

Hunter Hill Estates
Declaration of Protective Covenants
Alphabetized for easy Reference

ADDITIONS: No structure, whether residence, accessory building, tennis court, swimming pool, fence or other improvement, including the exterior paint or stain thereof, shall be erected, placed, maintained, altered, or used on any property until the complete plans, including landscape plans, specifications, and proposed location of any building or structure have been submitted to and approved in writing by Hunter Hill Residents Association.

ANIMALS: No chickens or fowl and no other animals except household pets shall be kept or maintained on any premises. No pets shall be kept which shall constitute a nuisance or which will be troublesome or objectionable to the occupants of adjoining or nearby premises.

ANTENNAE: No detached or free standing antennae or aerial of any kind or description shall be kept or maintained on any property.

BOATS: See VEHICLES

BUSINESS: No business or trade, nor any mechanical, manufacturing or mercantile trade or business of any kind, nor the practice of any profession shall be conducted on any premises, at any time.

CLOTHESLINES: All clotheslines and drying yards shall be enclosed by fencing or shrubbery so as not to be visible from the street or any adjacent property.

CONSTRUCTION MATERIALS: No construction materials of any kind or character shall be placed (or stored) upon any property except for the immediate purpose of construction of an approved dwelling or accessory structure.

CONSTRUCTION TIME: The exterior of any building erected on any property and the landscaping in connection therewith, shall be finished & completed within six (6) months from the commencement of construction.

FEES: By acceptance of a deed to any property in Hunter Hill, the Grantee, for himself, his heirs, executors, administrators, successors and assigns, agrees to become a member of the **Hunter Hill Estates Resident Association Inc.**, and to pay the following fees:

1. A capitalization fee of \$300.00 payable to the **Hunter Hill Estates Resident Association** at the time of closing.
2. An Annual Assessment not to exceed \$300.00, unless voted by 75% of the residents of **Hunter Hill Estates**, to said Association, said assessment to be a proportion of the actual annual costs of the Maintenance, Repair, Taxes, Improvement Assessments or Expenses incurred on any of the ways and on the Recreation & Common Areas or Improvements of Hunter Hill Estates, all as set forth in the by-laws of **Hunter Hill Estates Resident Association, Inc.**

GARBAGE: No garbage or refuse shall be deposited on any property except in suitable containers so as not to be visible from the street or any adjacent lot.

HOUSING (Temporary): No temporary house, trailer, or tent, shall be placed or erected on any property.

LIGHTS: Any exterior lights on any property shall be indirect or controlled with respect to direction, focus, and intensity in such a manner as not to disturb the residents of adjacent properties.

MAINTENANCE (Exterior): The structures and grounds on any property shall be maintained in a neat and attractive manner, and the entire property shall be kept free of rubbish, debris, or material of any kind which renders the same unsanitary, unsightly, offensive or detrimental to any property within Hunter Hill Resident Association.

CONTINUED

In the event of a default in the performance of these provisions and if such a default shall not have been cured within fourteen (14) days after written notice thereof, Hunter Hill Estates Resident Association shall have the right to enter upon said lot to remove all weeds, rubbish, debris, or materials – to cut the grass and vegetation, to remove dead trees, shrubs and plants and to place said property in a neat and orderly condition. The cost of any work so required shall become due and payable by the property owner or owners to Hunter Hill Estates Resident Association, their successors or assigns, immediately upon completion thereof.

OFFENSIVE ACTIVITY: No noxious or offensive activity shall be carried on, upon any property, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

PARKING: No parking of motor vehicles shall be permitted along the entire length of the roads within Hunter Hill Estates.

REFUSE: See GARBAGE

SIGNS: No advertising signs shall be placed or maintained on any property at any time except one (1) sign of not more than one hundred fifty inches (150") in size denoting that the residence located on the property is "FOR SALE".

STORAGE: Tanks or any other storage facility for propane or other types of gas supply are prohibited. (With the exception of Gas Grill propane tanks). All other tanks maintained on any property shall be buried or confined within the residence.

TRADES: See BUSINESS

TRAILERS/CAMPERS: See VEHICLES

TRUCKS: See VEHICLES

VEHICLES: No vehicles other than pleasure vehicles, and no Trucks (except of the light pick-up kind) or Trailers or Boats shall be parked on or adjacent to any property, except that such vehicles or craft may be stored within an enclosed garage.

A breach of any of the foregoing restrictions shall give to Hunter Hill Residents Association, their successors or assigns, the usual legal and equitable remedies to recover damages and the right to enter upon any lot, and abate and remove, at the expense of the party at fault, any erection or work that may be thereon contrary to the interest of these restrictions, without being deemed guilty of any manner of trespass therefore – however – if no action shall have been commenced and notice thereof filed with the Barnstable County Registry of Deeds within three (3) months after completion of any building, structure, tennis court, swimming pool, or other improvement, addition or landscaping, the same shall be conclusively deemed to be in compliance with these restrictions.