

**Yoakum Run Homeowners Association (YRHOA)**  
**Protective Covenants and Restrictions**  
**Examples of Frequent Violations**  
**7/18/09**

Protective Covenants and Restrictions Number:

2. No buildings, facility, or other structure, or any additions shall be erected, or the erection begun, on any tract until the plans and specifications are first presented to and approved in writing by the YRHOA. (Examples: firewood storage boxes/structures, fences, propane tank concealment structure)

5. The exterior architectural design of all houses and buildings requires written approval of YRHOA. (Examples: staining/painting, roofing, replacement windows and doors, deck/porch additions, stonework, etc.)

6. No building, fence, hedge, sidewalk, wall, drive, or other structure shall be erected, placed, or altered until the proposed building plans, specifications, exterior color or finish, plot plans showing the location of such, and construction schedule is approved by the YRHOA. No alterations in the exterior appearance of any building or structure shall be made without approval by the YRHOA. (Examples: adding stonework, privacy fence, pet fence, driveway; changing color of stain/paint, new roof, major landscaping, firewood storage, ski storage, propane tank concealment)

14. No permanent trailer, shed, or other temporary or movable building of facility shall be erected or maintained on any tract. (Examples: boat/ATV trailers, storage sheds)

16. Rubbish or garbage or other waste of any type shall be allowed to accumulate on any tract. (Examples: broken hot tubs, extra building supplies/materials, ladders, tarps, etc.)

20. No open fires shall be permitted on any tract, and any outdoor fireplaces shall be equipped with proper screening and approved by the YRHOA. (Example: open fire pits in backyards)

23. No exterior television or radio antenna of any kind shall be erected on any tract or residence after a CATV system has been made available to residences. (Example: satellite dish installed in the yard instead of on the house structure; see new *Satellite Dish Placement Policy*.)

24. No trees measuring six inches or more in diameter three feet above ground level shall be removed without approval of the YRHOA (unless it is located within 10 feet of the dwelling). (Example: clearing trees in yard)

**IMPORTANT NOTE:**

28. This Protective Covenant and Restriction gives the YRHOA the right to compel compliance to the terms in this document and to prevent the violation or breach in any event, and to seek enforcement of liens. This C&R also gives the YRHOA the right, whenever there is a structure that is in violation of these restrictions, to enter upon the property where the violation exists and abate or remove the violation at the expense of the owner, if after thirty (30) days written notice of such violation. Any such entry and

abatement or removal shall not be deemed as trespass. The failure to enforce any right, restriction, or covenant contained in this Protective Covenants and Restrictions, however long continued, shall not be deemed a waiver of the rights to do so hereafter and shall not bar its enforcement.