

The Reserve at Pettit Creek

Rules & Regulations Guidelines

Yard Care & Landscaping - Article VI 6.14

- 1.) Lawn grass height should be mowed and maintained at 6" or less.
 - a. Turf areas on all sides of the home should be kept as weed free as possible and at no time should weed cover exceed 10% of the total turf area. Blankets of lawn should be composed of 90% primary grass, such as Bermuda.
 - b. Grass clippings should be cleared from driveway, sidewalk, and street. If possible, pick-up grass clippings from areas mowed. Clippings and yard waste should not be disposed of or stored on the property.
 - c. There should be no bare lawn areas outside of beds or areas approved by Architectural Control Committee
- 2.) Edging is required and growth should not extend more than 3" into the sidewalks, driveways, curbs and/or beds
 - a. Beds should be maintained with weeds covering less than 10% of any bed.
- 3.) Bushes should be trimmed to retain shape and fullness for that species. Bushes on the front of the home should not grow above the window sill of the main level. Bushes or plantings may not conceal numbers on mailboxes.
- 4.) Any dead trees, bushes, or plants are to be removed and disposed of.
- 5.) Groundcover should be added if 25% or more of the ground is visible. This may include pine straw, mulch, rock, etc.

Exterior Home Care

Each Homeowner is responsible for the general upkeep of the home so that the dwelling is well maintained and has a tidy appearance. This standard includes but is not limited to:

- 6.) **Article VI 6.14** - Any exterior building components (i.e. siding, gutters and downspouts, roof shingles, windows and doors) which are missing, broken or otherwise in a state of disrepair must be repaired.
- 7.) **Article VI 6.14** - Unless otherwise approved by the Architectural Control Committee, all windows on a dwelling which are intended to be operable shall have white or off-white window treatments. And any portion thereof visible from outside the dwelling shall be in good condition.
 - a. Window treatments visible from the street may not be non-standard (i.e. sheets, blankets, paper)

- 8.) **Article VI 6.14** - Window inserts or screens need to be consistent among visible windows from the street. Inserts need to be in good condition. Screens and/or inserts shall be all in or all out.
- 9.) **Article VI 6.13** - Garbage cans should not be stored in front of the garage; they can be stored on the side of the house if concealed by a permanent fixture or bushes/hedges approved by the Architectural Control Committee.
- 10.) **Article VI 6.14** - Repainting as needed to stay well maintained and/or touch up painting where needed.
- 11.) **Article 5.05** – Paint colors should not be altered without ACC approval. Homes must maintain unpainted stone or brick exterior accents. Homes should maintain a 3-4 color paint scheme (including accents).

Exterior Home Care (cont'd)

- 12.) **Article VI 6.14** - Repairing or replacing rotted siding boards, wood, fascia, soffits, doors or other home materials (brick, stucco, stacked stone, etc.).
- 13.) **Article VI 6.14** - Pressure washing and/or cleaning all external structures including siding, fences, decks, sidewalks, gutters, or driveways to remove mold and /or mildew or other stains.
- 14.) **Article VI 6.14** - Mailboxes should be maintained in original condition or changes approved by the ACC. Numbers should be clearly marked on the mailbox.
- 15.) **Article VI 6.10** - All fences must receive Architectural Control Committee approval prior to installation. Any warped or rotted pieces of fence need to be replaced. Fences are to be installed with finish or good side facing outward from the yard. The fence should be a maximum height 6' from ground and constructed of prefabricated steel or aluminum pickets or pressure treated wood, and in harmony with other fence styles in the neighborhood. It should not exceed 25% of the length of the house from the rear (back corner) of the home toward the front, or not to extend past the front of your home or the neighboring houses on either side. Chain link fence will not be approved. The fence must also comply with all city ordinances (Ex. 27' from curb).

Signs - Article VI 6.08

An owner shall erect no sign of any kind within the community without prior consent of the Architectural Control Committee approval except as follows:

- 16.) Flags that are displayed should be on a short (less than 5') pole that is attached to the home.
 - a. No tall, in ground flag poles are allowed.
- 17.) Seasonal flags may be displayed at appropriate seasons. This also applies to seasonal decorations (ex. Halloween, Christmas, Easter) displayed in the yard or on the house.
- 18.) One 'For Sale' sign per property, including directional signs. Directional signs cannot be placed throughout the development.
- 19.) 1 security sign located near the entrance of the home, not to exceed 12" X 24".

