

QR HOA Governing documents – Guide

In order to assist homeowners in understanding restrictions included in the Quaker Ridge Covenants, we have created the list below to explain some of the more typical items. Some restrictions may be waived by the express consent of the Board. (For example, if a resident has a non-recurring visit from a relative with a camper, the Board may grant permission for that vehicle to be parked in the neighborhood for a limited time.)

1. Vehicles, other than operational, normal street-legal passenger vehicles, are to be stored out of sight. Vehicles are to have permanent parking spaces in garages or driveways and are not to be parked regularly on the street. - Article X, Section 5 D. **Vehicle Parking.** p. 30, p. 31 and Article XXI, Section 8 **Vehicles.** p. 61
2. Visible changes to properties including the house, fencing, landscape, etc. must be approved by the Board - Article X, Section 6 A.1 **Statement of Purposes and Powers.** p. 33
3. Lawns must be mowed - Article X, Section 3 F. **Maintenance of Lots and Improvements.** (i) p. 29 and Article XXI, Section 11 **Exterior.** p. 61
4. Weeds must be cleared - Article X, Section 3 F. **Maintenance of Lots and Improvements.** (i) p. 29 and Article XXI, Section 11 **Exterior.** p. 61
5. Garbage containers are to be stored out of sight - Article XXI, Section 10 **Views.** p. 61
6. Debris must be removed - Article X, Section 3 F. **Maintenance of Lots and Improvements.** (ii) p. 29 and Article XXI, Section 11 **Exterior.** p. 61
7. Dead trees must be removed - Article X, Section 3 F. **Maintenance of Lots and Improvements.** (iv) p. 29 and Article XXI, Section 11 **Exterior.** p. 61
8. Exteriors must be maintained - Article X, Section 3 F. **Maintenance of Lots and Improvements.** (vi) p. 29 and Article XXI, Section 11 **Exterior.** p. 61
9. Outbuildings must be approved by the Board, match the house, and not be metal - Article X, Section 2 B. **Accessory Outbuildings and Use Thereof.** p.27
10. Used structures are not permitted to be relocated or placed on any property - Article X, Section 3 E. **Prohibition of Used Structures.** p.28
11. Garage sales are permitted with Board approval - Article X, Section 5 L. **Business Use.** p. 32 Dates of approved Neighborhood garage sales will be communicated by the Board.
12. Exotic pets and farm animals are not permitted. - Article X, Section 5 C. **Animals.** p. 30 and Article XXI, Section 13. **Animals.** p. 62
13. Household pets are not to run loose - Article X, Section 5 C. **Animals.** p. 30
14. Burning of refuse or trash is not permitted - Article X, Section 5 E. **Garbage, Trash and Other Refuse.** p. 31
15. Temporary structures are not permitted without Board approval- Article X, Section 5 H. **Temporary Structures.** p. 31
16. Overnight camping is not permitted without Board approval - Article X, Section 5 H. **Temporary Structures.** p. 31
17. Items, including but not limited to an awning, canopy, shutter or antennas, are not to be attached to buildings without the express authority of the Board - Article XV, Section 1 **Restrictions on Use.** D p. 50
18. Noise must not disturb neighbors - Article XV, Section 1 **Restrictions on Use.** E p. 50
19. Visible clothes lines are prohibited. - Article XV, Section 1 **Restrictions on Use.** F p. 50 and Article XXI, Section 10 **Views.** F p. 61
20. Window air conditioners are not permitted - Article XXI, Section 23 **Window Air Conditioners.** p. 65
21. Home based businesses are not permitted without prior approval of the Board if all specific Covenant requirements are met- Article X, Section 5 L. **Business Use.** p. 32 and Article XV, Section 1 **Restrictions on Use.** G p. 50