

The following is a brief summary of the Kensington Park Master Association Declaration of Covenants, and not intended to be all inclusive. Please refer to the documents for specific detailed information.

- 1) **The maximum speed limit is 25mph... PLEASE do not exceed it.**
- 2) **All vehicles must be parked overnight inside a garage and garage doors kept closed.**
- 3) **No truck, commercial vehicle or trailers, and no recreation vehicles shall be permitted to be parked overnight unless stored in a fully enclosed structure.**
- 4) **Motor vehicles of any kind are not permitted on the grass or sidewalks. Walkers and joggers should use sidewalks to insure their personal safety.**
- 5) **All garbage, trash and recycling containers must be placed in walled-in, sight screened or fenced in areas so they shall not be visible. On collection days, containers shall be put away in a timely manner.**
- 6) **Nothing shall be done which is, may be, or may become an annoyance or nuisance to any resident or neighborhood.**
- 7) **No sign, advertisement, notice or solicitation may be exhibited or displayed without the written approval and consent of the Architectural Review Board and/or Master Association.**
- 8) **No painting, decorating, building, enclosing, lighting or landscaping changes can be made to the exterior of a home without prior approval of the Architectural Review Board. Residents are required to submit an application to the ARB including building plans, paint and/or material samples, and receive approval before work is started. Applications are available in the KPMA Office located in the Clubhouse.**
- 9) **No resident will do or permit any work, place any landscaping, or install any other improvements which will alter or interfere with the drainage pattern of the property, unless such alteration or change is approved by the Master Association.**
- 10) **The location and design of all swimming pools, enclosures and screens, and modifications and alterations thereto, must be approved by the Architectural Review Board, in writing, prior to construction.**

- 11) **Prior to any landscape installation, or material modification or alteration to existing landscaping, each resident shall submit to the Architectural Review Board for approval a landscape, irrigation and grading plan for the property.**
- 12) **Exterior lighting and fountains shall be installed in accordance with a plan approved in writing by the Architectural Review Board prior to installation. Lighting for landscape, pool, recreation and security purposes and fountains shall be designed and installed so as not to be a nuisance or disturbance to the surrounding residences.**
- 13) **No trees of four (4) or more inches in diameter shall be cut or removed without prior written approval of the Architectural Review Board.**
- 14) **Irrigation systems shall be maintained in good working order and all landscaping maintained in an acceptable condition.**
- 15) **No antennas, masts, dish or satellite reception devices, or flagpoles or playground equipment shall be installed without written approval of the Master Association.**
- 16) **No more than two (2) pets may be kept by a Resident. All pets shall be contained within the dwelling and may not be left within a screen enclosed area. All pets must be on a leash or carried by the Resident on common area. All waste material should be removed immediately.**