

Violations Guidelines

1. **Section 36. Basketball Goals.** HOA approval required for permanent fixture including cemented into place. Backboard must be made of acrylic. Wooden or fiberglass goals are not allowed. Basketball goals not permitted to lie on ground in front or sides of a home. Must be maintained and can be considered a nuisance if unkempt.
2. **Section 34. Landscaping.** The HOA reserves the right to promulgate and amend landscape guidelines and establish approved standards, methods, and procedures.
 - a. **Landscaping Guidelines:** Tree rings and general landscaping borders for all front and sides of a home must be approved by the ARC. In general, color must closely match or compliment home colors. If brick is used the color must be identical to the brick used on the home construction. Other materials/colors must be approved by the ARC and in general should compliment the home colors.
 - b. Any landscaping near property lines, easements, or which may grow large enough to obstruct neighboring views requires ARC approval. All landscaping and vegetation (back yard gardens) maintenance is the responsibility of the owner and must be reasonably well kept (trimmed) as to not become a nuisance to any neighboring properties, free of weeds and overgrown grass, and free of unsightly dead/diseased plantings.
 - c. Garden plants, fruits, etc. are not permitted to be planted or contained on the fronts or sides of homes per Section 30 of the covenants. Potted Plants: Allowed but must be orderly and maintained. No vegetables etc. (Section 30)
3. **Section 32. Sidewalks.** Shall NOT be obstructed and is to be maintained (cleaned, edge) by the owner.
4. **Section 30. Gardens.** No vegetable gardens in front or sides of house.
5. **Section 26. Window Coverings.** Must be off white. Approval for any other color must come from ARC.
6. **Section 25. Exteriors.** Stone, Brick, Cement board in ARC approved colors (all improvements). Nothing attached to houses (such as heat pumps) without ARC approval (see section 20).
7. **Section 24 Lighting.** Exterior lighting visible from the street is not allowed without ARC approval except what was installed by SRH.
 - a. Seasonal lighting is allowed for 60 days starting Nov 14th.
8. **Section 22. Energy Conservation.** No solar panels without ARC approval.
9. **Section 20. A/C Units.** Must be screened by approved wall or vegetation. This is taken to include home generators, heat pumps etc.
10. **Section 21. Fountains/Flags.** No fountains/flags/artificial vegetation without ARC approval.
11. **Section 18: Fences.** Shadowbox (wood, & tobacco brown). Aluminum. Black. Cannot exceed 6ft without ARC approval.
12. **Section 15. Clotheslines, Garbage Cans, Woodpiles etc.** Screened in and concealed from view.
13. **Section 13. Drainage.** Cannot alter drainage paths and no obstructions allowed.
14. **Section 10. General ARC Standards.** No exterior construction, alteration, addition, or erection of any nature whatsoever shall be commenced without ARC approval.
15. **Section 9. Unsightly and Unkempt Conditions.** General. Automotive repair as a hobby not allowed.



16. **Section 4. Vehicles.** Trailers/Mowers are considered a nuisance if parked in driveway for more than 3 days.
17. **Section 3. Signs.** No signs of any kind without ARC approval (other than for sale/rent)

Additional Notes.

1. Generators: concealed from view similar to AC unit installs in the covenants (Section 20). Heat pumps etc.: cannot be affixed to sides/front of house (Section 20) and must be concealed from view.
2. Hoses: stored in container or maintained and wound for hose hangers on sides of home out of view for fronts/sides of house. No free hoses in front/side of homes (laying on ground, driveway etc.)
3. Potted Plants: Allowed but must be orderly and maintained. No vegetables etc. (Section 30)