

# Protective Covenants Overview

Foothills of Forest Parks Residential Association, January 2020



Each resident in Forest Parks invested significant financial resources to purchase a home in a nice neighborhood with pleasant surroundings. That overall quality appearance is affected by each individual neighbor's contribution of maintaining their property well. In light of those facts, ***the purpose of the Protective Covenants is to maintain everyone's property values by providing guidelines for the look and care of every property.***

The covenants are legally attached to the deed of every lot in our neighborhood. Every homeowner consented to the Protective Covenants when closing on their property here.

We hope that by communicating these covenants, individual residents will know what is expected of them to keep Forest Parks a quality and desirable neighborhood.

## Summary Statements

These statements are only a summary of the most relevant Protective Covenants. More specific details and additional restrictions are available in the legal documents\* on our website, [ForestParksHOA.com](http://ForestParksHOA.com). Official article numbers from the legal documents are referenced in parentheses below.

1. **Golden Rule** - No conduct or activity should be an annoyance or nuisance to other residents. This includes commercial activity that is an annoyance. (#17)
2. **Single-family** residences only, with each dwelling occupied by one family. (#1 & 2).
3. **Structures on the lot** are limited to house, garage, and possibly another structure as necessary for the use of the residence. (#3).
4. **Boats, trailers, RV's, etc.** – None of the following shall be parked or stored on any lot where it is visible from a front or side street: boat, trailer, RV, commercial vehicle, bus, or a non-drivable vehicle (#18) Also, no RV may be used as a temporary or permanent residence. (#6)
5. **Lawns** - All front yards are to be grass. (#8)
6. **Signage** - The only signage allowed is real estate signage. (#9)
7. **Fencing** that is visible from a front or side street must be either wood or dark-coated metal. (#12)
8. **Pets** - Only a limited number of dogs, cats, etc. No commercial breeding, livestock, or poultry. (#16).
9. **Trash, garbage, or refuse** shall not be stored, dumped, or accumulated visibly on a lot. (#19)
10. **Burning** of debris is not permitted beyond the construction phase.
11. **The Protective Covenants Committee** (formerly the Architectural Control Committee) will be responsible for compliance. (#7, 9, 15, 21, 23)
12. **Legal** - The covenants and restrictions run with the land (i.e. per the deed) and the association or any resident may use legal means to pursue damages against a resident in violation. (#28)

## Forest Parks LLC

\*Forest Parks Protective Covenants 2, 5, 8, & 9, and Estate Lots -- April 7, 1997 through Nov. 4, 1998