

DECLARATION OF RESTRICTIONS

THIS DECLARATION, made this 31st day of December, 1986 by The Pond Homeowner's Association, hereinafter called the "Association";

WITNESSETH:

WHEREAS, Covenants and Restrictions recorded with the Clerk and Recorder of Jefferson County and effecting the real property described in Exhibit "A" attached hereto authorize the Association to maintain and administer the community properties and facilities and administer and enforce the Covenants and Restrictions affecting the subject property; and

WHEREAS, the Articles of Incorporation of The Pond Homeowner's Association provide in Article IV, Sec. (A) that the Association shall exercise all of the powers and privileges and perform all of the duties and obligations imposed on it in the Declaration of Covenants and Restrictions mentioned above; and

WHEREAS, the duly adopted bylaws of the Association provide in Article VIII, Sec. 1(a) that the Association, acting through its Board of Directors, shall adopt and publish rules and regulations governing the use of the common properties and facilities, and the personal conduct of the members and the guests thereon:

NOW THEREFORE, the Association declares that the real property described in Exhibit "A" attached hereto is and shall be conveyed and occupied subject to the following rules and regulations.

ARTICLE I

The following rules and regulations are imposed for the benefit of each lot and the common properties for the benefit of each other lot and common properties and may be enforced by the Association or as otherwise provided by law.

1. All repairs to automobiles requiring more than 24 hours must be made within the confines of garages.
2. Containers for trash may not be placed out for collection more than 24 hours prior to collection nor left out more than 24 hours after collection, and then must be stored out of sight.
3. Motor homes, pick up trucks with campers, and trailers shall not be parked in The Pond unless in a garage.
4. Parking areas adjacent to the cluster alleyways shall be used only by the residents of that particular cluster alleyway and their guests.
5. A vehicle shall be considered abandoned when it has been left continuously in the same parking place for fourteen (14) days.
6. There shall be no hitting of any type of golf ball on the common areas.

