

KEY POINTS related to certain sections within ACT of RESTRICTIONS for ASCOT SUBDIVISION

Notes / Excerpts	Reference Section from Source
Maintain and enhance the beauty of the property, and prevent haphazard and inharmonious improvements on lots.	2. PURPOSE 2.1 Purpose
Maintain a high standard of construction and appearance.	3. ARCHITECTURAL CONTROL 3.1 Formation & Purpose
Lot owners must submit two (2) sets of plans and specifications to the Architectural Control Committee (ACC) prior to commencement of any work on a Lot. This includes work related to: residences, garages, buildings, fences, walls, swimming pools, greenhouses, etc.	3.3 Submission of Plans
ACC may approve or disapprove based on any grounds including purely aesthetic considerations.	3.5 Standards for Review
	4. RESTRICTIONS
Garages or carports shall accommodate not less than two, nor more than four cars. Garages or carports shall be located in the back half of the Lot, and load from the side or rear, and shall not face any street bordering the Lot, except garages constructed on corner Lots which may face (open to) the street on the long side of the Lot.	4.6 Car Storage
Lot owner must keep grass, weeds and vegetation mowed regularly to keep the Lot neat and attractive.	4.13 Lot Maintenance
No commercial, business, trade, noxious or offensive activities are allowed on any Lot, nor any annoying or nuisance activities.	4.15 Commercial, Noxious or Offensive Activities
No signs are allowed to be displayed on any Lots (other than "Real Estate for Sale" signs). This includes political signs, school pride signs, advertisements,	4.16 Signs
Fence positions must not exceed setback lines. Fences must not exceed six feet in height. Chain link fences are prohibited. Wooden fences must be of similar material and appearance, and approved prior to construction.	4.17 Fences
Mailboxes must conform to guidelines established for the neighborhood insofar as design, material, color, etc. are concerned.	4.19 Mailboxes
No house trailers, recreational vehicles, trailers, school buses, boats, motor homes, commercial vehicles or trucks shall be kept, stored, parked, repaired or	4.20 Parking, Trailers & RV's
	5. Homeowners Association
Every owner of a Lot shall be a Member of the Association. Members are entitled to cast one vote per Lot.	5.2 Membership & Voting
	6. Assessments
Each Lot owner must pay the Association annual and special assessments, dues or charges,	6.1 Creation of the Lien & Personal Obligation for Assessments & Dues
	7. General Provisions
Restrictions may not be ignored.	7.1 Strict Interpretation of Restrictions
Restrictions may not be knowingly, intentionally or continually violated.	7.2 Knowing Violation of Restrictions