

Forest Club Deed Restrictions Quick Reference

The following guidelines are adopted by the Board of Directors and Architectural Control Committee to assist in enforcing the Deed Restrictions that are imposed by the Declaration of Covenants, Conditions & Restrictions. This is not meant to cover all the deed restrictions, but is meant to be a guideline to assist in the most frequently asked questions.

Exterior changes to your home:

Any additions, modifications, improvements or changes made on the exterior of your home need prior approval of the Board of Directors. Full plans, specifications, colors, estimated start and completion dates, contractor name/contact information. Examples include:

Paint color schemes, roofing changes, mailbox changes, landscaping, satellite dishes, fences of any kind, installing a pool or pool screen, changes to, or painting of driveways, new additions to existing floor plans, any detached structures

Exterior maintenance of home:

The exterior of homes, including the roof, driveway, sidewalks, mailbox, pool and pool screens shall be maintained in first class condition, free of mold, mildew and other unattractive substances. Areas should be pressure cleaned and/or repainted when warranted.

Landscaping and lot maintenance:

Front, side and rear grassy areas should be relatively weed free and in healthy condition; grass should be regularly watered with a working sprinkler system, cut, edged and string trimmed. Trees and shrubs should be kept trimmed. Landscaped areas should remain free of encroaching grass and weeds. Landscaping plants should be replaced, as needed. Newspapers should be picked up and discarded.

Vehicles:

Motorized vehicles should only be parked on a driveway or in a garage. Motorcycles, trailers, water craft, recreational vehicles, mobile homes, campers, vans, buses, junk or inoperative vehicles must be stored in a garage with closed doors. Commercial vehicles are only allowed on the property while doing business.

Storage:

Garbage/trash containers should only be out by the street the evening before trash removal days and trash removal day. Trash containers, oil tanks, bottle gas tanks, air conditioner compressors or soft water tanks should not be visible from the street or any other lot.