

# ASHTON MEADOWS HOA, INC.

## ARCHITECTURAL GUIDELINES & PROPERTY STANDARDS

### TOP TEN LIST

The following are some of the most important items to remember to maintain and enhance your property. Additionally, this list will help assist you in planning any exterior changes to your property. Please remember all exterior changes/improvements must be approved in writing prior to any changes being made.

#### Fences

- Please remember to get written approval prior to *any* installation or changes. 5 foot black aluminum fencing and 6 foot dog eared wooden privacy fences are the two approved fence types in the community.

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#### Signage

- No signs are permitted in windows, with the exception of alarm and pet signs.
- Up to 3 signs expressing support of or opposition to political candidates may be placed on a Lot 45 days prior to a general election and must be removed no later than 7 days after the election.
- Homemade signs in yards or common area are prohibited.
- Professionally lettered For Sale or For Rent signs may be placed in the yard
- Professionally lettered Yard Sale signs may be displayed in a yard (not in common area) for no more than 72 hours. Only 1 yard sale per home is permitted each year.
- No sign of any kind may exceed 24 inches X 24 inches or 15 inches in height.

#### Pets

- Maintenance of the yard to keep it free from offensive odors is required.
- Please note all homeowners are required to pickup after their pets. Please be courteous!
- Dogs must be on a leash under the control of a competent individual whenever they are outside a home or fenced yard.
- No more than three (3) dogs, cats or other usual household pets are allowed.
- Kennels and dog runs are not permitted;
- Any dog house requires prior ARC approval.

#### Garbage Cans

- Trash storage needs to be screened from the road and neighboring lots. Any screening material or structure requires prior approval of ARC.

#### Toys/Basketball Goals/Play Equipment

- No items (toys, bikes, garden equipment, trash containers, chairs, wood, recycling bins, etc.) may be left in front or side yards or on porches when not in use.
- Basketball goals need to be erect at all times and stored in the rear third of the driveway when not in use.
- Metal play equipment is not permitted.

### **Parking**

- Vehicles are to be parked in the garage or driveway. No parking of any type of vehicle is allowed in yard or on street, with the exception of short term guest parking (less than 6 hours).
- Boats and other water craft, trailers, campers, tractors, trucks other than pickup trucks rated at  $\frac{3}{4}$  tons or less, and motor vehicles other than passenger motor vehicles for 8 or fewer passengers, must be parked fully within the garage with the door closed OR be screened from view of the street. Any screened area must be approved in writing by the HOA.
- Inoperable and/or unregistered vehicles may not be stored on any Lot or the streets within the community.

### **Satellite Dishes**

- Satellite dishes, no more than one meter (30") in diameter, with hidden cable.
- Preferred placement of the dish is on the rear roof. If placement is necessary on the side or front of the house, owner must provide letter from contractor stating that a signal cannot be obtained in any other location. Screening with plant material and/or painting the dish to match the background may also be required.

### **Mailboxes and Posts**

- Must be repainted or replaced in original colors and style.

### **Home Business**

An occupant of a Lot may conduct business activities inside the dwelling so long as:

- The existence or operation of the business is not apparent by sight, sound, or smell outside the Lot;
- The business activity complies with all local zoning requirements;
- The business activity does not involve door-to-door solicitation of residents
- The business activity does not generate a level of vehicular or pedestrian traffic or a number of vehicles being parked on the Lot which is noticeably greater than a typical lot where no business activity takes place.
- The business is consistent with the residential character of the community and does not threaten the safety, security, or health of other occupants of the community.

### **Maintenance of Home & Yard**

- Owners shall keep their yard in orderly condition and in good repair.
- Siding and roofing must be kept free of mold, fungus and other causes of discoloration.
- No clotheslines are allowed.
- Grass should not be allowed to grow over 8 inches in height and landscaping should be trimmed and neat.
- Any dead plantings should be promptly removed.
- Garages may not be converted to living quarters

## Approved Garbage/Recycle Bin Screens

A screen to hide trash and recycle bins from the street and the adjacent home can be made by constructing two or more pieces of wooden fence panels at right angles against your house or garage. Two panels may be necessary to adequately screen two large bins from adjacent homes. The preferred placement of the street-facing screen is at the front corner of the garage/house, but other locations will be considered. Wood panels may be painted to match the house trim or may have a clear sealant or natural cedar stain applied and refreshed on a regular basis. Finials on corner posts are permitted, but not required. Shrubs or a combination of screens and shrubs can also be used to achieve the “screen effect,” as well. The shrubs must be at least 48” tall from the top of the root ball at the time of installation and must be planted in such a manner that the trash cans will be fully screened within one growing season. The recommended shrubs to be used are Chindo Viburnum, Cleyera, Ligustrum, and Wax Myrtle, but other plantings can be submitted for approval. Several fence panel samples, available locally, are listed below, but other designs will be considered. Other designs may be submitted and will be reviewed on a case-by-case basis.

The panels below are examples of what you can find locally at Home Depot. There are also several other similar designs that you may prefer on the same site:

<http://www.homedepot.com/b/Lumber-Composites-Fencing-Wood-Fencing-Wood-Fence-Panels/N-5yc1vZc3pk/Ntk-Extended/Ntt-fence+panels?Ntx=mode+matchpartialmax&NCNI-5> .



An example of a combination of painted wood screen and plantings to screen trash cans from view of street and adjacent home.

