

## Heritage Heights Subdivision Summary of Deed Restrictions

The following restrictions are common to all eight phases of the Heritage Heights subdivision:

- You must be careful in erecting any fence, wall, swimming pool, driveway, deck, sidewalk, landscaping or other structure (including any exterior antenna), repainting or landscaping changes. The deed restrictions have details on how to comply with this provision. *Have you read yours recently?*
- There is no outside parking of trucks (other than light pick-up trucks), busses, boats, trailers or recreational vehicles. No non-operable vehicles may be parked on drives.
- No trailer, tent, shack, garage, barn, shed or other outbuilding or temporary living quarters is permitted.
- The lot owner will maintain the water-carrying capability of the ditch and other drainage facilities associated with the lot.
- No sign or banner may be placed or displayed to public view on any lot, except that in the event of resale, a sign advertising the property for sale of not more than 3 sq. ft. in size is permitted.
- Trash, garbage or other wastes must always be kept in sanitary containers and all such materials or other equipment for disposal of same shall be screened from public view.
- No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except for two dogs, two cats or other small household pets. No animals shall be kept, bred or maintained for any commercial purposes. Dog runs and outside dog houses are prohibited on the sides or front of residences.

**This is not an exact summary of anyone's deed restrictions and is not to be relied on as authoritative.**

This summary was prepared by Huron Smith on 6/20/10