

- a. All the landscape plans, fences and hedges must receive prior written approval from the Association before implementation.
- b. Hedges shall be grown no higher than three (3) feet from the street right-of-way to the minimum building setback line. Boundary walls and hedges shall not exceed forty-two (42) inches in height on any lot with a view of or abutting a lake or conservation area, from the back building line of the main structure to the rear property line unless written approval is received from the Committee. No boundary wall or hedge shall exceed six (6) feet in height regardless of location.
- c. Sight Distance at Intersections. No fence, wall, hedge or shrub planting which obstructs sight lines and elevations between two and six feet above the roadway shall be placed or permitted to remain on any corner Lot within the triangle area formed by the street property lines and the line connecting them at points twenty (20) feet from the intersection of the street lines, or in a case of rounded property corner from the intersection of the property lines extended. The same sight line limitations shall apply on any Lot within ten (10) feet from the intersection of the street property line and the edge of the driveway. No trees shall be planted within such distance of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.
- d. Fences. No chain link fences shall be permitted upon a Lot. Chain link fences may be permitted in Common Area recreational areas as deemed essential by the Association. All fences shall not exceed six (6) feet in height. All fences shall be constructed of wood using shadowbox or board on board (dog-eared tops on both) style construction and be constructed with pressure treated wood or similarly warranted materials and rust resistant nails, screws or staples. All stringers and/or posts utilized in such fencing shall be visible only from the interior of the lot upon which the same is constructed. In all cases, no fencing shall be closer to the street than the front building line on that side of the residence. Any fence constructed on a Lot, which has a rear yard with pond, or lake frontage shall not exceed 42 inches in height from the rear building line to the water line. Corner lot fences may not be constructed closer than the front building line on any street exposure.
- e. Reflective Materials. No aluminum foil shall be placed in any window or glass and no reflective substance shall be placed on any glass of a residence except such as may be approved for energy conservation purposes by the Architectural Control Committee.

Section 7. Animals.

a. No animals, livestock or poultry of any kind shall be raised, bred, pastured or maintained on any lot, except household pets for the sole pleasure and purpose of the occupants, but not for any commercial use or purpose. Birds shall be confined to cages. In no event shall more than three (3) pets be housed on any lot.

b. No person owning or having possession, charge, custody or control of any pet shall cause, permit or allow the pet to stray, run, be, go or in any other manner be at large in or upon any public street, sidewalk or park, or on private property of others without the express or implied consent of the Owner of such private property. Governmental or municipality leash laws apply at all times. All pet feces must be immediately picked up and discarded in the Owner's own waste receptacles, including fecal matter produced by the Owner's pet on the Owner's Lot.

Section 8. Signs. No signs of any kind shall be displayed to the public view on any Lot, except one professional sign measuring no more than 24 inches tall and 24 inches wide, and shall not extend more than four (4) feet above the ground, advertising the Lot for sale or rent. Signs used by the Declarant it's agents or builders to advertise the Property during construction and sales period shall not be subject to the size or number limitation set forth herein.

Section 9. Utilities.

a. All residential utility service lines (including, without limitation, electricity, telephone, any and all types of radio and television lines, cables, etc.) to the Lots shall be underground, unless approved by Declarant or Committee, provided however, this restriction shall not be construed to prohibit the installation or construction of one or more central utility service relay towers in the event such is, in the Committee's sole discretion, deemed necessary.

b. Antenna Dish. No Lot Owner shall install or permit any antenna or satellite or communications dish larger than 39 inches in diameter upon any lot, a building on a lot, or a Common Area. Any satellite or communication dish that is installed shall be installed so that such dish is not visible from any street.

Section 10. Wells and Lakes.

a. Except with the prior written approval and permission of the Committee, no water well shall be sunk or drilled on any Lot. However, the Declarant reserves the right to locate wells and pumping stations designated for such use.

b. The Declarant or Association shall have the sole and absolute right, but no obligation, to control the water level of the lakes located within Parsons Point, and

to control the growth and eradication of plants, fowl, reptiles, animals, fish and fungi in lakes and to maintain the littoral shelf in accordance with the requirements of governmental bodies and agencies having jurisdiction over such lands. Access to such areas over lots during daylight hours shall not be deemed trespassing.

c. No Unit Owner or resident shall have any right to pump or otherwise remove any water from lakes for the purpose of irrigation or other use, nor to place rocks, stones, trash, garbage, sewer, water discharge from swimming pools or heating or air conditioning systems, waste water (other than surface drainage), rubbish, debris, ashes, or other refuse in any of the lakes or retention area(s), or on any Common Area.

Section 11. Noxious Activities.

- a. The pursuit of hobbies, professions, or other inherently dangerous activities, including specifically, without limiting the generality of the foregoing, the assembly and disassembly of motor vehicles and other mechanical devices which might cause disorderly, unsightly or unkempt conditions; the shooting of firearms, fireworks or pyrotechnic devices of any type or size, and other such activities shall not be pursued or undertaken on any part of any lot or the Common Areas without the consent of the Declarant or Association.
- b. No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance to the neighborhood.
- c. No commercial vehicles shall be permitted to remain overnight or any period of eight (8) consecutive hours on the property or in the public view within Parsons Point, other than fully enclosed within a garage or as may be used by the Declarant, its agents or builders in conjunction with construction operations.
- d. No private pickup trucks or vans exceeding a 3/4 ton weight limit, or trailers, and no unlicensed motor vehicles of any type shall be permitted to remain overnight on the property, in the public view or on a Common Area unless approved by the Board of Directors.
- e. No individual water supply system will be permitted upon any Lot.

Section 12. Storage of Materials and Equipment Placement.

- a. Incinerators for garbage, trash or other refuse shall not be used nor permitted to be erected or placed on any lot. Any and all equipment, coolers, water conditioners, pool filters and/or heating equipment, woodpiles, garbage