

GREAT HILLS, SUMMARY OF RULES AND REGULATIONS

This is a summary; the complete Covenants and Rules are in your owner's package.

Every owner shall have the right to use and enjoy the Common Areas, subject to reasonable rules and regulations governing the use and enjoyment of the ways and the Common Areas.

1. Business use of Home

1.1. No lot shall be used for any purpose other than for a residence for a single family. No business, trade or calling shall be conducted on any lot other than the practice of a profession, and then only within the dwelling house thereon. No separate professional or office building shall be permitted and no social organization, clubs or similar organizations shall occupy any lot or building. This restriction shall not prevent the renting of a lot and all structures thereon as a unit, from time to time, for use as a private residence by the tenant, his family, servants and non-paying guests.

2. Aesthetic concerns

2.1. Clothes lines or drying yards shall be located within fifteen feet of the dwelling and shall be enclosed.

2.2. All facilities for the temporary storage and disposal of garbage and rubbish shall be suitably covered and enclosed. No refuse pile or unsightly objects shall be placed or suffered to remain on the premises.

2.3. No house trailers, portable houses, tents or other temporary shelters shall be parked, stored or used on the premises.

2.4. Exterior lighting on any building lot shall be of such controlled focus and intensity as not to be offensive to residents of neighboring property.

3. Animals

3.1. No fowl or animals other than a usual and reasonable number of common household pets shall be kept on any building lot.

3.2. Horses for personal use may be maintained in suitable stables, the construction of which has been approved.

4. Vehicles

4.1. No boats over 19 feet long shall be kept or stored in the open.

4.2. No unregistered vehicles shall be kept or stored in the open.

4.3. No commercial vehicles of any kind shall be parked in the open overnight.

4.4. The use of trail bikes, mini-bikes, motorcycles, and snowmobiles and similar vehicles shall not be permitted anywhere within the Subdivision except that motor vehicles registered as such and actually used for transportation may be used for such purpose only upon the public and private vehicular ways laid out on said plan.

5. Changes to the property

5.1. No structure or other improvement shall be constructed or made within any of the Common Areas except structures and improvements designed for common use constructed or made with the approval of, or by, the Association.

5.2. No residence, accessory building, swimming pool, tennis court or other structure shall be constructed, placed or maintained upon any building lot, and no alteration to the exterior of any structure shall be made without the approval of the association. If no suit shall have been commenced, and notice thereof recorded in said Registry of Deeds within three months after the completion of any structure, alteration, addition or landscaping, the same shall be deemed to have been approved.

6. Trees

6.1. No live trees exceeding four inches in diameter at a point two feet above grade shall be destroyed or removed, except as may be necessary for building construction, site development, grading or landscaping which has been approved in accordance with these restrictions. No fences, hedges, walls, foliage screens and other obstructions of view shall be used on any building lot without the prior approval of the Association, and shall in no event exceed forty-two inches in height at any distance greater than fifteen feet from any building: provided, however, that approval shall be given on reasonable and appropriate conditions for swimming pool enclosures required by local building ordinances.

7. Signs

7.1. No signs of any kind shall be placed or maintained in or upon the Common Areas, ways or any lot without the written consent of the Association, except that one sign of reasonable size bearing the name of the owner or occupant may be placed on any lot. The Association shall have the right to enter upon any land for the purpose of removing any non-conforming sign.