

Summary of Timber Farms Deed Restrictions

Item	Requirement	Reference
Fences	<i>Preapproval of TFMC required.</i> Wood or vinyl. Not over four feet high. Not located forward of rear corners of house.	Section V.13 (amended)
Sheds	<i>Preapproval of TFMC required.</i> Restrictions on size and construction. Not located forward of rear corners of house.	2004 Amendment
Swimming pools	Inground pools permitted, subject to <i>preapproval by TFMC.</i> No above ground pools.	Section V.13
On-street parking	TF residents - none between midnight and dawn, and only limited (“intermittent and nonrecurring”) at other times.	Section V.9
Other vehicles	No parking of boats, campers, motor homes, over-sized commercial trucks, trailers, at any time in Timber Farms.	Section V.9
Vegetable gardens	Permitted in the back yard only.	1990 Amendment
Solar panels	Allowed. No TFMC approval needed.	2016 Amendment
Additions & other exterior modifications	Must be in architectural harmony with the existing home, and be <i>preapproved by TFMC.</i>	Section IV.1
Pets allowed	Dogs, cats, or other common domesticated household pets may be kept, <i>inside the dwelling</i> . Max. 2 pets per dwelling.	Section V.5
Signs	No signs of any kind, except street numbers.	Section V.6
Clotheslines	Laundry lines and poles outside houses are prohibited.	Section V.10
Lawn decorations	No statues, bird feeders, fountains or other decorations.	Section V.13
Christmas lights	Permitted, but must be removed each year by January 15.	Section V.12

New Castle County Code (and DelDOT*) Requirements

Item	Requirement
Grass and weeds	Grass and weeds no taller than eight inches.
Parking on lawn	No vehicles (cars, trucks, RVs, boats, trailers) on lawns.
Unregistered or junk cars	No unregistered or junk cars stored outside.
Trash, debris, bulk items	No trash, debris, tires, old appliances, or furniture can be stored outside.
Home maintenance	Property (doors, windows, roof) maintained in good repair.
*Basketball hoops	*Not permitted in streets, and the areas within seven feet on both sides.