



# Covenant Guidelines

## Stamey's Walk Homeowners Association, Inc

*The following guidelines are extracted from the Protective Covenants, Site Drawings for ease and convenience of the association and do not, in any way, change, replace or override regulations defined in the covenants or subdivision plat drawings. The Board of Directors can allow variances to these regulations based on actual site conditions without changing the intent of the regulation.*

### Restricted (not permitted):

- No Newspaper boxes
- No Visible Clothes lines on any site
- Garbage cans, carts, containers must be behind main building
- Signs other than Real Estate sale sign (one per lot at max of 6 sq ft)
- All electronic receiving and transmitter equipment ( Dish's, Towers, Antennas etc) other than one meter (39.37") max Satellite Dish (
- No noxious or offensive activity upon any lot is allowed that would be offensive to the neighborhood
- No discharge of Firearms of any type
- Driveways, entrances or exits onto Kennebec Rd are restricted by County DOT regulations

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## Guidance

### Lot Use

- No part of property can be used for business (manufacturing or commercial purposes)
- Lots can only be used for Residential Use
- Lots will be maintained to pavement where applicable
- Lots will be kept free of tall grass, undergrowth, dead trees, trash and rubbish

### Parking

- Habitual , non temporary parking of vehicles on street is prohibited
- Travel trailers, boats, boat trailers and all other recreational vehicles must be in garage or screened area behind the main dwelling
- No trailer or vehicle may be used as a residence, temporarily or permanent

### Animals

- No livestock, poultry
- No vicious animals or other pets that threatens or is a reasonable threat to anyone
- All pets must be restrained or confined
- Max of 4 Pets - dogs, cats or other household pets
- Animal enclosures must be behind rear of dwelling and 30 feet from side yards

### Fences

- Fences - 6 ft maximum height - 5 ft from back and side lot line
- Not forward of rear line of house
- No wire fences
- All fences and hedge lines maintained and aesthetically pleasing
- Hedges and mass plantings when used as a fence must comply with all fence guidelines.

### Items requiring Architectural Control Committee Application and Approval

- All improvements to the site prior to erection or installation including but not limited to:
  - All Swimming pools
  - Fences hedges and mass plantings used as a fence
  - Outside house lighting
  - Screen plantings
  - All sheds, outbuildings, animal enclosures
    - Behind rear corners of House
    - Maximum size of detached Garage is 600 sq. ft
    - Must follow County building codes
    - Must match the main dwelling in color, material and appearance
- Mail box replacements ( Availability Info on web site)

**All official documents and forms are available on the Association Website. <http://www.stametyswalk.com>**