

# Vercello

## Regulations and Restrictions

**Parking** – No motor vehicles classed by manufacturer rating as exceeding one ton, recreational vehicle, mobile home, travel trailer, utility camper, boat, boat trailer, detached camper, camper shell or other similar vehicles or equipment may be parked, maintained, constructed, reconstructed or repaired on any lot or common area within the property.

**Vehicle Repairs** – No automobile, motorcycle, motorbike, or other motor vehicle shall be constructed, reconstructed, repaired or rebuilt upon any lot or common area within the Property, and no inoperable or unlicensed vehicle may be stored or parked so as to be visible from any neighboring lot, common area, or street.

**Pets** – A lot owner may keep dogs, cats and other conventional, indoor household pets subject to rules and regulations adopted by the association. No animal may be kept, bred or maintained for any commercial purpose. All animals must be kept solely as domestic pets.

**Satellite Dishes** – An antenna, satellite dish or other device for the transmission or reception of television or radio signals, or any other similar device may be located, used or maintained outdoors on any lot only if it is screened from other lots and the street.

**Trash Disposal** – Trash, debris, or rubbish of any kind shall not be dumped, allowed to accumulate or maintained on any lot or common area. All garbage and other waste shall be kept in appropriate sanitary containers located in appropriate areas and concealed from view from the street and from adjoining lots.

**Exterior Modifications** – All modifications visible from the outside of any unit must be submitted in writing to the Architectural Control Committee, Design Review Committee, or Board of Directors for approval, and must be approved prior to commencement of any construction activities. Modifications include: changes to any part of the exterior or any home appurtenance thereto, including changes to the siding or roofing materials, and paint color. All requests can be made through the management company.

**Landscaping** – Owners are required to maintain trees, lawn areas, and landscaping. The trees located on the owner's lot or trees within the street right-of-way abutting the owner's lot are the responsibility of that owner.

**Storage Sheds** – Outdoor storage sheds, including prefabricated structures, must be approved by the Architectural Control Committee, Design Review Committee or Board of Directors prior to placement or construction upon any lot.