

Deed Restrictions – Robinwood Estates

1. No garage, barn or other outbuildings, tent, car or trailer shall be erected or placed on the said premises at any time to be used as a residence, either temporarily or permanently.
2. Said premises shall not be used for the storage of building materials, automobiles or automobile parts, nor shall any nuisances be maintained on said premises, which may be in any manner dangerous or noxious or offensive to the neighborhood inhabitants.
3. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste which shall not be kept except in sanitary containers. All containers or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
4. Said premises shall be used only for one-family dwelling residential purposes as defined in and limited by the Zoning Ordinances of the Town of Clifton Park.
5. No excessive cutting of trees shall be permitted other than to allow for houses, driveways, walks, patios, swimming pools and grading. All dead trees may be removed from site. No trees in excess of 6" diameter shall be cut from site other than to allow for the above-mentioned uses.
6. Plantings and landscaping shall be arranged so as to compliment the existing vegetation, define entry ways, provide visual coordination and to compliment the structure. All planting plants shall be based on a naturalistic schema.
7. No above-ground swimming pool shall be permitted and all in-ground pools shall be properly sited so as not to detract from adjoining properties. All fencing surrounding pools shall conform to compliment structure.
8. Storage of any materials, building materials, building equipment, furniture, household goods, garden equip garbage cans, animal cages, automotive equipment, propane tanks, signs, etc., shall be specifically prohibited in front and side yards.
9. Storage of recreational vehicles, boats, trailers, c snowmobiles, trucks exceeding one-ton capacity, motorcycles, mini-bikes, garden tractors and race cars on a permanent basis and outside of a storage building shall be prohibited.
10. All storage sheds shall conform to the architectural style of the main structure and shall not detract from adjacent properties. All aluminum, metal, vinyl and prefabricated storage sheds shall be specifically prohibited.
11. Clothes lines specifically prohibited are those clothes line which typically contain post and cross arms exceeding 10 feet in height and a run of 50 feet. No clotheslines shall be attached to house. Each clothesline shall be sited so as not to detract from adjacent properties.
12. All exterior materials of houses shall either be wood siding, brick, stone or a combination of all. Window and door frames, fascia, soffits shall be color coordinated with house exteriors. Aluminum, vinyl, or other unnatural materials shall be specifically prohibited.
13. Bear Brook Court Lot#s 11 and 12 are further restricted to a building setback from the center of the stream. This restriction is imposed by the New York State Department of Environmental Conservation and specifically precludes any construction of any kind, or regrading of any land within said building line setback area. No structures of any type, whether permanent or temporary, shall be allowed in this setback area.