

## **APPENDIX E**

### **Declaration of Restrictive Covenants**



## APPENDIX E –DECLARATION OF RESTRICTIVE COVENANTS

1. Members of the Association only own the land beneath their house, the terraces adjacent to their house, and the area between the roadway and the terrace which includes an auto court, garage, path and garden (together the "Premises"). No structures shall be placed on lands owned by the HOA and no landscaping shall be performed on lands owned by the HOA.
2. A palette of colors has been carefully chosen by the designers of DHF to blend homes with each other and, for those homes on the hillsides, with the deep tones. No house or garage shall be stained or painted a color that is not within the designated palette of colors.
3. No additional exterior lighting shall be installed.
4. No objects shall be attached to garages or homes such as flagpoles and basketball hoops.
5. No objects shall be placed on terraces, paths, gardens or auto courts which, in the determination of the HOA, impact the viewshed or detract from the beauty of the DHF community.
6. No mobile home, trailer, tent, shack or structure of a temporary character shall be erected on or moved onto the Premises, other than temporary structures used by a building for office or storage purposes solely during the course of construction.
7. No truck larger than one-ton capacity, no commercial vehicles, recreational vehicles, trailers, campers or boats, may be parked on or stored on the Premises except in a garage. The occasional presence on the Premises of trucks or other vehicles of contractors or suppliers shall not be deemed to be restricted by the foregoing.
8. No unlicensed motor vehicles are permitted to remain on the Premises for more than 30 days unless kept in an enclosed garage.
9. The Premises shall be used for residential purposes only.
10. No animals or fowls (except household pets) shall be kept on the Premises.
11. No breeding kennels or sales of animals shall be allowed on the Premises.
12. No noxious, dangerous, offensive or unduly noisy activity of any nature, nor any activity that may be or becomes an unreasonable annoyance or nuisance to owners of other Premises shall be permitted or maintained on the Premises.
13. Exterior clotheslines shall not be installed on the Premises.
14. No owner shall
  - a. Permanently remove any vegetative screening or berm constructed on the Premises.
  - b. Interfere with the use or access or existence of any fire pond or dry hydrant in said development.
15. No part of the Premises shall be cleared of mature trees or foliage, nor shall any structure, building or other improvement placed upon any part of the Premises be altered.
16. These restrictions are to run with the land.
17. Enforcement of these restrictions shall be proceedings commenced by any owner of all or any part of the Premises or by the HOA.