



## *Highlights of Covenants*

The purpose of covenants is to preserve and protect the interests and investment of the individual owners. Following is a summary list of the protective covenants for Pioneer Crossing. This list is not intended to be all-inclusive or a replacement of the actual covenants. The Association's Board has passed a resolution concerning Policies and Procedures for the Covenant and Rule Enforcement.

- Current Association fees assessed at \$120.00 per quarter.
- Association is responsible for maintenance of trails, parks, open space, & streets.
- Individual parcel owners may not fence or build structures on common easements.
- Individual property owners are responsible for the control of noxious weeds.
- All waste containers must be stored out of view except for a reasonable period prior to pickup.
- Fireworks or open burning is not allowed.
- A maximum of two adult dogs and/or two adult cats may be kept on any lot. The commercial breeding, care, or keeping of animals is not allowed.
- Dogs shall be kept tethered or confined on the owner's property and shall not be permitted to roam off-leash at any time. This includes parks and common areas.
- Approved landscaping and underground sprinkler systems are required; installation required to be completed within six months of construction completion.
- Construction, improvements, landscaping or alteration to exterior of any building, or addition of any structure to a lot requires Architectural Review Committee approval. Any such improvements shall be constructed to match other structures and improvements on the lot.
- No pre-fab storage sheds are allowed.
- Certain specified lots allow for the building of an Accessory Dwelling Unit (ADU) above or contiguous with a detached garage. ADUs may only be rented out when the main house is owner-occupied.
- Minimum finished floor space is 2,500 Sq. ft.
- Height of buildings can be no more than 32 feet above natural ground surface.
- Front porches are required and front and rear and patios must be concrete.
- Three or more car garages are required. Front-facing garages must be set back a minimum of 5' from the front line of the house. Side-loaded garages can be flush to the front of the house.
- Mobile, modular, other prefabricated or relocated homes are not allowed.
- Flat roofs and A-frame buildings are prohibited. The minimum roof pitch is 3/12.
- High Speed Internet, Cable TV, and Telephony are available via underground cable. If used, Satellite dishes may be no larger than 24" in diameter.
- RV, boat, trailer, inoperable vehicles, construction materials or junk are not allowed on-site unless stored inside of a garage. An RV may be kept on the driveway for the purpose of loading, unloading, or cleaning up to a maximum of 36 hours.
- No lot shall be used for the outside parking or storage of any commercial trucks, large commercial vehicles or other heavy equipment, except during the construction phase.
- No on street parking of any vehicles shall be allowed overnight.
- All construction materials, equipment, and vehicles may only be placed on the lot being improved. All excess construction materials are to be removed when no longer needed.
- The property owner acknowledges that the property is adjacent to agricultural activities that may cause noise, dust, or odors.