

Please file for future reference

*Full text of governing documents can be found on [www.voicowners.org](http://www.voicowners.org)*

## **Excerpts from “Articles of Incorporation”**

This Association is formed to provide for maintenance, preservation and architectural control of the Lots and Common Properties. (Article Four)

## **Excerpts from “Declaration of Covenants, Conditions and Restrictions”**

Every Owner of a Lot shall automatically be a Member of the Association. (Section 1)

Each Owner shall, at his sole cost and expense, maintain and repair his Lot. (Article V, Section 3)

Each Lot shall be used exclusively for single family residential purposes, and garages, carports, and parking spaces shall be used exclusively for the parking of passenger automobiles (no automobiles with racing stripes or numbers). No planes, trailers, boats, campers, abandoned cars or trucks shall be parked or housed in garages, carports, and parking spaces except as provided in Section 11 of this Article. (Article VI, Section 1)

Neither a motorboat, houseboat or other similar water-borne vehicle nor any “camper” vehicle may be maintained, stored or kept on any parcel of property covered by these covenants, except in areas specifically designated by the Board of Directors. (Article VI, Section 11) *See “Rules and Regulations” B.6 and F.2 for storage information.*

There shall be no obstruction of the Common Properties, nor shall anything be kept or stored in the Common Properties, nor shall anything be altered, or constructed or planted in, or removed from, the Common Properties without written consent of the Board. (Article VI, Section 2)

Nothing shall be done in any part of the Properties which may be or become an unreasonable annoyance or nuisance to the other Owners, such as outside lighting or sound-producing devices. (Article VI, Section 5)

No permanent attachments of any kind (including but not limited to television and radio antennas) shall be made to the roof or walls of any home, unless such attachments have been first submitted to and approved by the Architectural Control Committee. (Article VI, Section 6)

Each Owner shall be liable to the Association for any damage to the Common Properties caused by negligence or willful misconduct of the Owner or his family, guests, or invitees. (Article VI, Section 7)

All Owners and occupants shall abide by any rules and regulations adopted by the Board. The Board shall have the power to enforce compliance with said rules and regulations by all appropriate legal and equitable remedies, and an Owner determined by judicial action to have violated said rules and regulations shall be liable to the Association for all damages and costs, including attorney’s fees. (Article VI, Section 8)

No animals, livestock or poultry shall be raised bred or kept in any portion of the Property except for dogs, cats, and other household pets (but not for any commercial purposes) provided that they do not create a nuisance. (Article VI, Section 9)

No Lot shall be used or maintained as a dumping ground for rubbish, trash or garbage. Waste of any nature shall not be kept on any part of the property except in sanitary containers. (Article VI, Section 10)

The following shall not be commenced, erected, or maintained until

1. preliminary sketch showing basic plans and general specifications have been submitted to and approved by an Architectural Control Committee
2. final plans and specifications showing the nature, kind, shape, heights, materials, and location have been submitted to and approved in writing as to the harmony of external design, appearance, and location in relation to surrounding structures and topography by the Architectural Control Committee:
  - buildings or exterior additions
  - alternations to any building situated on the Properties
  - erection of or changes or additions in fences, hedges, walls, and other structures,
  - construction of swimming pools or other improvements

A copy of the plans shall be furnished by the Owner to the Committee and approved by the Committee within 30 days. (Article VII)