

13.4 (Amendment)

Animals Dogs, cats and other reasonable household pets may be kept on Lots subject to such rules and regulations as may be adopted by the Association, provided that they are not kept, bred or maintained for any commercial purposes and that they shall not be kept in numbers or under conditions reasonably objectionable in a closely built-up residential community. All pets shall be kept on a leash when not in a residence or fenced yard. Pets shall not be allowed to eliminate waste on common areas or other owners' yards. The owner of any pet shall be responsible for immediate removal and disposal of any animal waste. Owners are also responsible to ensure that no noxious smells due to pet defecation are present. Excessive barking, as determined by the Association, shall not be permitted. The Association may require the removal of any pet from Parkway Ridge for repeated violation of the foregoing provisions and of rules and regulations adopted by it.

13.5 Garbage (Amendment)

No Lot or portion thereof or any improvement thereon shall be used as a dump for trash or rubbish of any kind. All garbage and other waste shall be kept in appropriate sanitary containers located in appropriate areas concealed from view. (Rubbish and recycling containers may be placed at the curb the day prior to pick up, and must be returned to an appropriate place on the homeowner's property ~~not viewable from the street~~ on the evening of the pickup day.) Yard rakings, such as rocks, lawn and shrubbery clippings, and dirt and other material resulting from landscaping work shall not be dumped into public streets or ditches or on any of the Common Area. The removal and disposal of all such materials shall be the sole responsibility of the individual Lot Owner. Should a Lot Owner fail to comply with this covenant within ten (10) days following the date on which notice is mailed to him by the Association informing him of such violation, then the Association may have said trash removed and charge the expense of removal to said Lot Owner, which shall be collectible as a special assessment.

13.9 Vehicles/Parking (New CCR)

Speeding and unsafe driving is prohibited. No vehicle shall be parked in a manner that obstructs another vehicle or takes up more than one parking space.

14.1 Exterior Condition (New CCR)

Owners are responsible, at the owner's sole expense, to paint, stain, or apply other decorative finishes to the exterior of a home, including fences, to maintain the quality of the community standards. ~~The board of directors has the right to determine these standards.~~ All broken fence boards shall be replaced at owner's expense. Owners are held responsible to maintain all landscaping for their home, including the feeding, trimming and replacement of plants, shrubs, trees, grass, as well as mowing and watering. Front yard maintenance is mandatory.