

Restriction Reminders

The following section addresses some of the most commonly overlooked, violated Restrictions.

Parking and Prohibited Vehicles (VII, 6)

Commercial vehicles, tractors, mobiles homes, recreational vehicles, campers, camper trailers, boats, etc. shall be parked only in enclosed garages. Vehicles may only be parked in the garage or driveway, with a maximum of 2 occupant vehicles being parked outside of the garage. No garage shall be modified as to reduce its capacity for parking vehicles. On-street parking may be authorized on a temporary basis for visitors. Previous Board approval permits the proper storage of utility trailers on the property, only where trailers are not visible from the street.

Lawn/Yard Maintenance (VIII, 9)

Each homeowner shall regularly mow, maintain, and keep a neat, attractive lot. The grassed and landscaped flowerbed areas of the property, the unpaved portion of the street easement, any undeveloped acreage you may own and any ditch on your lot are your responsibility to maintain. If you are not able to maintain your lot, contact a Lawn Maintenance Company for service.

Signs (VII, 5)

No sign or emblem of any kind shall be displayed, kept or placed upon any lot or mounted, painted or attached to any dwelling unit, fence, etc.

*Exceptions to the Signs restriction –

- √ *State law prohibits the restriction of political campaign signs within 90 days prior to and 10 days after an election.*
- √ *Small alarm company signs are permissible.*
- √ *One (1) sign advertising a property for sale or rent, or used by a Declarant or a Builder to advertise the property during the construction phase or sales period*

Garbage and Refuse Disposal (VII, 16)

No lot shall be used or maintained as a dumping ground for garbage, trash, junk or other waste matter. All trash, etc. shall be kept in adequate, sanitary, closed containers pending collection thereof; and garbage cans and other receptacles shall (except when placed on street for regular collection purposes) be hidden or screened from public view. No lot shall be used for the open storage of any materials whatsoever, except for materials used or to be used in the construction of improvements upon any lot, and then only for so long as such construction progresses. Upon completion of the improvements, any remaining materials, together with all rubble, rubbish, trash and debris shall be promptly removed from such lot. Burn piles are not permissible. All woodpiles, yard equipment and other similar items shall be located or screened so as to be concealed from public view.

Dogs

There is a Leash Law within the City Limits, but **there is no Jefferson County Leash Law.** Please be conscientious, as pet owners, to ensure the safety of all your neighbors and guests. While out walking your dogs, be courteous and pickup any “messes” they may make on someone’s lawn. Roundworms, E. coli and Giardia are harmful organisms that can be transmitted from pet waste to people.

All residents of the Estates of Fannett must follow a set of guidelines in order to maintain an attractive, desirable neighborhood that keeps property values at a higher standard. By participating in your neighborhood HOA, you are investing your time and efforts in to your neighborhood that will ultimately culminate in a safer and richer environment in which to live and raise a family.

If you have a question, complaint or suggestion you would like the Board of Directors to address, please send your correspondence to management; as well as to submit an architectural review application.