

942117

DECLARATION OF  
COVENANTS, CONDITIONS AND  
RESTRICTIONS FOR  
IRONWOOD ESTATES SUBDIVISION

Section 1: Property Use Restrictions

1.01 USE OF LOTS No Lot, or any portion thereof, shall be occupied and used except for single family residential purposes by the Owners, their contract purchasers, lessees, tenants, or social guests. The provisions of this section shall not prohibit home occupations so long as they are merely incidental to the use of the Lot as a dwelling, are permitted by local law and are conducted in such a manner as to not adversely affect other Owner's use and enjoyment of IRONWOOD ESTATES.

1.02 VACANT LOTS The owner of the lot shall maintain the lot so it does not become an eyesore or fire hazard and detrimental to the values of other properties.

1.03 PARKING No motor vehicles shall be parked or left on any portion of the project roads or streets.

1.04 VEHICLE RESTRICTIONS No trailer, truck and camper, inoperable automobile, or similar equipment shall be permitted to remain upon any area within the Property other than within an Owner's rear yard and screened from view from the streets.

1.05 SIGNS No sign of any kind shall be displayed to the public view on or from any Lot or any portion of the Project, except as follows:

a. One sign of customary and reasonable dimensions advertising a Lot for sale, lease, rent or exchange displayed from a Lot in compliance with Civil Code Sections 712 and 713; and

b. Such signs as may be used by Declarant or its assignees in connection with the development of the project and sale of Lots; and

c. Such other signs or notices as are required by law or as are otherwise necessary to perfect a right provided for in law.

1.06 MOBILE HOMES, ETC.

No mobile homes, manufactured, pre-built, factory built, etc. homes shall be erected, located or stored on the Property or any lot or parcel. This is not meant to preclude the use of trusses, pre-made cabinets, etc.

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1.07 ANIMALS No animals, reptiles, rodents, birds, fish, livestock, or poultry shall be raised, bred or kept on any Lot or portion of the Project; except that no more than two usual and ordinary household pets such as dogs, cats, fish or birds may be kept, provided that they are not kept, bred, or maintained for any commercial purposes, and they are kept under reasonable control at all times. This provision shall not apply to aquarium type fish. Notwithstanding the foregoing, no pets may be kept on the Project which result in any annoyance or nuisance to other Owners.

1.08 TRASH; STORAGE OF MATERIALS All garbage and trash shall be regularly removed from the Project, and shall not be allowed to accumulate thereon. It shall be placed and kept in covered sanitary containers. Garbage and trash shall be placed for pick-up as required by the City.

1.09 RIGHT TO LEASE No owner shall be permitted to lease or rent his Lot for transient or hotel purposes, which shall include, but not be limited to rental for any period less than 30 days.

1.10 ARCHITECTURAL STANDARDS The following minimum standards shall apply to any Improvements constructed, painted, altered or changed on the Project:

(i) All Improvements shall be constructed, painted and changed in compliance with the applicable zoning laws, building codes, subdivision restrictions, and all other laws, ordinances and regulations applicable to Project Improvements. Construction materials and colors are to be compatible with the surroundings. Any additional structure shall be constructed in a similar style with similar materials as used in the primary dwelling.

(ii) All exterior and decorative lighting shall be, whenever possible, placed in such a manner that the source of the light is not visible to adjacent portions of the Project. High intensity lights such as mercury vapor and high pressure sodium are not to be used unless screened and directed so as not to illuminate the adjacent lot.

(iii) All solar collection devices and satellite TV equipment shall be integrated aesthetically and screened as much as possible from adjacent portions of the Project.

(iv) All Living Units shall have a minimum size of Twelve Hundred (1,200) square feet (excluding garages, carports, accessory buildings, covered or uncovered patios and porches), and all lots shall have a minimum of two enclosed parking spaces.

(v) No building shall be constructed in a manner to impair the mountain view of neighboring lots. Lots #32, 33, 34, 35, 36, 37, 38, 39 and 40 are limited to one story above the ground.

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(vi) No amateur home building will be allowed on any Lot. The principal structure on each Lot shall be constructed by a licensed building contractor or the property owner only.

(vii) The construction of any building on any lot shall be completed in six (6) months from the beginning of construction as to present a finished appearance when viewed from any angle.

1.11 DRAINAGE No Owner shall do any act, or construct any improvement which would interfere with the natural or established drainage systems or patterns within the Project. The term "established drainage" shall mean the drainage swales, conduits, inlets and outlets which exist at the time overall grading of the Project is completed by the Developer.

1.12 NUISANCES No noxious, illegal, or seriously offensive activities shall be carried on within any Lot, or in any part of the Project, nor shall anything be done thereon which may be or may become an annoyance or a nuisance to or which may in any way interfere with the quiet enjoyment of each Owner's Lot or Common Area, or which shall in any way increase the rate of insurance for the Project or for any other Lot, or cause any insurance policy to be canceled or to cause a refusal to renew the same.

1.13 COMPLIANCE WITH PROJECT DOCUMENTS Each Owner, contract purchaser, lessee, tenant, guest, invitee or other occupant of a Lot or user of the Common Area shall comply with the provisions of the Project Documents.

1.14 UTILITY SERVICE No lines, wires or other devices for the communication or transmission of electric current or power, including telephone, television and radio signals, shall be constructed, placed or maintained anywhere in or upon any Lot unless the same is contained in conduits or cables constructed, placed and maintained underground or concealed in, under or on buildings or other approved structures. Nothing herein shall be deemed to forbid the erection and use of temporary power or telephone services incident to the construction of approved buildings.

1.15 MINERAL EXPLORATION No property in the Project shall be used in any manner to explore for or to remove any water, oil or other hydrocarbons, minerals of any kind, gravel, earth or any earth substance or other mineral of any kind.

