

# 2009 SJW DEED RESTRICTION & POLICY REVIEW

The following is a summary of Deed Restrictions which apply to ALL legal homeowners in property in St James Wood. Included is a brief description of the duties of the elected Trustees and a summary of the policies that have been adopted over the years. If you have questions please obtain a copy of the actual deed restrictions from your attorney if they weren't provided to you at closing.

## DUTIES OF TRUSTEES

The nominal duties of the elected Trustees are as follows: to enforce the deed restrictions, to collect all assessments, and to maintain all commonly owned property. They do not enforce laws or other government regulations.

## DEED RESTRICTIONS SUMMARIZED

General: Each deed in the St James Wood subdivision is governed by twenty-one (21) restrictive covenants that you agreed to obey when you signed your property deed at closing. If you did not receive a copy of these restrictions at the time of closing, please call your attorney, title company or the County Recorder's office for a copy. There are fourteen plats in the subdivision. Restrictions for Plats 1 – 8 (1978-1986) differ slightly from those filed later.

Section 1. Deals with additions, alterations, type, style, use, materials, color scheme, etc. a homeowner may be contemplating. All changes must be approved by the Trustees. Owner must obtain zoning approval and building permits.

Section 2. All lots are for Single Family residence.

Section 3. Dwellings must conform to set back lines established by developer.

Section 4. No sheds, garages, barns or other detached structures can be built on a lot.

Section 5. All driveways must be approved by Trustees.

Section 6. Deals with plantings in front yard, etc. No vegetables etc. may be grown in front yard. Fences, hedges, walls, or enclosures must be approved by Trustees.

Section 7. Deals with topography etc.

Section 8. Trustees must approve poles, electric lines, water and sewer lines, etc.

Section 9. Nothing can be built in side lot, utilities easement. Electric service must be underground.

Section 10. Prohibits sale/mfg of liquor, spirits. No wells except for landscaping with the approval of Trustees. No advertising signs or devices without permission of Trustees. Only a real estate sign not exceeding 6 sq. ft. permitted advertising home sale or for rent.

Section 11. No animals, rabbits or poultry may be raised. Trustees reserve right to limit number of pets, dogs, cats, etc.

Section 12. No boats, trailers, motor coaches, or trucks larger than 1-ton pickup shall be parked in drive or street unless in garage and out of sight.

Section 13. No clothes lines, clothes, sheets, blankets, or other articles may be hung out.

Section 14. All dwellings shall have a "rustic cedar" mailbox and sidewalks. Changes to retaining walls designed to maintain trees must be approved by Lucas County Engineer and Trustees.

Section 15. No above ground swimming pools.

Section 16. Developer has right to set grade on each lot.

Section 17. All rubbish, debris, combustible and non-combustible waste and garbage shall be stored in containers entirely within the garage, basement in the rear or side of dwelling and NOT VISABLE FROM THE STREET IN FRONT OR SIDE OF DWELLING.

Section 18. Gives Trustees right to enter property to correct breach or violation of restrictions, to enter property and remove conditions and charge resident, and not face trespass charges.

Section 19. No lot can be split.

Section 20. Actual construction must conform to plan previously submitted and approved.

Section 21. All actions requiring approval of the Developer shall be valid if performed by his assigns.

### ST JAMES WOOD TRUSTEE POLICIES

1. Only 2 or 3 rail split rail fencing approved. Side fencing must not enter set back line.
2. Anonymous telephone calls, emails, and letters will not receive a response.
3. Garbage cans must not be placed at curbside until 7 p.m. the night before collection and promptly removed from the curb the same day garbage is collected. They must not be permitted to remain in front of the garage door.
4. Trustees do not patrol the neighborhood looking for violations; however they will respond to those sighted in the normal course of travel or upon complaints registered by a homeowner.
5. Trustees will publish their telephone numbers and encourage calls. Legal issues will be referred to our attorney.
6. No garage sale, advertising, or any other type of sign is permitted in the public right of way (including entrance planting areas). Political signs must be in front yard. Graduation and other signs shall be permitted as long as they do not become permanent in nature. No signs in tree lawns.
7. Major alterations to dwellings must be designed to maintain the characteristics of the original dwelling. Check with Trustees first, before hiring a contractor for discussion, plan submission rules, and written permission.
8. Pet owners are responsible for removing their animals waste from the Park and all front lawns.
9. Legal owners of property are responsible for paying assessments and insuring their tenants are aware of the deed restrictions.

If you have any questions regarding the above summary, please call a Trustee for clarification. Due to length and size, Trustees will not provide copies of the above Deed Restrictions. They are on file at the Lucas County Recorder's Office where copies can be obtained.

Again, the above is just a summary published for your information and reference. See original documents for complete text.