

### Shawnee Trace HOA -Declaration of Restrictions

- To maintain the subdivision as an attractive and pleasant subdivision to the benefit of current and future owners
- To afford purchaser protection in the use and occupancy and provide a uniform plan for the improvement, development, use and occupancy of the subdivision (maintain property values)
- Oversight of these restrictions is the purview Architectural Control Committee. All homeowners are bound by the restrictions by virtue of purchasing a property within the HOA.

The following is a summary of some of the restrictions. A copy of the complete document can be found on the Shawnee Trace website under DOCUMENTS .

- All plans and specifications for structures and other improvements including, but not limited to, residential dwellings, swimming pools, tennis courts, fences, walls, bridges, dams, driveways, hedges and other enclosures, must be submitted for examination and approval before any erection or improvement be made upon any lot and before additions, changes or alteration may be made to any structure or other improvements then situated on a lot. In approving or withholding its approval of any plans the Committee may consider the appropriateness of the improvement, impact on adjacent lots, artistic/architectural merits and other matters as may be deemed to be in the best interest and benefit of the subdivision. Any determination made in good faith shall be binding on all interested parties. Requests can be emailed [shawneetracehoa@systemfoundry.com](mailto:shawneetracehoa@systemfoundry.com) or mailed to P.O. Box 1352, Perrysburg, 43551
- No fence shall be permitted in the front yard, nor shall any fence exceed 42 inches in height, unless expressly approved by the Architectural Control Committee. (When a pool is present the City of Perrysburg safety code must be followed.)
- Pets: a total of 2 dogs or cats, no exotic or farm animals.
- Said premises shall not be used for the storage of automobiles, trailers, scrap materials.
- No lot or structure shall be used for any business purpose whatsoever.
- No weeds, underbrush, or other unsightly growths or objects of any kind shall be placed, permitted to grow, or remain on any part of a property. No outdoor fireplace or firepit shall be placed within twenty feet of any adjoining lot line.
- Satellite dishes or towers of any kind must be approved by the Architectural Committee.
- Basketball hoops or backboards located in front or side yard must be approved.
- No above ground swimming pools. Inground pools must be approved by submitting detailed plans to the Architectural Control Committee.