

## Deerfield Village Covenants

**(This is a BRIEF summary of the covenants which should be referred to for clarification in all areas.)**

1. Annual fee is \$252.00 normally (adjusted to number of months in first year). Special assessments can be levied by the Association for capital improvements with a 2/3 majority vote.
2. All exterior changes or alterations (including color) are to be submitted in writing and approved or disapproved in writing by the Board of Directors or its architectural committee.
3. No lot can be split; one single-family dwelling per lot.
4. No part of the property can be used for business (except one yard sale per year).
5. No signs except advertisements for sale or rent of dwelling.
6. No offensive activities that could be a nuisance to neighbors.
7. No structures other than the residence and one garage (which can be detached, but must have the exact same exterior as the dwelling). Any trailer, camper, boat, etc. must be stored in a garage and out of view.
8. No unlicensed motorized vehicles (except for the handicap) are allowed. No junk vehicles
9. Cats or dogs, in a reasonable number, are allowed if they are not an annoyance to other residents and are not being raised for commercial gain.
10. No burning or open fires. Firewood piles and refuse containers must have an appropriate screen approved by the architectural committee.
11. Small satellite dishes only.
12. Garages cannot be converted to living space. Vehicles shall be parked in garage with garage doors closed.
13. No hunting or use of firearms.
14. Recreational equipment (swing sets, basketball backboards) in backyards only and must be approved by review committee.
15. Landscape designs and/or any changes submitted in writing and approved by review committee.
16. Propane/gas storage tanks must be buried.
17. All property kept in good repair and free of debris.
18. Architectural committee or board of directors have the right to inspect any lot to determine compliance of restrictions.