

TO: OHE-HOA RESIDENTS, PROSPECTIVE BUYERS AND REALTORS
SUBJ: Highlights from OHE-HOA Restrictive Covenants
FROM: OHE-HOA Board of Directors

The Board of Old Harvard Estates Homeowners' Association (OHE-HOA) will be sending residents this email twice a year as a reminder that you must adhere to the OHE-HOA Restrictive Covenants, and that you must submit an Architectural Approval Application to the OHE-HOA Architectural Committee prior to doing any outside improvement to your lot. The Architectural Approval Application can be obtained from oldharvardestates.org/documents.

The Declaration of Restrictive Covenants is not only a legal contract; it is also a social contract designed to ensure that our community remains attractive and our properties retain their values.

When closing on a property, sellers must obtain a Certificate 6D from our Treasurer to confirm there are no unpaid common expenses. Please provide a **minimum** of one week notice to the Treasurer, as the form must be notarized. A sample Certificate 6D may be obtained from oldharvardestates.org/documents.

Please visit the OHE-HOA website at oldharvardestates.org to learn more about our neighborhood. For your information, the following are some highlights from the OHE Restrictive Covenants.

1. Homes are for one single-family residency only.
2. No more than two accessory buildings can be added. Siding and roofing materials must match the house.
3. Before any improvements (new buildings, decks, additions, pools, sheds, fences, walls, etc.) can be made, plans must be approved by the OHE-HOA Architectural Committee. Please be mindful that there are setback requirements for all structures.
4. The first 25 feet of land from rear and side lot lines must be kept in a natural state, and no destruction of existing vegetation is permitted.
5. Trucks, boats, boat trailers, campers, motor homes, trailers, unregistered vehicles, off-road recreational vehicles or owners' commercial vehicles must be garaged and not parked outside.
6. No off-road recreational vehicles can be operated within Old Harvard Estates.
7. No more than two dogs and two cats are allowed. No animals or birds other than normal household pets are allowed. Dog walkers are asked to pick up after their dogs.
8. Association dues are assessed annually to maintain common areas.
9. Homeowners are responsible for trimming bushes, branches, and vines blocking the sidewalks and frontage, and revitalizing and reseeding their lawns in front of their own properties.

If you have any questions, contact any Board member at oldharvardestates.org/board-contacts.

June 11, 2018