

MOST REQUESTED
MAPLEWOOD HOMEOWNERS' RULES

Architectural Control Committee:

Roofs: The Architectural Control Committee shall approve all roofing materials. No major roof will be constructed of tar and gravel and all major roofs will have a minimum pitch of 5:12. All plumbing and heating units protruding from a roof shall be painted the same color as the roof. All roof ventilators shall be mounted on the backside of the roof.

Color: The color, textures and materials of all exterior portions of any Building shall be as the Architectural Control Committee shall approve. All natural woods will be treated to prevent mildew, wood rot and insect infestation.

Rules

Pets and Animals: No horses, hogs, cattle, cows, goats, sheep, poultry or other animals, birds or reptiles shall be kept, raised or maintained on any Lot, provided, however, that dogs, cats and other household pets may be kept in reasonable numbers if their presence causes no disturbance to others. All pets shall be kept on a leash when not on the owner's Lot, and no pet shall be allowed to roam unattended. There shall be no commercial breeding of any animal on any Lot.

Vehicle Storage/Parking: No truck, tractor, trailer, mobile home, motor home, recreational vehicle, motorcycle or boat shall be kept, parked or stored on any Street, right-of-way or easement, walkway, sidewalk or street on any Lot except within an enclosed garage or a screened and landscaped area not visible from adjacent property, common areas or Street. No vehicle of any kind shall be parked overnight on any road right-of-way; provided, however, that nothing contained in this paragraph shall preclude service and delivery vehicles from using the Streets and servicing the homes.

Commercial Vehicle Parking: The use of any driveway or parking area, which may be in front of, adjacent to, or part of any Residential Unit as a habitual parking place for commercial vehicles, trailers and boats is prohibited. The term "commercial vehicle" shall include all automobiles, trucks, and vehicular equipment including station wagons, which bear signs

or shall have printed on the sides of same reference to any commercial undertaking or enterprise. Overnight parking or storage of trucks or commercial vehicles in excess of one-half ton rated capacity is prohibited. No unregistered or inoperable motor vehicle or trailer of any kind may be disassembled, serviced, or repaired on the Properties in such a manner as to be visible from any point on adjacent property or the street.

Trees: No tree with a trunk greater than four inch (4") in diameter measured one foot (1') up from existing grade may be removed from any Lot unless approved by the Architectural Control Committee, except if located within the perimeter of the foundation of an approved structure. (Approval from the Town of Jupiter is also required.)

Trash: Each owner shall keep his Lot free of weeds, underbrush, unsightly growths, trash and debris and shall reasonably maintain his Lot. No Lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers below ground level or suitably screened from the Street and adjacent Lots. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. No garbage incinerators shall be permitted. The Declarant and the Association shall have the right to care for vacant, unimproved or improved Lots within the Property, remove and destroy tall grass, undergrowth, weeds and rubbish there from and any unsightly and obnoxious thing there from, and do any other things and perform any labor necessary or desirable in the judgment of the Declarant or the Association to keep the Lot, and the land contiguous and adjacent thereto, neat and in good order, and charge the same against the owner of said Lot or Lots, which charge shall be a lien on the Lot or Lots which may be foreclosed and shall include Declarant's or the Association's attorney's fees and other costs in connection with said foreclosure.

Entry: Whenever the Master Association is permitted or required by the Declaration to enter any Lot for the purpose of correction, repair, cleaning, clearing, mowing, or any other required or permitted activity, such entrance shall not be deemed, as trespass.

Mailboxes: All mailboxes, posts and lampposts will be of a type, manufacture and design established by the Architectural Control Committee. (See attached paper for specifications.)

Grass and Landscaping: Each Lot owner shall trim and maintain grass and landscaping to the pavements' edge of any adjacent street regardless of the location of the Lot's boundary line, except as to rear Lot lines adjoining Toney Penna Drive or Pinetree Trail.