

WHISPERING PINES CONDOMINIUM ASSOCIATION

WPCA By-Laws, Exhibit C (Protective Covenants), Section 5 – **Revision** effective **2021 Jun 24**.

Section 5 Aesthetics:

With respect to the use and enjoyment of the Condominium and the individual condominium units the following aesthetic limitations and restrictions apply:

- (a) Except as otherwise provided herein, neither the **common** elements, nor the condominium unit outside of the dwelling and garage constructed thereon shall be used for storage of personal property, including but not limited to equipment, supplies, materials, trash or refuse of any kind.
- (b) Garage doors shall be kept closed at all times except as reasonably necessary for access, ingress and egress.
- (c) No unsightly condition shall be maintained on any patio, porch, or deck. Only furniture and equipment consistent with the normal and reasonable use of such areas shall be permitted to remain.
- (d) Neither the **common** elements nor the condominium unit outside of the dwelling and garage constructed thereon shall be used in any way for drying, shaking, or airing of clothing or other fabrics.
- (e) Trash containers of any kind (commonly referred to as receptacles, bins, cans or the like) whether used for trash, garbage, rubbish, recycling or green waste shall be kept either in the condominium unit dwelling, the garage constructed thereon, or on the unit outside these structures, provided they remain closed, and concealed so not readily visible from the interior streets/roads or walkways. No outside enclosure for such containers shall be permitted unless approved by the Association (which will include consideration of whether such enclosure can properly be concealed to view from either the Condominium streets/roads or walkways).
- (f) Trash containers shall not be permitted on the **common** elements except for such short periods of time as may be reasonably necessary to permit periodic collection of residential waste, recycling and/or green waste.
- (g) The burning or incineration of trash, rubbish, green waste, recyclable materials or other waste outside any dwelling or garage is prohibited except as permitted under the Hamburg Township Burn Ordinance (currently identified as Ord 40F) in effect at the time.
- (h) In general, no activity shall be carried on nor condition maintained either in the condominium unit or upon the common elements, which is detrimental to the appearance of the Condominium.