

**SUMMARY: AMENDED DECLARATION OF RESTRICTIONS,
COVENANTS, AND CONDITIONS: CSPOA**

BACKGROUND: With the development of Cinnamon Square the builder, Doran and Turner, established certain restrictions, covenants, and conditions for homeowners in the subdivision. The purpose of these requirements was to ensure that all improvements, construction, landscaping, and alterations conformed to and harmonized with the existing structures and surroundings. These requirements remain in effect for 30 years from the recording date and automatically extend for successive periods of 10 years. The requirements may be amended after the initial 5 years with majority approval of the homeowners. By acquiring ownership interest in a Cinnamon Square/ Hill property, the homeowner is bound to the existing covenants, restrictions, rules, and conditions.

These requirements are contained in the Amended Declaration of Restrictions, Covenants, and Conditions, which has been amended several times over the years. The most recent amendment was in March of 2008 and resulted in a single, integrated Declaration for the single family homes of Cinnamon Square and Cinnamon on the Hill and the Townhouses. Each homeowner will receive a copy of the recently amended Declaration in early 2009. This summary provides a condensed version of the recently amended declarations for ease of homeowner review and it will neither replace, nor supersede the Amended Declaration. Your Board of Directors has been charged with the responsibility of applying and enforcing the declarations relative to common property management, information sharing, homeowner compliance, and conflict resolution. Any issues within the Association will be controlled by the Amended Declaration.

PURPOSE: The purpose of this summary is to identify the more common requirements relative to land use, and building modification and to identify the role of the Architectural Control Committee. This 3 member committee appointed by the Board has been charged with the responsibility to review and approve any proposed alteration to a) the home's exterior structure, including roofing, b) any additional proposed structure (accessory building, pool, fence, tennis court, lot drainage, lighting, etc), c) other improvements, including landscaping. It is not the intent of the Committee or the Board to infringe on homeowner rights to improve their property, but the Board is required under the Declaration to review and approve all proposed changes and modifications in the effort to minimize changes which are incompatible with the neighborhood environment.

HOMEOWNER RESPONSIBILITY: It is the responsibility of each homeowner to submit detailed plans and specifications to the Architectural Control Committee for any proposed alterations, additions, and improvements prior to contracting for or initiating such changes. Non-compliance with this responsibility may require the intervention of the Board of Directors for resolution. The Board will issue a written notice of violation requesting that it be remedied within a reasonable time frame. If the violation is not remedied, the Board may take additional steps to address the violation in accordance with the Amended Declaration. Any requests for an exception to the existing restrictions can be directed in writing to the Architectural Review Committee and/or the Board of Directors. The decision of the Board will be final.

COMMON RESTRICTIONS: USE AND BUILDING:

1. **SINGLE FAMILY RESIDENTIAL USE:** a small, home based business meeting Board approved criteria is permitted: a)no business signage, 2) no excessive parking, foot or auto/truck traffic, 3) no excessive pickup/delivery service, 4) no storage of excess quantities of business related items, 5) no frequent complaints by immediate neighbors, 6) no business activity taking place outside the residence
2. **ADDITIONAL STRUCTURE:** no structure erected, placed, or permitted to remain on the lot except for the single family residence and a garage not to exceed 4 cars. A detached utility building/garden not to exceed 100 square feet and properly maintained is permitted on the Square, but not the Hill.
3. **ANIMALS:** no animals, fowls, or livestock except for domestic pets not in excess of the number set by City Ordinance
 - a. no pen or confinement structure
 - b. no unreasonable noise or nuisance
 - c. no pet allowed loose or unsupervised
 - d. breeding and/or selling of animals as an ongoing business activity are not allowed
4. **ANTENNAS/Satellite Dish:**
 - a. TV antenna may not extend more than 6 ft. above the ridge of the roof.
 - b. a satellite dish of up to one meter in diameter may be installed with approval of the Architectural Control Committee
5. **TEMPORARY OCCUPANCY:** no trailer, tent, shack, building or other structure to be used for a residence
6. **MOBILE HOME/TRAILER-MOTOR HOME:** no mobile/motor home, trailer of any kind, camper, or truck larger than ¾ ton may be kept or placed on the property or street except for a motor home/camper occupied by a guest for a period not to exceed one week. Parking time for a service truck is limited to overnight and/or daily parking to complete service work.
7. **NUISANCES:**
 - a. no rubbish, debris, odors permitted to accumulate
 - b. no exterior speakers, horns, or other sound devices located on the property
 - c. no burning in the open
 - d. excessive noise from motor vehicles is prohibited within the subdivision
8. **TRASH:**
 - a. trash must be kept in a standard, covered container non visible to other properties except during trash collection.
 - b. homeowners are responsible for removal of yard waste; garbage and trash will be picked up by the garbage collection service.
9. **CLOTHES DRYING:** no outside clothes lines or other drying facilities unless placed in an area not visible from other properties.
10. **ENCROACHMENTS:** no tree, shrub, planting of any kind shall be allowed to overhang or otherwise encroach upon any sidewalk or street within a height of 8 ft. from the ground.
11. **MACHINERY & EQUIPMENT:** may not be placed or operated except as needed to use in connection with maintenance or construction of improvements.
12. **SUBDIVISION:** no lot can be further subdivided or separated into smaller parcels and no portion less than all of any lot shall be conveyed or transferred by owner without prior Board written approval.

- 13. SIGNS:** temporary signs addressing public notice may be posted for 7 days except for real estate signs. Only public notice and real estate signs may be posted in the common areas.
 - a. advertising property for sale/rent and not more than 5 sq. ft.
 - b. sign containing owner name/address not to exceed 1 sq. ft.
 - c. political yard signs are prohibited
- 14. FENCES:** require prior approval by the Architectural Control Committee
 - a. Privacy fences may not exceed 6 ft. in height and chain link fences may not exceed 4 ft. in height.
 - b. may not extend nearer to the front wall of the house than 50% of the distance between the front and rear walls of the house.
 - c. no fence or hedge between the front wall of the house and the adjoining street or across the front yard
 - d. a fence on private property abutting a common area may be located at the property line
 - e. individual homeowners shall be responsible for the maintenance and repair of all fencing on private property, including those abutting common areas
- 15. GARAGE DOORS:** closed at all times except when necessary of ingress or egress.
- 16. BASKETBALL GOALS:** no permanent basketball goals shall not be attached to the front of any dwelling or garage, nor erected in any front yard or on the side of any street which abuts a corner lot. Temporary goals are permitted and may be used between the hours of 10:00 AM and 8:00 PM, if maintained in good condition, located in the backyard or on the driveway away from the street to discourage play in the street, removed from the area when not in use for an extended time and should create no disturbance for neighbors; installation of additional lighting for play is prohibited
- 17. OUTSIDE LIGHTING:** no spotlights, floodlights, or high intensity lights shall be placed or utilized in a way that allows light to be reflected on any other property.
- 18. MAINTENANCE & REPAIR:** each homeowner is to maintain home in good condition and repair and adequately painted; lawns and plants are to be maintained and neatly trimmed and free of weeds and trash.