

## Village of Kings Lake Frequently Violated Deed Restrictions

The Board would like to let every homeowner know that Deed Restrictions are being enforced. Every homeowner in Village of Kings Lake HOA, Inc. is governed by the same set of rules- the Declaration of Covenants, Conditions, and Restrictions for Village of Kings Lake HOA, Inc. Below we have a list of frequently violated Deed Restrictions.

- 1. Parking on the lawn - NO parking on the lawn for any reason at any time. Not even a tire should be on the grass that will be considered parking on the lawn.**
- 2. Parking Illegally - Parking in the wrong direction on the street, blocking street signs, blocking the view of oncoming traffic, blocking mailboxes, blocking fire hydrants, blocking driveways, blocking traffic. Vehicles will be towed away at homeowners' expense. (Please be courteous of your neighbors.)**
- 3. Single - Family Dwelling - Village of Kings Lake Inc. is a Single-Family Dwelling only ONE family may occupy the resident. (Multiple Families are NOT allowed.)**
- 4. Boats, Trailers, Campers, RV's - Are not allowed in the subdivision. (NO storage of these items is permitted in the subdivision or at the residence.)**
- 5. 18 Wheelers and oversized commercial vehicles - Are NOT allowed at any time in the subdivision.**
- 6. ATV's, 4 Wheelers and/or Dirt Bikes - NOT Allowed to be operated anywhere in the subdivision at any time.**
- 7. Basketball Goals - NOT allowed in the street if not in use. Basketball goals must be stored away when not in use. Basketball goals need to be stored in the backyard or in the laying down position on the side of the house.**
- 8. Abandoned Vehicles - Abandoned or inoperable vehicles are NOT allowed to be stored on roadway or driveways at any time.**
- 9. Garage Sales - Individual Garage Sales are NOT allowed. Community Garage Sales will be held four (4) times annually. (March - June - September - December) the 3<sup>rd</sup> Saturday of the month. (7AM -3PM)**
- 10. Signs, Advertisements, Flyers, Etc. - They are prohibited on mailboxes, light poles or in your yard and yard signs are not allowed. (Including notes soliciting or pictures of lost animals.)**
- 11. Noise, Excessive - For no reason or at any time should you have loud noise such as loud music, talking or yelling loud to a point that it disturbs the peace, dogs barking, Etc.**
- 12. Loose Animals and Farm Animals - Animals are NOT allowed to run loose; they must be on a leash at all times except when confined to an enclosed backyard. Farm Animals are NOT allowed to be kept or raised in the subdivision at any time.**
- 13. Businesses (ALL TYPES) - Are NOT allowed to be operated from the home at any time for any purpose.**
- 14. Dumpsters/Storage PODS - Roll-Off Dumpster and PODS are NOT allowed to be stored on the driveway without an ACC or Board approval.**
- 15. Trash Cans - All trash cans, bagged garbage, barbeque pits, toys, misc. items MUST be stored out of public view.**
- 16. Exterior Modifications, major renovations or repairs, paint color(s) - Owner's shall obtain an Architectural Control Application and submit to the Association prior to commencement of any and all such work. (YOU MUST HAVE AN ACC FORM BEFORE ANY EXTERIOR WORK IS DONE)**
- 17. Lawn Maintenance, Debris - Lawns are to be kept cut, edged, and free of debris on a regular basis.**
- 18. Trees, Tree Stumps, Shrubbery - All trees, shrubs, grass, flower beds shall be maintained at all times; tree removal shall include stump removal, grinding below ground grade level.**
- 19. Home Repairs - Failure to timely repair rotten residence's wood siding, fascia board, wood trim, damaged or sagging gutters.**

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20. **Garage Doors** - Doors shall be operable and maintained at all times.
21. **Gardens** - Vegetable Gardens are prohibited from public view and shall be confined to the backyard of the residence.
22. **A/C Window Units** - A/C Window units are NOT allowed.
23. **Trash, Debris Burning** - The burning of trash, trees, misc. debris is prohibited at all times within the subdivision.
24. **Window, Covering** - Boards, tape, plastic, sheets, towels, aluminum foil are NOT allowed at any time.
25. **Firearms** - Are NOT allowed to be shot at any time in the subdivision for ANY reason **(For Protection Use ONLY.)**
26. **Fence Repairs/No Fence** - Fences and gates must be repaired or replaced immediately upon notification. Fences should be no higher than 8 feet and should be the correct type of construction.

Sincerely,  
Board of Directors  
Village of Kings Lake HOA, Inc.