

Cherrywood Lane Homeowners Association

TIPS & Neighborly Reminders from the

- **Covenants, Conditions & Restrictions** -

- **Architectural Control** -

- **Use and Maintenance Obligations of Owners** -

- **Business Use & Rental Homes** -

- ❖ **Architectural Control** - *Construction and Exterior Alteration or Repair* all buildings and structures (incl. walls, rockeries, fences, swimming pools, or other structures) to be constructed, and all exterior alterations and repairs, including reroofing or repainting) of any buildings or structures and visible from any public street, Common Area or other Lot must be approved by the HOA. Contact the HOA for specific requirements.
- ❖ **Use and Maintenance Obligations of Owners** except as stated otherwise within the CC&Rs, each Owner, at Owner's sole cost and expense, shall promptly and continuously maintain, repair and restore said Owner's Lot (including the fence, yard, and landscaping) and Home and other improvements located thereon, and also such other areas as may be required within the CC&Rs in a good, clean, attractive, safe and sanitary condition and in full compliance with all applicable governmental laws, rules and regulations, and the provisions of the CC&Rs and the rules and regulations of the Association.
- ❖ **Business Use** no business of any kind shall be conducted on any Lot or Home other than that as specifically described within the CC&Rs, and permitted by zoning and other laws applicable to a particular Lot. No materials, supplies or equipment used by a business shall be stored on any Lot or Home within the view of another Lot or Home, except for items relating to an improvement which is under construction in conformance with the CC&Rs.
- ❖ **Rental Homes** pursuant to the requirements stated within the First Amendment to the CC&Rs, an Owner that desires to rent their Lot will need to first contact the Property Management Agent for Cherrywood Lane and check the status of the 'Rental Spaces Waiting List' for availability to determine whether or not the Owner wants to add their name to such 'List'. The contact information for the current Property Management Agent for Cherrywood Lane can be found on the HOA website.