

MOUNTAIN TOP MEADOWS
Development Guidelines

- A Homeowners Association (HOA) will be formed to maintain the common areas, road, and entrance feature. The HOA will be controlled by 2/3 of the property owners.
- No residence, buildings, facilities, or other structures or additions will be erected or begun until reviewed and approved by the Architectural Review Board (ARB). The ARB will be controlled by the majority ownership in the HOA.
- Each property owner will keep all lots owned by him or her, and all improvements, in good and reasonable repair, including seeding, planting and maintenance of lawns and the exterior care of all buildings and improvements. The HOA reserves the right to enforce this guideline.
- All residences will be for a single family, must face the street and be a minimum of 25 feet from the front and rear sides of property lines and 50 feet from any right of way. No occupancy of any residence will be allowed until all the exterior walls and roof have been completed and all utilities have been connected.
- All residences will be a minimum of 1800 sq.ft of interior living space (excluding porches, decks, patios, and garages) and a maximum of 2 stories high. A minimum square footage of 1000 on the first level and 800 on the second level. No mobile homes, trailers, single or doublewides, allowed. Modular homes are permitted pending approval from the Architectural Review Board. There will be no exposed or concrete masonry foundations.
- All residences are to be completed before occupancy and all construction is to be finished within 18 months of the start date.
- All residences are to have landscape areas on the front of the house along the foundation. This is to be completed within 1 year of occupancy. All residences are to have a minimum of 5 trees (min. caliper of 1-1/2") on the lawn within the same time period.
- No property will be used for commercial purposes except in the case of professional offices maintained within the residence of the homeowner. No property will be subdivided in any manner.
- Only domesticated household pets are allowed, contained by a fenced-in area (above or electric, underground) or kept on a leash, chain or rope. Any fences will be of natural materials (no chain-link). No swine, poultry or any other farm animals allowed.
- Exterior lighting will be either indirect or of a controlled intensity and focus so as to not disturb any other property owners.
- Recreational use of all-terrain vehicles or motorcycles is prohibited on the common road, common area, and individual lots. No motor vehicles, boats or trailers will be parked on any street or common area at any time and are to be contained on a paved surface or within permitted structures. Covers and storage devices are to be kept in good condition.
- No firearms or bows are to be discharged within the community.
- No rubbish or garbage will be kept except in sanitary containers secured from dogs and wildlife. Containers will be kept from public view except on days of trash removal.
- No property will be used for the storage or dismantling of unlicensed or non inspected motor vehicles or the storage of abandoned machinery or junk.
- Heating oil and propane tanks are to be buried.
- No noxious or offensive activity of any kind shall be carried on or allowed on any lot.
- These guidelines may be amended in the future by approval of two-thirds (2/3rds) of the property owners.

