

AMENDED AND RESTATED
TRACE MANOR HOMEOWNERS' ASSOCIATION
COVENANTS, CONDITIONS AND RESTRICTIONS

The developers of Trace Manor initially established the Architectural Control Committee (A.C.C.) to assure that the neighborhood would be developed with high-quality cohesive designs. The developers felt this concept with the involvement of the Architectural Control Committee (A.C.C.) would produce a community of beauty and one that will have the best possible appreciation for its homeowners. Since implementation of Trace Manor Homeowners' Association, the HOA's Board of Directors has taken over the responsibilities formerly held by the A.C.C.

These restrictions are to run with the land and shall be part of the deed and contracts or conveyances of any and all lots in Trace Manor and shall be binding on all parties and all persons claiming under them until December 31, 2050 unless otherwise changed by the developer through the course of build out.

RESTRICTIONS:

1. Minimum heated square feet of primary residence shall be 1500 sq. ft. on 65' lots and 1800 sq. ft. on 85' lots.
2. Garage entry may face the street with Board of Directors' approval.
3. Finish floor at front entry shall be no lower than 8" above finish grade at its highest point adjacent to building footprint fronting the street. Minimum roof pitch on main dwelling shall be 7 on 12. Building shall be 3 sides brick or stone.
4. Authentic wood or hardly plank lap siding may be used in lieu of brick or stone with the Board of Directors' approval.
5. No skylights or roof windows shall front street.
6. All chimneys shall be constructed of primary building material of adjoining wall.
7. All exposed roof metal shall match roofing material in color. All roof penetrations (stack vents, etc.) shall be located in rear or side of building.
8. All pets must be retained within the confines of the property when not on a leash.
9. No fencing shall protrude forward of the centerline of the home, or forward of any fence that already exists on the neighboring property. However, the owner is allowed to align their fence with the neighboring property's fencing to allow a seamless look if desired.
10. No chain link fence will be allowed unless contained within an approved perimeter fence.
11. All structures, landscaping and other improvements on individual lots shall be continuously maintained by lot owner for a well-kept appearance, including any vacant lot. Lots must be kept neat, clean, orderly, free of debris and litter, mowed and trimmed. Landscaping, including grassing, planting of shrubs, trees, flowers and other features shall be completed within one (1) month from the completion of the main structure of any residence.
12. No vehicles that cannot move under their own power may be kept exposed on the property, all boats, R/Vs, off-road vehicles, and trailers (of any type) are to be stored in garage or off site.
13. Outbuildings or detached structures must be approved by the Board of Directors. In any case, outbuildings/structures must be consistent in design of said residence.
14. All pools must be enclosed within a fence approved by the Board of Directors

15. Driveways shall be concrete or brick pavers. Driveways shall be designed to minimize removal of existing trees.
16. All mailboxes shall be brick or stone in design and construction and similar to the others in the neighborhood.
17. Existing trees shall be preserved as much as possible. Removal of any tree larger than 10" in caliper at waist level that does not interfere with driveway or building footprint must be approved by the Board of Directors.
18. In the event ridge vents are used, they must be of the "shingles over" design.
19. All wall framing shall be no greater than 16" on center.
20. House and building placement must be approved by the Board of Directors.
21. Easements are reserved for power water and any other utilities and in the event that utilities have to be placed it is the responsibility of the homeowner to repair the yard.
22. No noxious or offensive activities shall be carried on upon lot, nor shall anything be done that shall be considered a nuisance to the neighborhood.
23. No building materials or temporary buildings of any kind shall be placed or stored on the property until the owner is ready to commence the construction of said building or fence. Any building for any reason must be approved by the Board of Directors. All projects must be completed in 1 year or less.
24. No sign shall be placed except one designated by a licensed realtor or mortgage lender for the purpose of selling the property and this shall not exceed the typical size currently in use in a residential neighborhood.
25. No towers, conductors, converters, satellite dishes or other facilities or equipment for the reception of audio or video broadcasts are to be maintained on any lot unless the same shall be located behind the main dwelling inside a privacy fence and the structure not be visible from the street, unless federal law requires otherwise.
26. No garbage, trash-cans, ashes or refuse may be visible and must be stored behind or inside the structure or concealed from plain view.
27. Inoperable vehicles (that have been non-operational for more than 30 days) shall not be visible to the public and must be placed inside a privacy fence or Board of Directors approved building.
28. No livestock or poultry or animals shall be bred or maintained on the property. No commercial breeding (for sale) of any animal shall be allowed.
29. No above ground pools shall be allowed.
30. Outside burning of trash or refuse is prohibited.
31. Landscaping and exterior lighting must be approved by the Board of Directors.
32. No commercial machinery shall be placed or stored on any lot except as needed for the construction of that lot.
33. All driveways must be approved by the Board of Directors.
34. No Owner within the Trace Manor subdivision shall rent any portion of the lot(s) they own within Trace Manor to any other individual.
35. Only one flag pole shall be allowed per property. If the property consists of adjacent lots, only one pole is allowed for the entirety of the connected lots. The flag pole shall be no more than 20 feet in height. Owners may not fly more than two (2) flags at once. The only flags approved to be flown by the Board of Directors include: The US Flag, and military service flags including the Army, Marines, Air Force, Space Force, Coast Guard or POW flags.

36. All builder plans shall be submitted no less than 10 days prior to construction, all fence and out building plans after initial construction shall be submitted 30 days prior to construction. All items required for plan review shall include:

- 1) Site plan (no smaller than 1”-20”)
- 2) Foundation plans
- 3) Roof plan
- 4) Exterior elevations
- 5) Typical building section

The Board of Directors retains the right to change and amend these restrictions as they see fit.

Any occupant or Owner of property in Trace Manor that violates or attempts to violate these restrictions which in force and effect and provided it shall be lawful to do so, the HOA shall be reimbursed all cost and reasonable attorney fees for any resulting action.

These Amended and Restated Covenants, Conditions and Restrictions of Trace Manor Homeowners’ Association are hereby adopted this the ____ day of _____, 2022.

Recording of Member Votes on Amended & Restated CCR’s		
Votes in Favor (tally)	Votes Against (tally)	Absences (tally)
Total For =	Votes Against =	Absent =

Thus, the Amended and Restated CCR’s hereby pass as ____ of ____ Trace Manor HOA members voted to enact the new versions of the HOA documents.

Tyler Dunn, President

Date: