

## PRINCETON LAKES

### SUMMARY OF COVENANTS AND RESTRICTIONS

All dwellings constructed upon any lot shall conform to the following restrictions among others:

- (1) The ground floor living space of all single-story dwellings shall not contain less than 1,400 square feet and no two-story dwelling shall contain less than 1,700 square feet of living area. (Exclusive of open porches, basements, garages, and other areas not considered living area.)
- (2) No detached garages, tool or storage barns are permitted.
- (3) No dwelling shall have less than a full size 2-car or more than a 3-car attached garage unless otherwise approved by the Committee.
- (4) No hedges, wall, dog runs or animal pens of any kind shall be permitted on any Lot except as approved by the Architectural Control Committee.
- (5) No fences of any kind permitted without prior approval of the Architectural Control Committee.
- (6) No solar energy collector panels or attendant hardware or other energy conservation equipment shall be constructed or installed on any Lot.
- (7) Swimming pools must have the approval of the Committee before any work is undertaken. No above-ground swimming pools are allowed. Below ground pools, hot tubs, spas, jacuzzis or similar water recreational facilities may be installed with prior approval of the Architectural Control Committee.
- (8) Total sideyard set-back is 16 feet with a minimum of 6 feet on each side.
- (9) No exterior antennas, aerials, satellite dishes, or other apparatus for the transmission of television, radio, satellite or other signals of any kind shall be placed, allowed, or maintained upon any portion of the Properties, including any Lot, with the prior written consent of the Committee.
- (10) Mailboxes shall be standardized according to specifications supplied by the Developer.
- (11) Vehicles shall be parked only in the garages or in the driveways, if any, serving the Lots. Parking (of automobiles only) is allowed on dedicated streets only when an Owner has a social function and the invited guests will not be able to park on such Owner's Lot. No overnight parking shall be permitted on any dedicated street. Commercial vehicles, tractors, mobile homes, recreational vehicles, trucks weighing in excess of three-quarters of a ton, trailers (either with or without wheels), campers, camper trailers, boats and other watercraft and boat trailers shall be parked only in enclosed garages. Stored vehicles and vehicles which are either obviously inoperable or do not have current operating licenses shall not be permitted on the Properties except within enclosed garages.
- (12) No trees shall be removed, except for diseased or dead trees needing to be removed to promote the growth of other trees or for safety reasons. In the event of an intentional or unintentional violation of this Section, the violator may be required by the Committee to replace the removed tree with one (1) or more trees of such size and number, and in such locations, as the Committee may determine in its sole discretion.
- (13) No structure or improvement, including but not limited to residences, accessory structures, landscaping, fences, walls, mounds, ponds, pools, satellite dishes, antennae, patios, basketball goals and other permanent structures for sports and recreation shall be erected, placed or altered on any Lot in this Community until the building plans, specifications and plot plan

showing the location, materials, and appearance of the planned improvement have been submitted to and approved by the Architectural Control Committee.

(14) All property located at street intersections shall be landscaped so as to permit safe sight across the street corners. No fence, wall, hedge, or shrub planting shall be placed or permitted to remain where it would create a traffic or sight problem.

(15) No playground equipment, tree houses, or similar structures shall be erected on any Lot without prior approval of the Committee. However, children's play equipment such as sandboxes, swing and slide, and tents shall not require approval by the Committee provided such equipment is not more than six (6) feet high, maintained by the lot owner in good repair (including painting) and every reasonable effort has been made by the lot owner to screen or shield such equipment from view of adjacent lot owners. Equipment higher than eight (8) feet shall require approval of the design, location, color, material and use by the Committee.

(16) The finished exterior first floor of Dwelling Units bordering on Southport Road and the Lake facing Southport Road shall be constructed of brick with the exception of gables and trim and accent areas. All Dwelling Units on Lots fronting on the north boundary of the Properties (one deep) shall be 100% brick or masonry on all first floor elevations; 65% of the Dwelling Units on Lots bordering the west boundary (one deep) shall be 100% brick or masonry on all first floor elevations and 75% of the Dwelling Units on lots two deep in from the north and west boundaries shall have 100% masonry or brick on all wall surfaces of the front elevation, except for gables, trim and accent areas.

(17) Addresses shall be permanently affixed to the front of each Dwelling Unit in numbers a minimum of 4 inches in height in a location easily visible from the street.

(18) Participation in the Homeowner's Association is mandatory. The assessed dues will be determined by the Association.

**NOTE: This sheet is for Summary purposes only and does not reflect all applicable covenants and restrictions. A copy of the Declaration of Covenants and Restrictions are available upon request.**

**PRINCETON LAKES/TIMBERLAKES IV  
BOARD OF DIRECTORS  
MEETING  
10-15-03**

A meeting of the Princeton Lakes/Timberlakes IV Homeowners Association Board of Directors was held October 15, 2003 at the office of J. Greg Allen & Associates. The following rules were adopted:

1. Portable Basketball Goals. PORTABLE BASKETBALL GOALS WILL ONLY BE ALLOWED UNDER THE FOLLOWING CONDITIONS:
  - All portable goals must be kept in good repair.
  - No portable goals may be in the street. They must be used in the driveway to avoid safety hazards.
  - All portable goals must be stored immediately after use (this means the goal must be moved out of the driveway and put against the house).
  - All portable goals must be stored out of site (i.e. garage) during winter months when not in use.
  
2. Administrative Charges. In order to offset the expenses incurred by the Association, a \$35.00 charge will be assessed to a unit owner for all violation letters in excess of three regarding the same violation. This fee would be added to the owner's account, and collection will be handled through the current account collection procedure. Additional expenses incurred by the Association in pursuing correction of the violation would also be charged to the violating owner.

**PRINCETON LAKES  
BOARD OF DIRECTORS  
MEETING  
4-7-03**

A meeting of the Princeton Lakes Homeowners Association Board of Directors was held April 7, 2003 at the office of J. Greg Allen & Associates. The following rules were adopted:

1. Fencing. ALL FENCING MUST BE APPROVED BY THE ARCHITECTURAL CONTROL COMMITTEE. All fencing in the community must be wrought iron or like product or black chain link. No wood fencing will be allowed. Any fencing at the front of home MUST be wrought iron or like product. The remainder of the fencing may be black chain link.
2. Playground Equipment. All playground equipment must be approved by the Architectural Control Committee, even if under the minimum requirement as set in the covenants and restrictions.