



Olde Field Village HOA
P.O. Box 409, Woodside, DE, 19980

Olde Field Village Land Rules and Regulations

Land Use and Exterior Maintenance Requirements: (Consolidated Rules from Declaration of Covenants)

- No TV or radio antennae or any other external antennae shall be located on any Lot or attached to any Structure.
- No trailer, tent, recreational vehicles or structure of temporary nature shall be used as a residence. No trailer, recreational vehicle, boat or unused vehicle or equipment shall be parked consistently for more than 48 hours on any Lot at any time.
- No commercial or business type vehicle or equipment shall be parked on the street outside a residence or on the Common Area except when such vehicle or equipment is performing work on a living unit or making a delivery
- No motor vehicle with a modified or faulty muffler or exhaust system shall enter or be maintained on any Lots.
- New plantings on the Common Area, except as coordinated or approved by the Association, are prohibited. Owners may display flowering plants in freestanding, conventional flowerpots on the front porch, balcony or front walk of a Lot, but in a manner that does not burden, damage, or interfere with the general harmony and character of the structures of the neighborhood.
- No structure, landscaping, or any other obstruction shall be placed on any lot as to block clear view of traffic on any street, nor shall any plantings be done on any corner Lots closer than twenty (20) feet from either street line that will exceed three (3) feet in height (except shade trees which shall be trimmed so that the clear view may be maintained to the height of eight (8) feet.
- ALL exterior areas of each unit shall be kept clean, neat, and in proper repair. Such exterior areas and all Common Areas are not to be used for public storage.
- No bicycles, scooters, baby carriages, or similar vehicles, or toys other than personal articles shall be allowed to stand in any of the Common Areas.
- No window guards are to be used in or about any unit. No signs, advertisement notices, or illuminated messages shall be exposed to any window or exterior of any unit or other portion of the Lot, except as permitted by the Association or appropriate town or County ordinances.
- Shades, blinds, drapes, and other window dressings shall present a white or off-white exterior appearance that does not detract from the general harmony of character of the structures in Neighborhood.
- No fireworks, firecrackers or any other pyrotechnics shall be permitted on any Lot.
- No livestock, animals or poultry shall be raised, bred, or kept any Lot except for two (2) or fewer dogs, cats or domesticated household pets may be kept, provided that they are not kept, bred, or maintained on any Lot for commercial purposes and that not more than two (2) pets may be kept in the aggregate may be kept on any Lot.
- No exterior clothes dryer, outdoor clothes, or similar equipment shall be erected, installed, or maintained on any Lot, nor shall articles or clothing, bedding or similar be hung outside.
- The area withing the front of a dwelling shall be kept only as a lawn for ornamental or decorated planting of grass, trees and shrubbery and for no other purposes.
- No Structure shall be constructed on an Lot nor shall any additional change, or alteration therein or thereto be made to the exterior of any Structure and/ or contour of any Lot, nor shall any work be commenced or performed which may result in the change of the exterior appearance of any Structure until the floor plans, color scheme, location, proposed topographical changes, and proposed construction schedule, and designation of the party or parties to perform the work, have been submitted to and approved in writing by the Architectural Review Committee, and until any necessary permits and any other governmental or quasi-governmental approvals have been obtained.
- After construction, all Structures and Alterations shall be maintained continuously in strict conformity with the plans and specifications so approved and all applicable laws.
- If any structure is altered, erected, or placed or maintained on any Lot other than in accordance with approved plans and specifications thereof and applicable law, such action shall be deemed to be a violation of the provisions of this Declaration and, promptly after the Association gives written notice thereof to its Record Owner, such Structure shall be removed or restored to its condition prior to such action, and such use shall cease, so as to terminate such violation.