

HOMES ASSOCIATION, INC.

DEED RESTRICTIONS OVERVIEW

The following is an overview of some of the key Deed Restrictions that were agreed to as part of purchasing a home in the neighborhood. All the restrictions exist for the benefit and safety of all members of the association.

Overnight parking of motor vehicles of any type or character in public streets, common areas or vacant lots is prohibited.

Trucks or commercial vehicles with gross vehicle weight of 12,000 lbs. or over are prohibited in the properties except during such time as such truck or commercial vehicle is actually being used for the specific purpose for which it is designed.

Recreational motor vehicles of any type or character are prohibited except: (a) when stored in an enclosed garage; (b) when temporarily parked for the purpose of loading and unloading (maximum of one consecutive night); or (c) with prior written approval of the Board.

All garage doors shall remain closed and all times except when necessary for entry or exit.

No garage sales, sample sales or similar activities shall be held within the Properties without the written consent of the Board.

No shed, barn, detached garage or other storage facility shall be erected upon, moved onto or maintained upon any yard. Storage shall be permitted under a deck provided such area is fenced or otherwise screened.

No exterior Holiday lights and/or decorations may be erected or maintained on any of the lots, except during a sixty (60) day period beginning November 15th of each calendar year.

Dogs shall be confined. No dogs shall be allowed to run at large.

The addition of any Exterior Structure requires the advanced written approval of the Board and must comply with specific restrictions. Exterior Structures are defined as any structure erected or maintained on the lot other than the main residence. This includes trailers, decks, gazebos, greenhouses, dog houses or other animal shelters or runs, outbuildings, fences, privacy screens, boundary walls, bridges, patio enclosures, tennis courts, paddle tennis courts, swimming pools, hot tubs, basketball goals, swing sets, trampolines, tents, sand boxes, playhouses, tree houses, recreational/play structures, satellite dishes, sheds, or other storage buildings/facilities.

The above does not represent the full list of restriction, but is only intended to highlight some of the more commonly encountered items. You should have received a copy of the "Declaration of Restrictions for Kensington at St. Andrews" upon the purchase of your home. If you need a copy or have questions regarding a specific restriction please contact your area representative.