

ORGANIZATION OF TIFFANY PARK HOMEOWNERS, INC.
SUMMARY OF THE
COVENANTS, CONDITIONS AND RESTRICTIONS

Note: Please contact a Board Member with any questions. This is a summary and does not contain all provisions.

Tiffany Park is a residential community. The Covenants, Conditions and Restrictions (CC&Rs) were designed to maintain property values and promote a sense of community by focusing on "Curb Appeal." The Architectural Control Committee (ACC) reviews and approves all projects in the HOA involving construction of buildings, fences, or other structures; exterior alterations of any structure; and landscaping. As a basic rule – if it can be seen from the street, the ACC must approve. Project plans and specifications should be submitted to Berkshire Hathaway for transmittal to the ACC.

Generally, the primary restrictions contained within the CC&Rs are:

- Residences may not exceed two stories in height. Garages are limited to three (3) automobiles or less.
- Residences must have at a minimum of 2,000 square feet of living space. Exterior walls should be at least eighty percent masonry construction. All roofs shall be constructed of fireproof materials consisting of composition shingles over decking. Exterior colors, textures and materials must be compatible with the overall community appearance.
- No garage, or any portion thereof, shall be enclosed and used as part of the living area of the dwelling. Outbuildings will conform to the base covenants (no metal sheds).
- The height of fences shall not exceed six (6) feet.
- Trailers, mobile homes, motor homes, tents, shacks and other outbuildings and accessory structures cannot be used as residences.
- Campers, mobile homes, boats, trailers, etc. may not be parked on any lot unless concealed from public view.
- Vehicles cannot be parked on the street overnight. Commercial vehicles are not permitted to be parked overnight.
- All garage doors shall be kept closed except as necessary for ingress and egress.
- Trash containers should be kept out of sight from the street except on trash pickup days.
- No window air conditioning units unless they are concealed from public view.
- No repair work, dismantling or assembling of a motor vehicle or other machinery or equipment shall be permitted on any street, yard, driveway or any portion of a lot other than in an enclosed garage.
- Poles, flagpoles, masts, antennas, microwave platforms or satellite dishes, of any type, size or height must be approved by the ACC, unless they are not be visible from the street. Temporary flags for holidays or special events are not affected by this provision. See the *Guidelines for Display of Flags* at <https://www.tiffanyparkhoa.org/documents/>.
- Basketball stands and similar recreational material are permitted in the street only in cul-de-sacs with no outlets.
- No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, but household pets are permitted.

Updated May 21, 2020
Approved by Board June 2020