

## **Trotter Farms Planned Community Association**

### *Common Violations of Restrictive Covenants*

Your Executive Board has worked with Paradigm Properties Group to identify several restrictive covenants that are or have previously been a concern throughout the community. This listing is not comprehensive; please review your full Governing Documents at [TrotterFarmPCA.com](http://TrotterFarmPCA.com).

1. **Lot Appearance and Maintenance Requirements:** At no time shall any lot have topsoil or trees removed nor any lot be neglected or have refuse or trash thrown or dumped onto it. From time of purchase, Unit Owner shall be responsible for weed control and shall allow no unsightly growth to occur on the building Units and shall comply with ordinance of Halfmoon Township. [Declaration of Trotter Farm PCA; Page 17, #16/17]
2. **Vehicles/ Structures Not Permitted:** No mobile homes, shacks, or other temporary structures shall be kept, maintained, or allowed on premises except children's tents and utility or storage sheds, nor shall any motor homes, campers, boats, or recreational vehicles be kept or stored except in a garage. No unregistered motor vehicle may remain on Unit unless garaged. [Declaration of Trotter Farm PCA; Page 14, Article IX, #3.]
3. **Fencing/ Pools:** No above-ground swimming pools shall be permitted. In-ground swimming pools are allowed subject to approval. No metal fences shall be permitted. Wooden, vinyl, or masonry fences may be approved. [Declaration of Trotter Farm PCA; Page 14, Article IX, #3.]  
*NOTE: All fencing and outbuildings require approval by the Executive Board.*
4. **Exterior Pole Light Requirements:** Each home must install and maintain an exterior electric eye pole light that must be operational from dusk to dawn by automatic day/night switch or photocell with a one hundred (100) watt bulb or LED equivalent. [Declaration of Trotter Farm PCA; Page 17, Article IX, #12]
5. **Animal Restrictions:** No animals, livestock, horses, and poultry of any kind shall be raised, bred, or kept on the premises except dogs or cats or household pets per lot may be kept provided they are not for commercial or breeding purposes provided no more than three (3) dogs and/or cats. All dogs/cats must be kept inside your home and no exterior dog/pet house are permitted. [Declaration of Trotter Farm PCA; Page 14, #5]
6. **Exterior Change/ Removals/ Construction:** Any and all future additions, deletions, or changes to the homes' exterior including, but not limited to, color changes, construction of fences, outbuildings, decks must be approved by the Executive Board as the successor and assigned of the Developer. [Declaration of Trotter Farm PCA; Page 14, #6]
7. **Landscaping/Grading Changes:** All landscaping changes, grading changes, and removal/addition of trees must be approved prior to work beginning by the Executive Board as the successor and assigned of the Developer. [Declaration of Trotter Farm PCA; Page 16, #7]  
*NOTE: Please visit [trotterfarmpca.com/p/Architectural-Review-Instructions](http://trotterfarmpca.com/p/Architectural-Review-Instructions) to download the Architectural Request Guideline Form for homeowner submissions of (#6) and (#7).*
  - a. **Right of Executive Board as the successor and assigned of the Developer:** The Executive Board has the right to order removal of any structure and/or improvement on any lot where approval for such project was not obtained in strict compliance with the above #6 and #7. [Declaration of Trotter Farm PCA; Page 17, #13]

8. **Maintenance, Repair and Replacement:** Each Unit Owner shall maintain, repair, and replace at his or her own expense, all portions of his or her Unit. [Declaration of Trotter Farm PCA, Page 5, #3.2]
9. **Trash Receptacle Regulation:** All trash, garbage, refuse shall be stored in metal or plastic receptacles screened from view of the street either fully within garages or by an enclosure approved by the Executive Board. [Declaration of Trotter Farm PCA; Page 17, #18]
10. **Signage Regulations:** No signs of any kind shall be displayed to the public view on any Unit except for one "For Sale" sign no more than five (5') square feet in size. [Declaration of Trotter Farm PCA; Page 18, #21]
11. **Common Area Use:** The Association is responsible for the inspection, upkeep, maintenance, repair, and replacement of the Common Elements as defined in the Planned Community. Please note that requests must be made to the Association for changes, additions, removals, etc. to Common Areas outside of Unit Owner lots; Unit Owners may not alter the Common Area in any fashion without prior approval. [Declaration of Trotter Farm PCA, Page 8].

Our office is looking forward to working with all homeowners, occupants, guests, and tenants within Trotter Farms PCA to retain the outstanding reputation of the community by assisting the Executive Board in consistent enforcement of the Association's Restrictive Covenants. By doing so, all are able to enjoy the appeal and pleasant surroundings that are a significant benefit to the community which protects property values and the health and safety of all community members.

Should you have any questions about the above, please don't hesitate to contact our office!

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