

SUMMARY OF BY-LAWS AND COVENANTS
January 1, 1997
PLEASANT FARM HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS

President-Vice President-Secretary-Treasurer-Past President-Architectural Member. Total of six (6) members. Serves for one (1) calendar year. The Board meets monthly and the date and location are published in the newsletter. Annual meeting—1st Saturday in December at 10:00 a. m.

COVENANTS

Only one (1) single family dwelling will be permitted on a lot. Other detached structures such as garages, storage building, workshop, etc. are permitted if they conform to the style and identical material of the family dwelling on that lot. Any construction, additions, fences, or other outside construction must have prior approval. Paint color changes or other exterior changes must have prior approval. No new business will be allowed without prior approval. All of the above items requires that a written request and plans be submitted to the Board of Directors for approval and written approval must be received from the Board prior to starting items requested. The Board must approve or disprove the request within sixty (60) days. Family signs of not more than seventy five (75) square inches and for sale/rent signs of not more than five (5) square feet are permitted. No trash, rubbish, garbage, debris, weeds, undergrowth or other unsightly material shall be deposited or allowed to accumulate on the property. No livestock, live fowl, other animals, or reptiles, except domesticated dogs, cats and caged birds shall be kept upon any lot nor shall any of these animals be allowed to constitute a nuisance. The county does have a lease law. No dogs or cats may be bred and maintained for commercial purposes nor for noncommercial purposes so as to become a nuisance. No living tree having a diameter of two (2) inches at a point four (4) feet above ground level shall be cut without prior consent in writing. Request for tree removal must include plans for planting new trees with a timetable not to exceed six (6) months. A fenced service court is required to provide space for garbage and trash cans and air conditioning units. All wood piles, clothes lines and other similar uses are to be located in the yard so as to be hidden from view as much as practical from the street adjoining the lot. Prior approval is required for service courts. Each property owner is responsible to keep grass from growing into the road asphalt and request tree removal of any tree that appears to be creating damage to the road by the trunk or roots. All boats, trailers, recreational vehicles shall be parked on a lot as inconspicuous as possible. No motor vehicle may be parked on any road or lot that does not have a current registration or license tags. No repairs may be made to a motor vehicle on any road or lot unless such repair is a minor element such as repairing a flat tire. Penalties for failure to obtain approval for construction, alternation, other changes or improvements to include color changes, shingle colors, etc. are 1 to 30 days suspension of privileges or up to \$300.00 per occurrence. The penalty for tree removal without approval is \$200.00 per tree. Failure to pay penalties and cost will be pursued through the court system.

ASSESSMENTS

The assessments are set by the Board of Directors and are utilized to maintain the swimming pool, pool house, common areas and grounds, roads, drainage pipes and swales and other expenses necessary to maintain the sub-division. Assessments are presently \$75.00 per quarter. Statements are sent to property owners 15 days prior to the first of each quarter, which is the due date for the payment. If the assessments are not paid within 15 days of the due date a late charge of 10% of the assessment shall be charged. If not paid in 30 days after the due date of the assessment, in addition to the late charges, interest from the date of delinquency shall be charged at the rate of 1% on the unpaid principal on a monthly basis. The above is a summary of the By-Laws and Covenants, therefore if you want to make changes, etc. to the outside of your property and they are not covered above, check with a board member for information or guidance. It is the responsibility of the closing attorney or your landlord in case of renters to provide you with a copy of the covenants and restrictions. If you have any questions, please contact a board member.

POOL RULES ARE ENCLOSED.

THE BOARD OF DIRECTORS CONSIST OF YOUR NEIGHBORS AND HAVE THE INTEREST OF THE NEIGHBORHOOD AS THEIR RESPONSIBILITY. IF YOU HAVE ANY QUESTIONS, DO NOT HESITATE TO CONTACT SOMEONE ON THE BOARD FOR AN ANSWER.