- 20.) United States of America Flags are permitted year-round. They should not exceed (3' X 5') in size and should follow other 'flag' standards set forth.
- 21.) 1 political sign (12" x 24") or one flag (3' X 5') is acceptable 6 weeks in advance of election day. Signs should be near the home and not in the middle of the yard.
- 22.) 1 sports team flag (3' X 5') or sign (12" X 24") is permitted. Signs should be near the home and not in the middle of the yard.
- 23.) Birth announcements or birthday announcements are allowed and should be removed after 1 week of posting.
- 24.) No signs are permitted for personal business.
- 25.) Yard care signs or business signs posted after completion (or during work) is acceptable for 1 week.
- 26.) Any signs required for legal proceedings are allowed.

Parking and Storage

- 27.) **Article VI 6.15** - Boats, RV's, Campers, Trailers cannot be parked visibly on a lot for more than 48hrs. If storing at home, it should be stored in the garage or not visible from the street.
- 28.) No double parking in the street. Cars in the street should be parked in the direction of traffic. Cars parked in the street should not exceed 1 car per household for more than 48hrs.
- 29.) **Article VI 6.13 & Article VI 6.19 (c)** - Building materials and/or firewood need to be stored where not visible from the street or streets. Building materials should be removed from the lot at the completion of the project.
- 30.) **Article VI 6.15 & 6.16** - Outdoor storage of tools, lawn equipment, ladders, garden tools, hoses, etc. must be screened from view of adjacent properties and streets or stored in the backyard.
- 31.) **Article VI 6.16** Grills and propane tanks must be stored within the backyard but may be moved to the side yard or driveway for temporary use, but should be removed within 24hrs

Pets - Article VI 6.18

- 32.) No animals, livestock, or poultry of any kind may be raised, bred, kept, or permitted on any lot, except cats, dogs, and other usual and common household pets.
- 33.) No pet may be kept, bred, or maintained for any commercial purpose
- 34.) No pet shall be allowed to endanger the health of the Community, make objectionable noise, or constitute a nuisance or inconveniences to the owners of other lots.
- 35.) All dogs shall be kept on a leash outside of the owner's property.

Additional Structures (Sheds, Garages, Gazebos)

- 36.) All detached garages or storage sheds must have doors, and each garage door must be coordinated in design and color with the dwelling to which it belongs. Rooflines and design should be consistent with the main home. Materials used to build these structures should be the same as the main home.
- 37.) Garages or sheds may be placed on a lot if approval is obtained from the ACC. Gazebos, pergolas, other patio coverings or screenings/enclosures must be approved by the ACC whether or not they are attached to the home.
- 38.) Materials used to construct a garage or shed that is attached to the main home must be constructed with the same materials as the home (shingles, hardy plank siding). This also applies to detached structures that are enclosed on all sides (storage buildings, detached garages).

Miscellaneous

- 39.) **Article VI 6.12** - Satellite dishes shall be no longer than one meter in total size. Concealed cabling shall not count toward this total size guideline.
- 40.) **Article VI 6.12** - Satellites need prior approval from the Architectural Control Committee and shall be installed in the rear of the home and not visible from the street or streets.
- 41.) **Article VI 6.19 (b)** - Burning trash, garbage, debris, or other waste matter of any kind may not be burned within the community without a permit from the city.
- 42.) **Article V Section 5.8 Amendment to the Declaration of Covenants** - Window air conditioners are prohibited.
- 43.) **Article VI 6.12** - No solar collector panels or attendant hardware or other energy conservation equipment may be constructed or installed unless they are an integral and harmonious part of the architectural design of a structure. The Architectural Control Committee must approve all installations of energy conservation equipment.
- 44.) Holiday decorations may be displayed up to 4 weeks before and 4 weeks after the holiday.

Plans and specifications required to obtain approval, depending on your request may be the following: site and elevation plan, foundation plan, floor plan, materials specifications, color scheme/samples, lighting scheme and other details affecting the exterior appearance of all proposed structures and alterations to existing structures, plans for landscaping and grading.