

## HUNTERS POINT ESTATES DEED RESTRICTIONS SUMMARY

Each lot in Hunters Point Estates is subject to certain covenants and restrictions which are intended to enhance and protect the value of each property and the community as a whole. These restrictions are set forth in the "Declaration of Covenants, Conditions and Restrictions" for Hunters Point Estates. This document has been recorded as part of the legal description of your property. The restrictions are enforced by The Estates Community Association, Inc.

The Association supports the deed restrictions and we encourage each resident to abide by the restrictions and report any violations of the restrictions.

The following is a summary of the deed restrictions. However, we encourage each resident to read the complete document. If you do not have a copy of the deed restrictions, please contact Ulmer Realty & Management at 363-1080.

1. All lots are to be used for residential purposes only; business, professional, commercial or manufacturing purposes are specifically prohibited.
2. Each owner shall maintain the exterior of his home in an attractive manner and shall not permit the paint, roof, rain gutters, downspouts, exterior walls, windows, doors, walks, driveways, parking areas and other exterior portions of his Unit to deteriorate in an unattractive manner.
3. No window or wall type air conditioners shall be permitted to be used, erected, placed or maintained on or in any building which are visible from the street.
4. No truck, camper, trailer, automobile, or boat - whether powered or sail or otherwise, - or other vehicle will be stored, parked or kept on any lot or in any street for more than forty-eight (48) hours.
5. No signs, billboards, posters or advertising devices of any character shall be erected on any lot except one sign of no more than five (5) square feet in surface area advertising the property for sale or rent.
6. The use of chain link fence is prohibited.
7. No lot shall be used for the open storage of any materials whatsoever which storage is visible from the street.

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8. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except no more than three (3) common household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose.
9. No oil drilling, development, or refining operations of any kind shall be permitted.
10. No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plot plan showing the locations of the structure have been approved by the Architectural Control Committee in writing.
11. Antennae must be attached to the dwelling and may not exceed fifteen (15) feet above the roof of the main structure.
12. Each owner of a deed therefore, whether or not it shall be so expressed in such deed, is deemed to covenant and agrees to pay to the Association annual assessments or charges, and special assessments.