

Copperfield Neighborhood Association
Deed of Restrictions Guidance
12/5/2021

This policy document clarifies the manner in which the Board interprets and applies the DOR and is intended to provide additional guidance and consistency between changing Boards..¹

1. Approval of Construction Plans(DOR #2)

Modifications to the footprint of an existing house, driveway, deck/patios shall require approval of the Board.

Structures are defined to include, but not limited to: sheds, greenhouses, above ground pools, lean tos and car ports. These are prohibited.

If the exterior of the residence is being repaired/replaced those plans, and any change of materials, must also be submitted and approved by the Board.

Note: pool houses, gazebos or similar structures are mentioned in DOR #24.

2. Vehicles and Boat(DOR #8)

Commercial vehicles shall be: any vehicle with signage, vehicles modified with ladder racks, one ton dually trucks. Immobile vehicles are ones that have sat on the street for more than 7 days or in a driveway more than 14 days.

3. Satellite Dishes(DOR #12)

No dishes over 18" diameter.

4. Animals(DOR #15)

No breeding of animals for monetary gain.

5. Signs(DOR #18)

Political signs will be accepted no larger than 2' square during the month prior to election. Removed the day following the election.

6. Owner's Duty to Maintain Property(DOR #20)

Street trees shall be maintained in accordance with Lexington Fayette Urban County Government guidelines. Two trees per lot, one tree in cul de sacs. No pear trees of any variety shall be replanted. The Board maintains a list of approved trees for each street.

Costs associated with hiring a third party to maintain the lot will be reimbursed by the lot owner. If incurred fees, fines are not paid within 30 days a lien can be filed on the property.

¹ Last updated 2/8/2022