

DEED RESTRICTIONS FOR PARKLAWN SINGLE-FAMILY HOMES

1. OWNER OCCUPANCY

Except for Housing Authority of the City of Milwaukee owned property, all homes must be used for residential purposes only and be owner occupied as the owner's primary home. All homes must be kept available for the owner's exclusive use and enjoyment at all times and may not be subjected to any lease, rental, or tenancy.

2. FENCES AND GATES

Fences and gates must be constructed of painted or stained high quality wood or premium quality vinyl, painted wrought iron, or painted aluminum. Structural framing and/or unfinished sides of fences and walls may not be exposed to any street or neighboring lot. Front yard fences are not permitted. Chain link, split rail, or bamboo fences and gates are not permitted except upon the formal approval of the Housing Authority.

3. BOAT, TRAILER, AND AUTOMOBILE PARKING AND STORAGE

No boat, trailer, trailer house, recreational vehicle, camper, truck camper, or mobile home may be habitually parked in view, on, or adjacent to a lot. Parking on lawns, open spaces, or other dirt, gravel, or grassy areas is not allowed. Vehicles that are disabled, not currently licensed or registered, or are otherwise inoperable may not be stored in view on any lot.

4. SWIMMING POOLS AND SPAS

All pool plans are to be in accordance with City ordinances. Pool heaters and pumps must be screened from view and sound insulated from neighboring houses. Above ground pools, other than the inflatable type, are not permitted.

Above ground enclosures or structures that create an enclosed pool are prohibited. The definition of a swimming pool shall not include a spa or hot tub provided that such spa or hot tub is no greater than ten (10) feet in diameter and no greater than four (4) feet in depth. A spa may be installed above ground if it is located in the rear yard, a minimum of ten (10) feet from a property line, and completely screened from a neighbor's view by a fence six (6) feet in height and other appropriate landscaping.

5. **GARDEN SHEDS AND ACCESSORY BUILDINGS**

Garden sheds are permitted, but should be located in close proximity to the main structure and not against a side yard property fence or wall. The shed must be screened from the view of adjacent lots and the street. Metal garden sheds are not permitted. Accessory buildings, such as carports or large storage sheds, are not permitted.