

CHELSEA RIDGE

HOMEOWNERS ASSOCIATION, INC.

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

Residential Use. The lots shall be used for residential use only. No building shall be erected upon any Lot without the prior approval of the Architectural Review Board.

Game and Play Structures. All basketball backboards and any other fixed game and play structures, including skateboard ramps, shall be located at the rear of the dwelling and not visible from the street. Treehouses or platforms of a like kind or nature will not be constructed on any part of the Lot located in front of the rear line of a Living Unit constructed thereon.

Fence. No fence or fence walls shall be constructed, erected or maintained on or around any portion of a building Lot that is in front of the front setback line of the Living Unit. No fence or fence walls shall exceed a height of six (6) feet, nor shall any material used in the construction of said fence consist of any type other than masonry, redwood, other solid wood. All fences must be approved by the ARB prior to construction or installation.

Swimming Pools. No above ground pools are permitted.

Maintenance of Lots and Living Unit exteriors. Each Lot shall be maintained by the Lot owner in good appearance to the standards established by the Association, to provide all exterior living unit maintenance including but not limited to: painting; removal of mildew, fungus or stains on roof shingles, driveway, walls, doors, garage doors, trim, concrete, stucco and siding; repair of driveway, walls, doors, garage doors, trim, concrete, stucco, siding and fences and shall be kept free from overgrowth and rubbish, free from lawn and garden pests (by the application of pesticides, if necessary), and free from dead foliage (which shall be removed upon its occurrence).

Garbage and trash Disposal. No Lot shall be used or maintained as a dumping ground for rubbish, trash or other waste. All trash, garbage and other waste shall be kept in sanitary containers and, except during pickup, if required to be placed at the curb, all containers shall be kept at the rear of all Living units or out of sight from street. No burning of trash or other waste material shall be permitted.

Offensive Activity. No noxious or offensive activity shall be engaged in on any Lot, nor shall anything be done thereon tending to cause embarrassment, discomfort, annoyance or nuisance to the community. There shall not be maintained any plants or animals, or device or thing of any sort whose normal activities or activities or existence is in any way noxious, dangerous, unsightly, unpleasant or of a nature as may diminish or destroy the enjoyment of other owners in the neighborhood; and, further, no cows, cattle, goats, hogs, poultry or other like animals, wild animals or fowl shall be kept or raised on any Lot or any Living Unit; provided, however, that nothing herein shall prevent the keeping of a domestic pet; provided, however, all domestic pets shall either be kept on a leash or kept within an enclosed area.