



### Summary of Most Frequently Used Restrictions and Policies.

The following is a Summary of the basic Restrictions and Policies of Record which are consistent throughout Crown Colony Subdivision and are most frequently used in day to day applications.

1. **Fences and Walls.** All fences and walls must have the written approval of the Architectural Committee before any construction may occur. **No chain link fence** will be permitted in any location; however, a dog-run or chain link fence may be used if not visible from the street, golf course, or adjacent property. In the event the golf course is adjacent to any lot, no fence higher than 42" shall be erected adjacent to such golf course.
2. **Signs.** No sign shall be displayed on any lot except one sign not more than five (5) square feet (24"x30"), advertising the property for sale or rent, or signs used by builders and contractors during construction. Signs permitted in this paragraph must be approved by the Architectural Committee or the Association.
3. **Parking.** No motorhome, boat or any other type of recreational vehicle, travel trailer, utility or any other type trailer, truck larger than a pickup size (1 ton capacity) or inoperative vehicle shall be or shall be allowed to remain parked or in any way situated on any lot, street, or other portion of the subdivision for a period of over 48 hours, unless specifically authorized by the Architectural Committee or the Association. Frequent violation of this provision by a vehicle for periods of less than 48 hours is likewise prohibited.
4. **Garbage and Refuse.** No lot shall be used or maintained as a dumping ground for refuse. All trash, garbage, and other waste shall be disposed of in accordance with requirements of the City of Lufkin and/or the Crown Colony Improvement Association.
5. **Clothesline.** No clothesline shall be constructed, placed or erected on any lot in such a what as to be visible from outside the lot.
6. **Nuisance.** No noxious or offensive activities shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance to the neighborhood or to the purpose of these restrictions.
7. **Livestock and Poultry.** No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot, except household pets (dogs, cats, etc.) which are not kept, bred, or maintained for commercial purposes. Such pets shall not be allowed to run free or unsupervised within this subdivision. No more than three (3) such household pets may be kept on any lot at any time.
8. **Antennae.** Television antennas will not be permitted where and when cable is available to a lot. Satellite Receivers (dish) with a maximum diameter of 18" may be used if not visible from the golf course or street.
9. **Mailboxes.** If curbside mailboxes are required for mail delivery by the U.S. Postal Service, attractive individual designs for mailbox holders shall be required by the Architectural Committee. Within the scope of postal service requirements,

the mailbox holders shall be designed and constructed of pleasing natural materials which harmonize architecturally with the residence, and the standard rural mailbox installation on the single post is not permitted. Designs must be submitted to the Architectural Committee for approval.

10. **Parking in Streets:** Cars and pickups parking in the street on a frequent basis is discouraged by the Association. This not only gives our subdivision “cluttered” appearance, it detracts from the appearance not only of the property where located, but surrounding properties and the subdivision as well. Cars and pickups also, in many instances impede the safe flow of traffic, and in some instances create unsafe blind areas for children walking to school. Cars and pickups may be cited and towed at the owner’s expense.
11. **Golf Carts.** Children shall be **16 years** of age to operate Golf Carts on the streets during daylight hours. Children 12 to 15 years of age, skilled in the safe operation of a Golf Cart, may, when accompanied by an adult, operate the golf cart on the street during daylight hours. Texas Law prohibits anyone under 16 years of age from operating a Golf Cart alone on the streets. During the hours of darkness only adults may operate Golf Carts on the streets in Crown Colony, as required by Texas Law. Golf Carts must have proper lights to operate during darkness. Security may issue citations and or letters may be issued for non-compliance by the Association.
12. **Trash Containers.** The **Gray** or **Blue** trash container may be set at the curb on scheduled day of pick-up. **All trash, garbage and other waste shall be disposed of in accordance with the requirements of the City of Lufkin and/or the Crown Colony Improvement Association Restrictions and Policies.** Trash Containers shall be removed from curb and stored out of sight after pick-up. **Trash Containers left at curb for 24 hours** or more cause problems, as they often have food waste in them, and this creates an unsanitary situation, and may produce an offensive odor to passers-by, and, when left out un-emptied for more than the day of pick-up, the food waste attracts ants and varmints to the container. Citations are issued for non-compliance of this restriction policy.
13. **Signs.** No sign shall be displayed on any lot except one sign not more than five (5) square feet (approximately two by two-and-one half feet), advertising the property for sale or rent by realtors, owners or a property management company. Builders and contractors may place one sign on a lot identifying their company or business. The sign must be removed when the property is sold, rented, repairs/remodel are completed, or the new home is completed. Non-compliance may result in removal of signs by the Association, a letter of non-compliance or both, a citation, or penalty (fine) may be assessed for frequent violations by the same person or company or business. Signs shall be as approved by the Architectural Committee or the Association.
14. **Dogs.** Dogs shall always be controlled, and not allowed to run loose, nor be a nuisance or annoyance by barking excessively in violation of City Code and Crown Colony Improvement Association policy.