

**CORNERSTONE PLACE HOMEOWNERS ASSOCIATION  
DEED RESTRICTION GUIDELINES  
AUGUST 2004**

**Front Doors:**

All front doors should be properly painted, stained or varnished.

**Garages:**

All garages shall be fully operable; sized to house at least two (2), but not more than three (3) automobiles; and enclosed by garage doors, which must be capable of being closed.

**Section 8 (Prohibition of Trade and Offensive Activity)**

No activity, whether for profit or not, shall be carried out on any Lot which is not related to single-family residential purposes. This means no running of businesses from the home that would be noxious or a nuisance to neighbors. Such as: taxi/limousine businesses, breeding or boarding of animals, environmentally hazardous businesses, and the like. Furthermore, this prohibits the use of residential properties by Occupants to aid or assist in the carrying out of a business outside of the community. (I.e. parking employee cars in the neighborhood, repairing cars in the driveway, industrial painting, etc)

**Sidewalks:**

All sidewalks must be maintained by the homeowner. Rises in the concrete may not exceed 1 inch. If they exceed a 1-inch rise, the homeowner must replace/repair with 30 days of notification of the ACC. Additionally, cars may not be parked across the sidewalk so as to obstruct the rights of way.

**Window Treatment:**

No window in any Dwelling Unit or other improvement that is visible from any other Lot or a street may be covered with any aluminum foil, other reflective material, towels, blankets, etc. Window coverings must be compatible with the design and color of the dwelling unit and the overall appearance of the properties. The Approval entity shall have the sole authority to determine whether particular window coverings are compatible with the design and color of the dwelling and properties. Window screens must be properly maintained. Torn screens must be replaced. No burglar bars are allowed on windows and/or doors

**Air conditioners:**

No window, roof or wall-type air conditioner that is visible from any street or any other Lot, shall be used, placed or maintained on or in any dwelling unit, garage, or other improvement.

**Lot maintenance:**

- Grass: no higher than 4 inches. Must cover the entire, visible yard. Primary ground cover should be grass.
- Tree Limbs: may not be lower than eight (8) feet as measured from ground level to the bottom of the branch.
- Shrubs/Hedges: must be neatly trimmed.
- Weeds: must be removed from flowerbeds, driveway/sidewalk cracks, etc.

No obstructions (tree limbs, shrubs, etc) at corner houses as to prevent drivers from being able to see oncoming traffic.

**Walls/fences:**

Brick or wood slats, not to exceed 8 feet, may be used and the wood slats must be either treated pine or cedar. No chain link, chicken wire or other wire fence will be permitted on any lot.

**Garbage Cans:**

No garbage bags, cans, etc should be visible from the street, except on the morning of expected pickup days, currently Wednesday and Saturday.

**Visible Storage:**

Any storage of bicycles, coolers, bar-be-que pits, etc. should not be visible from the street, which includes the side of the house. These types of items should be stored in the garage, or back yard.

**Vehicles:**

No inoperable vehicles, trailers, boats or four wheelers allowed in driveways. Must be stored in garage or off-site. No vehicle is to be parked on a lawn.