

THE PONDS ON MIDWAY HOMEOWNERS' ASSOCIATION
RESTRICTIVE COVENANTS
Revised: July 30, 2019

1. **PETS:** No animal, bird, fowl, reptile or livestock other than generally recognized house pets shall be kept or maintained on any lot, parcel or dwelling unit. No more than two house pets may be kept or maintained in any dwelling unit at any time. There will be no breeding of house pets for commercial purposes. Pets must be kept indoors, or on a leash, at all times. Outdoor dog kennels or similar shelters are not permitted. Pet owners are responsible for picking up animal waste. Barking must be kept to a minimum so as not to disturb neighbors.
2. **OUTDOOR LIGHTING:** No floodlights, spotlights, or other lights may be erected, placed, or maintained on any lot or structure, which may illuminate or cause glare to any neighboring properties.
3. **WINDOW COVERINGS:** Foil or light reflective material may not be placed or maintained in windows, glass areas, or anywhere else on any structure. Window coverings visible to streets, common areas, or neighboring properties must be of material manufactured for the sole purpose of covering window areas. The use of bed sheets, newspapers, foil, or other materials not specifically made for the purpose of covering windows is prohibited.
4. **OUTDOOR ADDITIONS, IMPROVEMENTS, AND CHANGES TO THE EXTERIOR OF HOMES AND PROPERTY:** Homeowners are required to submit a written request for any outdoor additions, improvements, and changes to the home exterior and property. This must be pre-approved by the board before purchase to ensure quality, appropriate color and proper installation.
5. **VEHICLES:** Passenger vehicles of any owner, resident, or guest should normally be kept in garages or residential driveways. Owners may not maintain more vehicles than garages per dwelling. Street parking is reserved for rare occasions. Unused and/or unlicensed vehicles must be stored in garages or offsite.
6. **GARAGE OPENINGS:** Garage doors shall not be left open overnight. Garage door screens are permitted.
7. **MACHINERY & EQUIPMENT:** Machinery and equipment of any kind shall not be placed, operated or maintained upon any lot, except that customarily used for construction or maintenance at a specific job site.
8. **RECREATIONAL VEHICLES:** RVs, motorcycles, all-terrain vehicles, boats, watercraft, or any other type of motorized or non-motorized vehicle shall not be parked in the development, except for preparation for use or for emergency repairs.
9. **EXTERIOR MAINTENANCE / NUISANCES:** Any condition determined to be unsanitary, unsightly, offensive, detrimental to people or property shall be regarded as a nuisance and will not be permitted to exist. Offensive odors and loud noises shall not be permitted. External speakers, bells, horns, whistles, wind chimes, and similar devices shall not be allowed. Trash and debris, or excess construction material may not accumulate on property.
10. **WASTE COLLECTION:** The association will contract with one company to collect waste on a weekly basis. If owners select another company, they will pay for their own service plan in

addition to the HOA fee. Trash containers must be kept out of view from the street and neighboring properties except on collection days.

11. **LANDSCAPING AND GROUNDS:** The association will contract for maintenance of the development. These areas must therefore be unencumbered by lawn ornaments and exterior decorations. Additional plantings and gardens are not permitted, except in containers on decks, concrete patios and front entries. Any requests for exceptions must be submitted to the Board.
12. **DISEASES AND INSECTS:** No condition shall be permitted to exist upon a lot or within a dwelling unit that has the effect of inducing, breeding or harboring infectious diseases or providing an environment for insect breeding.
13. **CLOTHESLINES:** Permanent outside clotheslines shall not be erected, placed or maintained on any lot.
14. **HOLIDAY LIGHTS AND DECORATIONS:** Modest holiday decorations shall be permitted, provided they do not interfere with snow removal and maintenance. No flashing or chasing lights, inflatables, or otherwise distracting objects are permitted.
15. **HOME RENTAL:** Due to individual circumstances, such as a medical or other emergency, a written rental request must be presented to the Board for approval for home rental.
16. **EXCEPTIONS:** Any request for exceptions to these Restrictive Covenants must be submitted in writing to the Board, and such exceptions will be considered on a case-by-case basis.