

Guiding Principles of Richmond Hill Homeowners Association

Document was created 2015 by current Board Members:

Maria Hanson, President; Tiffany Tobias, VP; Jim Konz, Treasurer; Scott Blankman, Secretary; Chris Iglar, At Large; Craig Thompson, At Large; Greg Cieslewicz, At Large

100% of the lots have been sold and developed in Richmond Hill; therefore most of the Original Declarations are no longer valid. The following covenants, restrictions and conditions remain:

(For purpose of these covenants, restrictions and conditions, the term Committee refers to current board members in office. The term Lot refers to homeowner's portion of the subdivision identified on the recorded plat of Richmond Hill)

Architectural Control & Other Lot Restriction and Prohibitions:

- 1) No building, fences or outbuildings shall be erected, placed or altered until the plans and specifications including a plan showing the location and details of the structure have been approved by the current Board Members (architectural committee).
 - a. Quality of workmanship and materials, as well as, harmony with external design with existing structures will be evaluated.
- 2) A lot shall be deemed to be used for SINGLE-FAMILY residential purposes if it is occupied by no more than one family (defined to include persons related by birth, marriage, committed relationship or adoption). No more than two unrelated persons may occupy the residence for it to be SINGLE-FAMILY.
 - a. In home businesses are permitted, with exception (businesses not acceptable) of those businesses that would increase traffic to lot and parking on neighborhood streets (i.e. product distribution, manufacturing facilities, outdoor daycare, animal boarding or treatment.)
- 3) Trim, siding, masonry and roofing colors shall be coordinated to provide the most aesthetic combination for particular dwelling as well as for the overall development of the Subdivision. Use of earthtone or other neutral colors is encouraged.
- 4) No high intensity indiscriminate yard lighting shall be placed or utilized upon any lot without the written authorization of committee
- 5) There shall be no burning of trash, rubbish, grass, brush or other materials anywhere in the subdivision. No exceptions.
- 6) No above-ground swimming pools permitted. Other swimming pools will be permitted by obtaining prior approval of current committee members
- 7) No tent or garage or any part thereof erected on any lot shall at any time be used as a residence, temporarily or permanently.
- 8) Parking of service vehicles owned or operated by any owner is prohibited unless such vehicles are kept in garages. Storage of boats, travel and utility trailers, mobile homes, campers and other recreational vehicles is prohibited unless kept inside garages. This shall not prohibit the

temporary storage of such vehicles for the purpose of loading or unloading for a period not to exceed 48 hours. NO cars or other vehicles shall be parked on lawns or yards at any time.

**The Committee decision shall be by majority vote.

**In the event that Committee does not approve, disapprove or approve subject to conditions within 30 days after the submission in writing and receipt of submission by current committee, then Committee approval shall be deemed granted.

**The Committee may issue temporary or permanent exceptions or variances with respect to the covenants, restrictions and conditions as if approved by unanimous vote of current committee i.e. Board Members.