

Shadow Trails will be implementing a fine structure. There are some covenants that are continuously violated and the Association needs a way to enforce the covenants. Each violation will receive a warning prior to any fine being imposed.

All changes or updates to the exterior or lot need to be approved by the architectural committee. Violation - \$300 and cost to remove unapproved materials

Any kind of outbuilding/shed is prohibited Violation - \$300 and cost to remove all materials

Above ground pools are prohibited Violation - \$300 and cost to remove pool and any other associated materials

Fencing shall not extend beyond the front building line of the lot not to exceed 6 feet composed of wood, brick, stucco, stone or wrought iron only. Violation - \$300 and cost to remove improper materials

Exterior TV, CB or other Antenna are prohibited. Satellite dishes are permitted but must be less than 20" in diameter and not visible from the street. Violation \$100 and cost to remove materials

No inoperable vehicles or machinery shall be stored on any portion of the lot. Violation \$100 and cost to tow from property

Each lot shall be maintained in a neat and orderly condition free from rubbish, trash, or other debris. Violation \$25 1<sup>st</sup> offense, \$50 2<sup>nd</sup> offense, \$100 each additional offense

Each lot shall have grass that is trimmed and mowed to prevent unsightly growth of weeds or tall grass. Violation \$25 1<sup>st</sup> offense, \$50 2<sup>nd</sup> offense, \$100 each additional offense

Recreational vehicles such as boats, trailers, campers, motor homes and similar shall not be stored on any lot for more than 24 hours. Violation \$100

Exterior Clotheslines or other outdoor drying apparatus are prohibited. Violation \$100

Garbage cans and other trash receptacles shall be out of view from any adjoining street or lot. Violation \$25 1<sup>st</sup> offense, \$50 2<sup>nd</sup> offense, \$100 each additional offense

Mailboxes and pedestals must be uniform in design with the rest of the neighborhood. Violation \$100 and cost to replace with appropriate design

No animals, livestock, or poultry of any kind may be maintained, bred, sold or kept with the exception of two dogs, two cats or other customary household pets provided they are not used for commercial purposes. Violation \$100

No noxious or offensive trade or activity shall be carried out upon any lot nor shall anything be done that may be or may become an annoyance or nuisance to the neighborhood. Violation \$25 1<sup>st</sup> offense, \$50 2<sup>nd</sup> offense, \$100 each additional offense

No signs other than customary name plate and address plate shall be located on any lot in public view. Only exception is one for sale sign no larger than five (5) sq ft when a home is actively listed for sale. Fine \$100