

The Village at Johnston Station Town Home Owners Association

Summary of Restrictive Covenants

A complete version of the restrictive covenants (21 pages) can be obtained from the property manager.

Parking

Resident Parking (Covenants page 14):

Resident Vehicles #1 and #2:

First two vehicles (and any motorcycles) must be parked inside garage.

Resident Vehicles #3 and #4:

Two additional vehicles can be parked in resident driveway.

Guest Parking is reserved for guests only (Covenants page 15)

Residents shall not use Guest Parking.

Visitors and guests staying for extended periods must park in driveway of their host.

Resident's Commercial Vehicle on driveway and/or guest parking is prohibited (Covenants page 14)

Commercial vehicles are prohibited. Per HOA Rules & Regulations, a commercial vehicle is any vehicle with any of these features:

- Commercial Registration
- Commercial Use
- Signage not from the manufacturer
- Gross Vehicle Weight Rating over 10,000lbs (see GVWR rating inside driver side door)

Garage Door Closed when not in use (Covenants Page 20)

Business or Commercial Use (Covenants page 13)

No daycare or child care facility shall be allowed. For business use, two vehicle visits per day is permitted. Home offices are allowed, however, any business use must comply with the other provisions of the covenants.

Noxious or Offensive Activities are prohibited (Covenants page 14)

Examples include disruptive and loud noises from motorcycles, vehicle engines, barking dogs, etc.

Trash Bin/Recycling Bin must be kept inside garage when not in use (Covenants Page 14)

Pets and Pet Waste (Covenants page 13)

- 1) One dog or one cat, not to exceed 45lbs in weight, or
 - 2) Two cats not to exceed 35lbs in total weight, or
 - 3) One cat and one dog not to exceed 35lbs in total weight. No pit bulls or Rottweilers shall be allowed.
- Pet owners are responsible for cleaning up after their pets.

Flammable and combustible materials are prohibited. (Covenants page 20)

Personal Property cannot be left unattended in common areas (Covenants page 14 and 20)

Architectural Control (Covenants page 10)

Architectural changes are not permitted without written approval from the Board of Directors (i.e. opening up the sheet rock and/or remodeling projects are not permitted).

Leased Property (Covenants page 14)

Prior to start of the Lease, the property owner must send a complete copy of the Lease to the property manager.

Rules and Regulations/Enforcement: (Covenants page 16)

Board has authority to fine and create rules and regulations to enforce the restrictive covenants.