

Fences

No fence more than six (6) feet in height shall be erected.

Fence style shall be appropriate and fitting to existing styles/materials.

Pressure-treated lumber or ornamental iron (aluminum) fences are allowed.

Chain link and vinyl fences are not authorized to be erected on any lot. (Vinyl sections are authorized to be used as a trash can screen.)

Should a homeowner wish to erect a fence and does not want to tie into an existing fence adjoining their property, a minimum of two (2) feet must be left between the fences for maintenance and safety issues.

Should a homeowner wish to erect a fence and there is no existing fence adjoining their property, a minimum of one (1) foot must be left from the property line in order to maintain the fence.

A fence shall not be erected in a side yard of a home where the fence is even with the front corner of the neighboring home.

Pergolas, Gazebos, and Retractable Awnings

The tops/roofs on these structures are to be made of canvas cotton/polyester fabric or woven acrylic fabric and are required to be a solid cream, tan, or color matching the trim of the house, with no stripes or designs in the fabric.

These structures are required to be erected on decks or patios.

At no time can the metal frame of these temporary/permanent structures stand alone on the deck or patio. The canvas roof/top cannot show signs of wear & tear.

Screened Deck Room (Pictures of approved screened in deck rooms are available.)

The room addition must conform to the harmony of surrounding structures and topography and the roof shingles for the added room must match the house shingles.

Playsets

Playsets will be wooden or metal (not plastic). Plastic slides are allowed.

Playsets require an architecture change request form and approval prior to installation.

Roofs

Roofs will be a standard shingle to match the shingles originally installed by builder - Timberline Slate Blend from West Roofing & Supply.

Association Dues/Late Fees

Association Dues are \$16.50 per month, is payable at the first of each month.

A \$10 per month late fee is assessed on annual dues.

The late fee is applicable after a 30-day delinquency.

Architectural change requests will not be approved for any homeowner delinquent on annual dues.

Transfer Fee

A \$200 HOA transfer fee is assessed at closing payable by new homeowners.

Gas Lights

As the only source of light for our neighborhood, we request that the Gas lights on each lot remain lit at all times. Piedmont Natural Gas will relight the fixture for you at no cost. Call 734-0665 to schedule a free appointment or they will supply mantles free of charge if you wish to light it yourself.

Approved electric conversion kits for Gas lights are available.
<http://www.gaslightconversions.com/>. Michael Deming, LandCo Development, can furnish and install kits; he can be reached at 293-8286. The electric lights should be lit dusk-to-dawn.

Trash Can Screens

Trash can screens can be made of various materials such as wood or vinyl. Screens must be approved via an Architectural Change Request Form. Samples of approved screens can be viewed on the website.

Other

Other types of additions needing approval via architectural Change Request forms: patios, sidewalks, decks, stand-a-lone flagpoles, window boxes.

Pools

Above-ground swimming pools are not allowed in the neighborhood.

Common Ground Use

Use of common ground for staging must be requested on the Architectural Change Request Form. There is a \$500.00 deposit to insure the common ground is returned to the same condition as it was before the project started. Homeowners or their contractors cannot place and or store dirt, rock or any part of the project on common ground.

Prior to the project, the Board will take pictures of the area that will be used by the Homeowner to show the condition of the common ground prior to use. Upon completion of the project, the Board will check the condition of the common ground and, should there be no need to repair the common ground, the deposit will be returned. Should repairs need to be made, pictures should be taken to show damage done. Once repairs are accomplished, the remainder of the deposit will be returned or an invoice will be sent to the homeowner for the additional cost.