

## **Weatherby Estates – Not permitted in Weatherby**



Your Home owners association (HOA) has Rules and Regulations as provided for in the CC&Rs and adopted by the Board of Directors. As stated in the Weatherby Estates Declaration of Covenants, Conditions & Restrictions, approval must be obtained from the Architectural Control Committee (ACC) prior to construction of any structure within the development or any exterior change being made to the property. These rules and guidelines are set up to maintain the aesthetic value, desirability, and integrity of the community on behalf of all owners, and protect the market value of your investment as well. Violations of these rules may result in action by required to remove or correct the alteration and/or be fined for the

the Board of Directors or Architectural Control Committee, as applicable, you will be required to remove or correct the alteration and/or be fined for the violation. Additional information can be found at [www.weatherbyestates.org](http://www.weatherbyestates.org).

**Note: This is not an all inclusive list of items not permitted in Weatherby. More details are located at [www.weatherbyestates.org](http://www.weatherbyestates.org) or please contact the Board of Directors for additional information.**

### **NOT permitted in Weatherby.....**

- ✓ Section 6.17 Garbage Containers or other receptacle cannot be visible from any lot or street except on garbage day
- ✓ Section 6.18 No Clotheslines
- ✓ Section 6.21 No Livestock (non domesticated animals)
- ✓ Section 6.21 No dog houses, dog runs or dog kennels may be placed on any Lot unless they are screened from the view of neighboring properties and the streets
- ✓ Section 6.22. No trash, refuse pile, vehicles, underbrush, compost pile, or other unsightly growth or objects shall be allowed on any Lot so as to be a detriment or unreasonable annoyance or become a fire hazard.
- ✓ Section 6.23. No boats, boat trailers, house trailers, campers, motor homes, or any part thereof, shall be stored or permitted to remain on any residential site or Lot for more than forty-eight (48) hours unless the same is stored or placed in a garage or other fully enclosed space, or is entirely screened so as not to be visible from any street and abutting Lots. All screening is to be approved by the Declarant or the Architectural Control Committee.
- ✓ Section 6.27 No Woodpiles shall be stored on any front yard, or be visible from the streets within Weatherby.
- ✓ Section 6.25 Each residence shall have an enclosed garage providing sufficient storage for at least one automobile. Automobiles shall not be parked on a driveway or street in lieu of being parked in an available space in the garage. Garage doors shall be kept closed at all times practicable. Vehicles shall be adequately maintained to ensure that leaking fluids from the vehicles will not occur. If any leaking occurs on a driveway or street, the leaking shall be promptly cleaned and the driveway or street returned to its normal condition.

The Architectural Control Committee shall have the right to approve or refuse to approve any design, plan or color for any improvements, construction or alterations, which are not suitable or desirable, aesthetically or otherwise, in the opinion of the Architectural Control committee. The Architectural Control Committee shall have the right to take into consideration the suitability of the proposed building or other structure, the material with which it is to be built, and its exterior color scheme and harmony thereof with the Lot and surrounding Lots and improvements, the effect or impairment that said improvements will have on the view of surrounding Lots, and any and all facts which, in the opinion of the Architectural Control Committee, shall affect the desirability or suitability of such proposed improvements. The Architectural Control Committee may adopt general or specific standards for all or any part of the design or construction of buildings within Weatherby. Any action or inaction by the Declarant or the Architectural Control Committee shall be in its sole discretion and all parties, Owners and/or potential Owners shall hold and save Declarant, the Association, and the Architectural Control Committee harmless to the maximum extent permitted by law. 6.7