

Countryside West PUD Homeowners' Association, Inc.

Rules & Regulations

*Please note that these "Rules & Regulations" are only summary in nature and do not include every restriction. Please refer to the Declaration for a full set of Covenants & Restrictions for Countryside West.

Architectural Review Committee – Article VIII

This Association is equipped with an Architectural Review Committee ("ARC"). The purpose of the ARC is to govern architectural related requests, such as building quality & materials, exterior trim and colors, roofing, garages, driveways, swimming pools, fencing, landscaping, exterior lighting, etc. Requests should be submitted to management for circulation to the committee. The committee must approve or deny requests within forty-five (45) days. Work cannot commence prior to receiving written approval from the committee.

Repair & Maintenance – Article VIII, Section 5(N) – "It is the obligation of all Owners to maintain their lots, the structures located on said lots and the adjacent sodded street right-of-way area in good and clean condition and repair. If any lot is not maintained in such condition (including but not limited to exterior painting, landscaping, sod and trash removal), the ARC may give the Owner of said lot written notice of his failure to provide the necessary repair and maintenance, specifying the deficiencies therein."

Parking Restrictions – Article IX, Section 3 – "No commercial truck, boat, trailer, house trailer, mobile home, camper, recreational vehicle, or other vehicle shall be parked on any street right-of-way within COUNTRYSIDE WEST between 12:00 midnight and 6:00 A.M. on any day."

Storage Restrictions – Article IX, Section 4 – "No boat, trailer, house trailer, mobile home, camper or other vehicle (except passenger automobiles and trucks under 3/4 ton without commercial lettering) shall be stored on any lot except in an enclosed garage. No automobile, truck, or commercial vehicle which contains lettering or advertising thereon, or which is identified with a business or commercial activity, shall be stored or otherwise permitted to remain on any lot, except in a closed garage or an enclosed fenced area which is not visible from the street."

Animal Restrictions – Article IX, Section 5 – "No livestock, poultry or other animals of any kind or size shall be raised, bred or kept on any lot; provided, however, that dogs, cats or other common domesticated household pets may be kept, provided the same are not kept, bred or maintained for any commercial purposes. Not more than four (4) domestic household pets (two of any one kind) shall be kept or maintained at any dwelling. Dogs, cats or other permitted pets shall be kept inside the house, on a leash or within a fenced area on the lot."

Dumping; Incineration – Article IX, Section 6 – "All lots shall be kept free of the accumulation of rubbish, trash, garbage, and waste materials. Except during construction no commercial "type" incinerators or other equipment shall be used or placed on any lot or street right-of-way for the collection, storage or disposal of waste materials except for approved residential "type" trash containers which shall be kept in sanitary condition and kept within enclosures approved by the ARC. Such enclosures shall provide that the containers shall not be visible from the street."

Vehicles & Repair – Article IX, Section 11 – "Motorcycles, mopeds and other motorized two or three wheel vehicles shall not be operated over or across any common areas within COUNTRYSIDE WEST PUD. Inoperative cars, trucks, trailers, vehicles without current tags or any other such vehicles shall not be permitted to remain on any lot or roadway within the Property for a period in excess of forty-eight (48) hours, except within an enclosed garage. There shall be no major repair performed on any motor vehicle within the Property except in an enclosed garage."

Signs – Article IX, Section 14 – "No commercial or other signs, including house numbers, over 3" in height, shall be installed or maintained on any lot except with the written permission of the Association, except as may be required by legal proceedings. The Association will not grant permission for signs unless their installation is necessary to avert serious hardships for an Owner. If permission is granted for any sign, the Association shall have the right to restrict the size, color and content of such sign. No "For Sale" signs of any kind shall be displayed on any lot except a single sign of not more than three (3) square feet in size for the purpose of advertising the house and lot for sale both during and after the initial construction period."

Ornamental Statuary – Article IX, Section 15 – "No ornamental statuary of any type will be permitted on any lot which can be seen from the street or any other lot."

Tree Removal – Article IX, Section 18 – "Trees situated on any lot between building setback lines and the property lines having a diameter of six (6) inches or more measured two (2) feet above ground level shall not be removed without prior written approval of the ARC. All requests for tree removal shall be submitted in writing to the ARC along with a plan showing the location of such tree(s) and specifying the reason for such removal."