

## Lantern Farms Property Owner's Covenants and Restrictions

### *Quick Reference Tip Sheet*

In order to preserve the natural quality and aesthetic appearance of our neighborhood, each homeowner is required to:

- Have any fence, mini barn, pool or exterior structure approved by the Architectural Committee and Board, in writing, as to size, location, height and composition before it may be installed. Granting of governmental approval does not preclude this requirement. There is a special form that will need to be filled out and approved.
- Each property must have 2 (or more) trees in the front yard.
- Maintain their lot and make improvements as needed, so that their property does not become unsightly.
- Mow the lot at such times as may be reasonably required in order to prevent unsightly growth of vegetation and weeds. This includes edging around the fence perimeter, sidewalks and trees.
- Remove all debris and rubbish.
- Cut down dead trees.
- Keep the exterior of the home and landscaping from looking unsightly.
- Have a dusk to dawn yard light on that is in proper working order. A suggestion would be to get a light sensor so that it becomes automatic. Please straighten leaning light posts.
- Keep all trash bins stored in the garage, behind fences or shrubs to help promote a clean look. They should not be visible from any street.
- Do not put trash or yard waste at curb until day before pickup.
- Clear a path on either side of their mailbox during snow season, as required by the Post Office, and to keep snow removed from their sidewalk for safety reasons.
- Please do not "weed wack" the mail box post. See the Neighborhood Directory or another page of this document for our Mailbox policy.

We appreciate each homeowner's diligence in adhering to the above requirements so that we can continue to have a great looking neighborhood.

If anyone has any questions, please don't hesitate to contact one of the Board Members.