

Shadywoods Homeowners Association, Inc.

Restrictions Summary

Vehicle Parking Restrictions:

No truck, boat camper, van or motorcycle of any kind shall park or be parked at any time upon any portion of the subdivision property unless it is a commercial vehicle in the process of undertaking performance of a trade within the subdivision or is in a garage with the garage door closed and is otherwise totally out of view. A prohibited vehicle may be parked within the subdivision in parking areas (for example, driveways) for periods of time not to exceed four (4) consecutive hours on any given day or for greater periods of time if prior written approval from the Board of Directors of the Association is obtained. A motorcycle, for which the exhaust system is not muffled to the sound level equivalent to that of an automobile in good repair, shall not be operated at any time within the subdivision. Pickup trucks and vans which satisfy all the following requirements may be parked in the driveway: (i) gross carrying weight does not exceed one quarter ton; (ii) used as a personal passenger vehicle; (iii) no commercial lettering or advertising; (iv) no ladders or external toolboxes; (v) cannot exceed the height of the garage door (or 7 feet) and (vi) must be contained within the designated parking spot.

Pet Restrictions:

None.

Unit Sale Restrictions:

“For Sale” signs, or other signs, are **not permitted** on the home, lot or vehicles. Open Houses are permitted between the hours of 1 pm and 4 pm, and during that time only, a maximum of three (3) “Open House” signs may be posted strategically in the community, directing prospective buyers to your house. Please note that Dwelling units are restricted to residential use by a single family, or no more than two unrelated persons. No businesses are allowed. No external changes or additions to units are permitted without approval by the Board of Directors, Architectural Review Committee.

Leasing Restrictions:

Only entire lots may be leased. No sub-leases are permitted. Units are restricted to residential use only. No businesses are allowed. Unit owners of record are prohibited from leasing their property for a period of two (2) years from the date of purchase. The leasing period is limited to one rental in any calendar year and for a period of not more than 1-year. Renewals require BOD approval. Unit owners in arrears with any payment(s) due to the Association must pay all assessments, fines or penalties prior to leasing. If a unit owner seeks to sell, or otherwise convey the property, any existing lease must be terminated and the tenant(s) vacate the property, prior to closing. All lessees are deemed to be bound by all current terms and conditions contained in the Declaration, Articles of Incorporation, By-Laws and Rules and Regulations. The unit owner shall be jointly and severally liable to the Association along with the lessee, for any damages caused by the lessee.

Exterior Modifications:

No changes, additions or alterations are permitted to any part of a unit’s exterior or outside grounds without first obtaining approval by the Board of Directors, Architectural Review Committee and/or the Landscape / Beautification Committee.