

Property Use Restriction Guidelines

One of the goals of the Jewel HOA is to assure that the Jewel is a great place to live. To assure this goal, the community was set up with certain covenants by which all residences must abide. This document further defines use restrictions per Section 3 of the Jewel HOA Master Association Declaration. In general the following definitions will apply.

Structures: In order to preserve the aesthetic appearance and nature setting of the property, no exterior improvements shall commence unless plans and specifications have been submitted to, and approved by the HOA Architecture committee. This includes but is not limited to: Play sets and houses; decks; patios; awnings; walls; swimming pools; tennis courts; fences; garages; utility sheds or any other out-buildings.

- **Foundations:** Poured Concrete or Concrete Block or Poured footings.
- **Driveways:** Poured Concrete or approved Concrete Pavers.
- **Siding:** Steel or aluminum siding and soffits, (no vinyl allowed); fiber cement; wood; various composite material.
- **Windows:** Metal clad or natural wood, (no vinyl allowed).
- **Doors:** Metal clad exterior, fiberglass or natural wood, (no vinyl allowed).
- **Fireplaces:** Brick, stone or cultured stove veneer where exposed on exterior wall.
- **Window Trim:** 3 ½ inch minimum width of window trim around all windows and doors unless window or door is in brick wall with standard brick molding detail.
- **Gutters and Downspouts:** Required on home garage.
- **Roofing:** Architectural shingles with ridge vents where ever possible.
- **Landscaping:** Lawn sprinkler system required in front, sides and back of home.
- **Minimum Square Footage:** Single or double wide manufactured or mobile homes or trailers, are not permitted on the Property and no old or used house may be moved on the Property. All Dwellings must have at least 1,300 square feet of living area on the first floor, excluding porches and

garages, and be built with new construction materials. New prefabricated or pre-built homes from another location may be moved onto the property only with the prior written approval of the Committee. The roof of any Dwelling shall be constructed of either composition or fiberglass shingles, or other material approved by the Committee prior to construction. The use of sheet metal or similar material on the roof or exterior sides of any Dwelling other than as flashing is prohibited.

- **Note:** Any advertising signage must be approved by the Committee prior to being posted.

Vehicles: No trailers, boats, buses, motor homes, campers, snowmobiles or other types of recreational vehicles shall be parked on any lot or street for more than forty-eight (48) hours or less, if established by city law. The HOA may grant permits to park such vehicles for a period not to exceed fourteen days.

General Appearance: Properties should be maintained to appropriate standards. Landscaping needs to be maintained, and personal property stored appropriately.

Mailboxes: Mailboxes should be consistent with the sub association standard. For cul de sacs, mailboxes must share a common post with no more than two posts per circle.

Signs: Real Estate for sale signs are allowed for houses. They should be the standard mounted realtor sign. Lots are required to use a standard numbered issued through the HOA website. Political and other temporary signs may be displayed for no more than 21 days.

Rental Property: No lease may be for less than thirty days and shall be subject to all the provisions of the HOA governing documents.

Note: The Architecture Committee shall have the right to disapprove any plans and specifications upon any grounds consistent with the objectives of the HOA Declaration.

Additional Board policies on Property use:

Properties adjacent to Golf Course – Properties on the Jewel Golf Course will be held to a higher standard of appearance. Restrictions include but are not limited to:

- Only decorative fencing will be approved. No chain link or property line private fencing is allowed. Invisible fencing is allowed.
- No playhouses, play sets, storage sheds, or other out buildings are allowed unless thoroughly screened from view from the golf course.
- Prohibition of offensive activities. No offensive activity of any sort shall be permitted, nor shall anything be done on any property which may become an unreasonable annoyance or nuisance. Examples are Waterslides, Trampolines, Loud music, or any other activities not consistent with living on the Jewel golf course.

Properties not on Golf Course:

- Play sets, play houses, storage sheds and other out buildings must use natural materials, or materials consistent with the surrounding houses, be properly screened, and otherwise consistent with the aesthetics of the property.
- No chain link fencing... privacy fencing will be considered by the Architecture Committee. Invisible fencing is allowed.