

USE RESTRICTIONS (CC&R's Article XI)

The use restrictions are contained in the CC&R's for the Turtle Rock Glen Community Associations. Violations of these Use Restrictions are subject to the foregoing Enforcement Procedures and Penalty Assessments.

Section 1 – Single Family Residential: All lots shall be known and described as residential lots and shall be used for no purpose other than residential purposes, save and except the lots owned by the Association. No building shall be erected, altered, placed or permitted to remain on any such lot other than a building used as a single-family dwelling.

Section 2 – Commercial Use: Subject to the Section entitled, "Construction and Sales" of the Article hereof entitled, "Easements" no part of a lot or dwelling shall ever be used or caused to be used or allowed or authorized in any way directly or indirectly, for any business, commercial, manufacturing, mercantile, storing, vending, or other such nonresidential purposes, provided however, that the Association shall have the right to provide or authorize such services as it deems appropriate for the enjoyment of the Community Facilities or for the benefit of the Members.

Section 3 – Signs: No sign or billboard of any kind shall be displayed to the public view on any portion of the covered property, except such signs as may be used by Declarant or its sale agents in connection with the development of the covered property and sale of lots; provided, however, that a member may display on his lot, a sign advertising its sale or lease by him so long as such sign shall comply with any customary and reasonable standards promulgated by the Architectural Committee as to the size, color, shape or other qualifications for permitted signs.

Section 4 – Nuisance: No noxious or offensive trade or activity shall be carried on upon any lot, or any part of the covered property nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood, or which shall in any way interfere with the quiet enjoyment of each of the owners of his respective dwelling unit, or which shall in any way increase the rate of insurance.

Section 5 – Temporary Structures: No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall hereafter be used on any lot at any time, either, temporarily or permanently.

Section 6 – Vehicles: No trailer, camper, boat or similar equipment shall hereafter be permitted to remain upon any lot, unless placed or maintained within an enclosed garage, or obscured from view of adjoining lots, streets, or alleys by a fence or appropriate screen, no permitted to be parked other than temporarily, on any street, alley or community facility within the covered property.

Temporary parking shall mean parking of vehicles belonging to guests of owners, delivery trucks service vehicles and other commercial vehicles being used in the furnishing of services to the Association, or the owners and parking of vehicles belonging to or being used by owners for loading and unloading purposes.

The Board may adopt rules for the regulation of the admission and parking of the vehicles within the Community facilities, including the assessment of charges to owners who violate or whose invitees violate, such rules. Any charges so assessed shall be special assessments.

Section 7 – Animals: No animals, livestock, or poultry of any kind, shall be raised, bred or kept on any lot, except that of dogs or cats or other household pets may be kept on the lots, provided they are not kept, bred, maintained for any commercial purpose, or in numbers deemed unreasonable by the Board. Notwithstanding the foregoing, no animals or fowls may be kept on the lots, which result in an annoyance or are obnoxious to residents in the vicinity. All Animals are permitted to be kept in this section shall be kept on a leash when on any portion of the covered property except to lot.

Section 8 – Oil and Mineral Operations: No oil drilling, oil development operations, oil refining, quarrying, or mining operations of any kind shall be permitted upon or in any lot nor, subsequent to the recording of this Declaration, shall oil wells, tanks, tunnels, or mineral excavations shafts be installed upon the surface of any lot or within five hundred (500) feet below the surface of such properties. No derrick or other structure designed for use in boring for water, oil or natural gas shall be erected, maintained or permitted upon any lot.

Section 9 – Unsightly Items: All weeds, rubbish, debris, objects or materials of any kind shall be regularly removed from the lots and shall not be allowed to accumulate thereon. All clotheslines, refuse containers woodpiles, storage areas, machinery and equipment shall be prohibited upon any lot unless obscured from view of adjoining streets, lots, alleys, or community facilities nearest such portion of the property from a height of six (6) feet or less by a fence or appropriate screen, so long as such fence or screen shall comply with any customary and reasonable standards promulgated by the Architectural Committee as to size, color or other qualification for permitted fences or screens.

Section 10 – Antennas: No television, radio or other electronic antenna or device of any type shall hereafter be erected, constructed or placed or permitted to remain on any of the lots, or upon any of the houses or buildings constructed on such lots unless and until the same shall have been approved in writing by the Architectural Committee, or unless the same be contained within a house or building.

Section 11 – Drainage: All drainage of water from any lot and the improvements thereon shall drain or flow as set forth below.

- Any such water may drain or flow into adjacent streets or alleys and shall not be allowed to drain or flow upon, across or under adjoining lots including Community Facilities unless an easement for such purpose is granted.
- All slopes or terraces on any lot shall be maintained so as to prevent any erosion thereof upon adjacent or adjoining property.

Section 12 – Garages: Garage doors shall remain closed at all times except when a vehicle is actually driven into or out of a garage. Except as provided in Section 6 of this Article, garages shall be used only for the purpose of parking automobiles or storing an only specified by the Association Rules.

Such containers may be required to be kept closed except when items are being placed therein or removed there from. No storage in a garage shall be permitted which precludes the use of the space of such garage for the parking of at least one (1) automobile.

Section 13 – Plant Growth: No trees or other plant growths on lots 46 through 54 of tract 8998 shall exceed the highest point of the building on the same lot as such growth. In the event of any violation pursuant to this Section the Board shall have the right to enforce tree trimming or removal of plant growth as required to cure the violation by complying with the procedure provided under section 4, Article VII of this Declaration.