



January 1, 2016

Property Owners Association · PO Box 1348 · Farmington AR 72730

Our Covenants as they relate to tenants and guests

The Homeowner that you lease or rent your home from is a member of the Walnut Crossing POA. They are responsible for the enforcement of covenant rules and regulations by their lessees, tenants and guests. In some cases homeowners have designated a property management company to oversee the management of the property. The following is a quick reference to the POA Covenants. A complete copy of the covenants is available online and for printing at <https://www.walnutcrossing.org/covenants/>.

Parking

- All parking on two way streets is to be done with the vehicle facing the flow of traffic for those lanes. This is a City of Fayetteville parking ordinance and is enforced by them. This is \$100 fine.
- Parking in **Posted No Parking Zones** in the community is prohibited. This is a City of Fayetteville Parking ordinance and is enforced by them. This is \$100 fine.
- Overnight Parking at Walnut Crossing is not permitted. Overnight hours are from 1 am until 6 am daily. Homeowners whose tenants or guests that violate this Covenant are subject to a \$100 fine for each occurrence.
- Parking in the grass at any residence is not permitted. Homeowners whose tenants or guests that violate this Covenant are subject to a \$100 fine for each occurrence.
- All Homeowners and their tenants and guests are to park in their driveways.
- Overflow parking is available at the entrance to the community just off Hwy 62 at the two former Rausch-Colman Home offices on Holland.
- Guest Parking on Bungalow, Craftsman and Cottage streets is restricted on each street to homeowner guests for that street. All others will be towed without notice. Further frequent use of guest parking of the same homeowner guests is not permitted. Homeowner driveways should be used for any long term overnight parking.
- Motorcycles and Mopeds must be parked in the driveway or garage. They are not permitted to be parked on sidewalks or porches.

Garbage Cans and Recycle Boxes

- All Garbage Cans and Recycle boxes must be stored in the garage or behind the fence between pickups. Failure to observe this covenant is a fine of \$50.
- Garbage Cans and Recycle boxes are only permitted overnight to be on curb for the following day's pickup.
- Garbage Cans and Recycle boxes must be removed from the curb on the day of the pickup.

Lawns

- Lawns front and back cannot have a grass height of more than 4 inches.
- Lawns must be mowed, trimmed and edged and clippings removed and not left in the driveway, street, or sidewalk with each cutting.
- Failure to observe this covenant for mowing, trimming and edging will result in a \$50 fine for each occurrence.

Construction and changes to property

- All construction, major landscaping projects and similar projects must be approved by the Architectural Board. An application must be made before the start of any work being done. Applications must be submitted by the Homeowner only - Not by tenants or their guests. - And must be mailed to the POA mailing address.

Political Signs

- No political signs of any type are permitted on the lawns in the community.

Seasonal lighting

- Seasonal lighting is permitted prior to a scheduled holiday.
- Seasonal lighting must be removed within 2 days of the holiday.

Fireworks

- No Fireworks are permitted at Walnut Crossing at any time. The fine for discharging fireworks is \$100.00. The fine is assessed without warnings.