

Vicksburg Commons Home Owners Association Covenants

Based on a suggestion offered at the annual public meeting on February 29, 2012, below is a summary of the covenants and restrictions of Vicksburg Commons. The full text of the covenants is posted on the Vicksburg Commons web site and the covenants are recorded at the Madison County Recorder of Deeds. This summary is intended for reference and education purposes only and does not in any way constitute a modification, amendment, or revocation of the Covenants and Restrictions for Vicksburg Commons Subdivision. Please refer to the full text of the covenants for details.

Miscellaneous

- The covenants and restrictions run with the land and are binding on all parties. Power to enforce the covenants or to bring a lawsuit to enforce the covenants is given to individual homeowners as well as to the Homeowners Association.
- If annual dues are not paid, the Homeowners Association can impose a lien on your property.
- The Homeowners Association is a not-for-profit corporation charged with the duty to maintain common areas of the subdivision, assess dues, and enforce the covenants.

Antennas/Satellite Dishes

- No temporary or permanent antenna or antennae are allowed mounted to the ground or house.
- Satellite dishes must be 24 inches or smaller.

Fencing

- Prior to installation, designs for fencing or walls must be approved by the HOA.
- Fences, or other walls, may not obstruct or interfere with drainage easements.
- Fences, or other walls, may not be built at the front of the house.
- Fences may not be higher than 5 feet, and must be at least 1 foot away from the property/lot line.
- Fences shall be made of wood, vinyl coated, or professional constructed wrought iron. Chain link, wire or other metal walls, fences are not permitted.
- All fences must be maintained to present an attractive appearance.

Landscaping/Yard

- Yards should always present a neat and attractive appearance. Homeowners are responsible for mowing their own lawns up to the property line of their lot, and up to the street or curb/curbs.
- Burning materials is not allowed.
- Exterior lighting shall be so located, shaded and of such intensity so as not to become a nuisance to any adjoining or nearby Lot Owner.
- No signs of any kind shall be displayed to the public, with the exception of real estate and construction related signs.
- Garden plots may not be located in front or side yards, and must be at least 20 feet from any property/lot line.
- Livestock or poultry may not be raised, bred or kept. Domestic animals, such as dogs and cats, may not be kept or raised continuously outside.
- No structure of any kind is allowed on any lot except the house and attached garage.
- Other than firewood, nothing is to be stored in the open. No garbage cans are to be stored outside.
- No visible clotheslines are allowed.
- Gardens are allowed in the rear yard, but not along any street, and must be at least 20 feet from any lot line.

Landscaping/Yard (continued)

- Lot owners are responsible for keeping the streets and easements clean and free from damage during construction, maintenance, or remodeling of the house or lot. No lot owner shall alter the topographic conditions of a lot in a way that will change the flow of water onto another lot or onto the streets.
- No lot shall be used as a dumping ground for trash. All trash is to be kept in sanitary containers located inside the house. ***Trash cans are to be placed outside only on trash collection days.***

Recreational equipment

- No recreational apparatus may be located the front yard. If you live on a corner lot, this rule applies to side yards, too. This includes, but is not limited to:
 - Swing sets
 - Swimming pools
 - Playground equipment/trampolines

NOTE: Basketball goals are allowed as long as they are free-standing

- Swimming pools may not be above ground.
- Before building a basketball court you must present your plans and get approval from the Home Owners Association.

Structures

- Detached barns, storage sheds or lawn buildings are not allowed.
- Exterior kennels or dog/cat houses are not allowed.
- Paving materials for all parking areas, driveways and turnarounds must be poured cement concrete or block.
- Roofs must be covered with heavyweight, laminated, architectural grade shingles or better. They must have a textured design and appearance, and constructed of fiberglass, asphalt shingle or wood materials.
- Mailboxes and front yard lights are required to match the neighborhood standard and are required to match each other. The mailboxes and light poles may be in their original green color, or may be painted black. If refinishing the mailbox and/or light pole, the color used must be black.

Vehicles

- Vehicles may not be on blocks or other jacking devices in your driveway or on the street.
- Except when business is being conducted, commercial trucks or vans should only be parked in the homeowner's garage.
- Trailers, boats, campers, mobile equipment, recreational vehicles or motor homes must be parked in the garage. They may not be stored in the driveway, yard or street.