type which may be placed on or attached to a vehicle, known generally as “campers”; all boats and boat trailers stored or parked on any lot shall be parked at least 40 feet behind the building setback line.
5. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereof which may be or become an annoyance or nuisance to the neighborhood.
6. No trailer, basement, tent, shack, garage, barn, or other outbuilding erected in the tract shall be at any time used as a residence temporarily or permanently, not shall any structure of temporary character be used as a resident.
7. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet to advertise the property during the construction and sales period.
8. If the parties hereto, any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants or restrictions it shall be lawful for any other person or persons owning any other lots in the said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants or restrictions and either to prevent them or him from so doing or to recover damages or other dues for such violation.
9. ARCHITECTURAL CONTROL COMMITTEE MEMBERSHIP. The architectural control committee (the “committee”) is composed of the members of the Homeowners Association Board of Directors. Membership on the board and on the committee is concurrent; membership on the committee shall commence and expire simultaneous to membership on the Board.

PROCEDURE: The approval or disapproval as required in these covenants shall be in writing.