

**WOODFIELD HOMEOWNERS ASSOCIATION
SUMMARY OF COVENANTS AND RESTRICTIONS**

**THE FOLLOWING ITEMS REQUIRE APPROVAL OF THE
ARCHITECTURAL COMMITTEE.**

Forms are provided in your directory or you may contact someone from the Architectural Committee listed under Tab 2 of this directory.

1. **New Roof** – Please obtain the proper forms, and signed approval form to supply your Roofing Contractor to ensure it meets the standards set forth by the Architectural Committee.
2. **Exterior Paint** – A color swatch must be submitted for approval from the Architectural Committee *before* repainting.
3. **Storage Buildings**, Out-Buildings, Retaining Walls or any other permanent structure or improvement to be built on any lot require plans be submitted for approval.
4. **Fences** – Fences other than wood, brick, or natural stone must be approved by the Architectural Committee. Chain link, barbed wire, mesh, or other metal fencing shall not be permitted. No fence may be taller than six (6) feet.
5. **Garages Doors** - Garages shall be enclosed and carports are not permitted. Glass in garage doors shall be clear glass only and shall not be sectionalized by cross-hatching with aluminum, wood, or other materials.
6. **Exterior Antennas** – Exterior television, “CB” radio, or other type antenna shall not be erected on any residence or lot without the approval of the Architectural Committee. Any other type of outside electronic reception device, such as a satellite dish, shall be confined to the backyard and sufficient fencing to shield its view from adjacent lot owners shall be required.

This is *only a summary* of the covenants and restrictions taken from the original plat. Before beginning any changes or additions to your property please check with the Architectural Committee to see if approval is required. If you desire a copy of the original plat please contact the Secretary of your Association, listed behind Tab 2 of your directory.

Section II, Item 18 states: The Architectural Committee shall be responsible for interpreting these covenants, or deciding the standard to be used.

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- Boats, trailers, travel trailers, campers, motor homes, commercial vehicles in excess of $\frac{3}{4}$ ton, inoperative vehicles, and other large recreational equipment shall not be stored on any lot.
- Above-ground swimming pools are prohibited.
- No animals, livestock, or poultry of any kind may be maintained, bred, sold, or kept in Woodfield, except that two dogs, two cats, or any other household pets may be kept provided they are not used for commercial purposes.
- No obnoxious or offensive trade or activity shall be conducted on any lot, nor shall anything be done which may be or become a nuisance or annoyance to the neighborhood.
- No sign of any kind shall be displayed to the public view except one sign of not more than five (5) square feet advertising the property for sale or rent.
- No exposed clothes line poles or other outdoor drying apparatus will be permitted on any lot nor shall any exposed garbage can, trash can, or any trash burning apparatus or structure be placed on any lot (excluding underground garbage and trash storing devices).
- Mailboxes shall be positioned to be accessible from the curb and 6 feet from the “inside edge” of the driveway. “inside edge” is the edge of the driveway which borders the largest continuous lot area. The top of the mailbox shall be 42” from street level. All mailboxes shall conform with the specific plan of the Architectural Committee.
- No owner shall construct or permit to be constructed any fencing or other obstruction which would impair the drainage of storm and surface waters over and across his lot.
- The owner of each lot shall maintain the surface drainage, either natural or artificial, over and across his lot.
- If aluminum windows are used on any residence, no mill finish will be accepted.
- These Covenants shall remain in effect until twenty-five (25) years from the date hereof (agreement was filed in June of 1990) and shall automatically be continued thereafter for successive periods of ten (10) years each, unless terminated or amended.