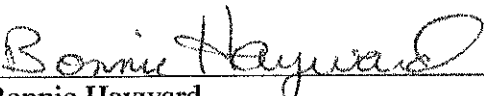


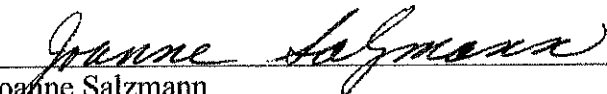
**INTERPRETATION AND POLICY DIRECTIVES  
REGARDING CERTAIN  
COVENANTS AND RESTRICTIONS  
PLAT OF PHEASANT POINT I**

**7-7-04**

*Interpretation and policy directives are in italics*

2. *Accessory Buildings/Structures.* Accessory buildings are expressly prohibited in the front or side yard of any Lot but may be constructed in the rear yard of a Lot with the prior written approval of the Architectural Control Committee. Such accessory buildings shall not exceed 12 feet in width by 16 feet in length by 12 feet in height. *Children's play sets and play houses of a permanent nature may not be constructed in the front yard of any Lot but may be constructed in the side yard or rear yard of a Lot with the prior written approval of the Architectural Control Committee. As part of this process, the wishes of contiguous Pheasant Point I Lot Owners regarding the siting of the permanent play sets and play houses must be considered. Final determination will be made by the Architectural Control Committee.*
8. *Nuisances Prohibited.* No noxious or offensive trade or activity shall be carried on nor shall anything be done which may be or will become a nuisance to the neighborhood. Nuisances such as loud or unreasonable noise shall not be permitted to exist upon any Lot so as to be detrimental to any other property or its occupants. Exterior lighting shall not be directed in such a manner as to create an annoyance to neighbors. Trash and garbage containers shall not be visible to the public except on days of trash collection. No clotheslines or other clothes drying apparatus shall be permitted in any yard on a permanent basis. *Tree houses of any style or construction are expressly prohibited. Permanent above-ground swimming pools shall not be permitted. Large yard toys (trampolines, skateboard ramps, inflatable swimming pools, etc.) must be stored or hidden from street view when not in seasonal use. Exterior Christmas lights and displays must be removed by March 1<sup>st</sup>.*

  
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Bonnie Hayward

  
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Joanne Salzmänn

  
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Dave Simon  
Pheasant Point I Architectural Control Committee