



Homeowners at Quail Declaration Summary

A significant activity of your Homeowners' Association is the oversight and enforcement by The Board of Directors and Architectural Committee of the community's most important governing document, the Quail Declaration of Protective Restrictions, [aka CC&Rs]. The Declaration's purpose is to protect Quail's property values and owner's rights to safe and peaceful enjoyment of their homes. At the time of purchase, all Quail owners receive a copy of the Declaration and are required to acknowledge receiving their copy. This summary highlights important provisions that are incorporated in this document. Please review this summary carefully and refer to the Declaration for specific wording and further clarity. If you have further questions, please contact a member of the Architectural Review Committee [ARC].

Property Use Restrictions

- No lot shall be used for other than residential purpose.
- Livestock or poultry are not permitted at Quail except for household pets.
- Human habitation in moveable objects, vehicles, garages, barns or other out buildings other than those approved for guest quarters is prohibited; habitation of trailers, campers, and motor homes for a period of no more than 72 hours is permitted.
- Keeping of a boat, mobile home, motor home, camper or trailer on the property is prohibited unless it is housed within an approved structure.
- Automobiles, boats, trailers or the like, under repair, shall not be placed permanently or temporarily between the front of any house and the street.
- Structures of a temporary nature are not allowed, unless incidental to new construction or remodeling.
- Leasing of homes shall be allowed providing the lease term shall be a minimum of thirty (30) days.
- Trades, crafts, or commercial enterprises that entail customer traffic are not permitted to be operated from the premises.

Approvals Required

- All new construction and remodeling which alters the exterior of the structure, including landscaping and painting schemes, must be submitted for review and approval by the ARC.
- Fences, walls, hedges, or the like shall not be erected between the structure and the street or between the structure and the golf course, without the prior approval of the ARC.
- Trees shall not be cut down or removed without the approval of the ARC.
- Projections from the roof of any kind are not permitted, except for chimneys or vent stacks. Any deviations from this restriction, including satellite dishes & antennas, require approval by the ARC.

Protection of Rights & Value

- Noxious or offensive activities which constitute an annoyance or nuisance to any neighbor are not permitted.
- Accumulation of rubbish or debris is not allowed.
- Except for "temporary" real estate signs, no other signs or advertising is allowed. This restriction prohibits contractor signs, landscaping company signs, etc.
- All garbage cans, rubbish bins and similar refuse containers must be concealed from public view except for a 24 hour period on trash collection days.

- Dogs, cats and other household pets are allowed, providing that dogs are kept on a leash when off of the owner's property. Owners of dogs are responsible for collecting and disposing of waste when the dogs are off of their owner's property.
- All structures shall be adequately painted and kept in good condition and repair.
- Vacant parcels shall be kept clear of unsightly weeds and underbrush.
- All landscaping shall be neatly trimmed and maintained.
- The leasing of a residence shall not relieve the homeowner from their obligations under these regulations.

Safety

- Structures and landscaping which could obstruct drivers' sight lines shall not be permitted at street corners or driveway entrances.
- Each homeowner has the responsibility to maintain the sidewalk in front of their parcel in good condition and repair at their own expense and keep the full width unobstructed by landscaping.
- Owners and their visitors are encouraged to park their cars off the street. Owners' cars should be kept in the garages and driveways.

Your attention and adherence to the provisions of your Quail Declaration outlined herein will help insure that Quail remains a highly valued and peaceful community.

Thank you for your attention.