

THE ESTATES
Abbreviated Declarations and Covenants
in Plain Language*

The Board of Directors must approve any of the following:

- any improvements (Declarations, pgs. 9-10)
- any air conditioning other than central units (Declaration, pg. 11)
- parking overnight, outside of garages, of any vehicles other than passenger vehicles or with a carrying capacity of more capacity of more than ½ ton (Declaration, pg. 12)
- keeping more than two vehicles on a permanent basis (Declaration, pg. 12)
- storing, constructing, placing or removing anything from the common areas
- anything other than sod on lake banks (Declaration, pg. 14)
- the color of any exterior paint (Declaration, pg. 15)
- any mailboxes not identical to those originally provided (Declaration, pg. 15)
- flagpoles (Declaration, pg. 15)
- pit bull terriers (Declaration, pg. 15)
- any permanently installed sports, recreational or toddler/children equipment outside of homes (Declaration, pg. 16)
- any signs—on any lot or in a home visible from the outside. These can be removed without notice. (Declaration, pg. 16)
- any antennas, dishes or devices visible from the outside except for digital satellite dishes not exceeding 18" in diameter, which are located in the rear of the unit and not visible from the street (Declaration, pg. 15)

In addition, the following rules apply without exception:

- All vehicles parked outside of garages must be in good condition with current license plates. No major repairs are to be made on the subject property. (Declaration, pg. 12)
- Motorcycles, motorbikes, mopeds and all terrain vehicles must be licensed for street use and contain muffling equipment so as to not create an annoyance. (Declaration, pg. 12)
- No permanently installed basketball backboards are permitted. Portable backboards may not be kept outside overnight or when not in use. (Declaration, pg. 12)
- No commercial use of a home if customers, patients or the like come to the unit or if such non-residential use is apparent from the exterior. (Declaration, pg. 12)
- Damages must be repaired as soon as is reasonably practical and restore the unit to the same condition as prior to the damage. (Declaration, pg. 12)
- No swimming or boating is allowed in any lake. No garbage or refuse may be deposited in any lake. No beach or sandy area may be created contiguous to any lake. (Declaration, pg. 14)
- No unit shall be permanently occupied by more than two persons for each bedroom. (Declaration, pg. 15)
- All units must be maintained in first class condition. This includes pressure cleaning and painting, and keeping sidewalks and driveways clean and free from cracks and debris. (Declaration, pg. 15)

***For further information, please refer to your copy of the "Declaration of Covenants and Restrictions of The Estates at Madison Green" or contact the Board of Directors.**