

**Bridle Ridge Subdivision  
Architectural Control Committee  
Design Standards  
June 1, 2004**

Preamble

The general intent of these standards is to govern the appearances of properties as visible from public property or from other residences. These standards are supplementary to the Bridle Ridge Declaration of Covenants, Restrictions, and Easements, particularly sections VII and VIII. Residents should be aware that the Declaration contains additional requirements, which govern all lots.

All requirements mentioned in this document apply equally to the lots themselves as well as to easements within the boundary of any lot and to any area of public right-of-way adjacent to any lot.

The ACC will construe these standards reasonably, with the intent of honoring the wishes of homeowners where it is possible to do so without harming the neighborhood or the interests of other owners. In exceptional cases, the ACC may approve variances from these standards where individual circumstances warrant. The justification for such variances shall be specifically enumerated in the approval documents prepared by the ACC. The approval of a variance in any particular case in no way obligates the ACC to approve future variances, even in similar circumstances.

These Design Standards are not structured to cover all possible contingencies: it is not possible to anticipate every modification, which might be made to a house or lot. The fact that these Design Standards do not address a particular modification does not imply that such a modification is allowable. All changes to lots and house exteriors are subject to ACC review and approval, unless specifically exempted by the Covenants or these Design Standards. Please see §7.01 of the Covenants for more information.

The ACC may change these standards from time to time, as seems advisable. However, once a plan has been approved by the ACC, it remains approved, even when later standards come into conflict with it.

Disclaimer

Owners are required to obey all existing laws and governmental regulations. Review and approval of plans by the ACC is for the aesthetic benefit of the community only, and implies no endorsement of the architectural or engineering soundness of such plan. Neither the ACC nor the Board nor any of their members, representatives, or agents shall be liable in any way or to any extent for any injury, harm, damage, or loss arising out of any plan, which has come before the ACC for examination or approval.

## **Part 1 - How to Request ACC Review and Approval**

### **1.1 Approval Request Form.**

All requests for modifications will be submitted on the form approved by the ACC for that purpose, which shall be entitled "Request for ACC Approval." The Request shall not be deemed complete until all other required documentation is submitted. Specific documentation requirements for each type of modification are cited in these Design Standards where relevant. In addition to this cited documentation, the requesting owner must append whatever information is necessary to assist the ACC in reaching a fair and informed decision on the merit of the proposed modification. After submission of the Request, the ACC may request any additional information it deems necessary.

### **1.2 Receipt of Request by the ACC.**

Requests shall be submitted to the chairman of the ACC either by mail, e-mail or by means of personal delivery. Placing a form in the chairman's mailbox does not constitute delivery. It is the owner's responsibility to ascertain whether the chairman has received the Request in a timely manner.

### **1.3 When Approval Is Effective.**

Merely submitting a Request does not confer approval. Positive approval from the ACC is required in all cases. The owner may not assume approval for a project will be automatically granted upon receipt of the Request and may not begin the requested project until formal approval of the Request has been granted by the ACC. Failure to comply with this process may result in assessment of fines and requirement that any completed work be removed.

Approval is effective when the homeowner is notified in writing by the ACC. The homeowner, at the homeowner's risk, may proceed upon receipt of oral approval; however, only written approval is official. In cases of conflict between oral approval as interpreted by the homeowner and written approval as provided by the ACC, the written document shall govern in all cases.

### **1.4 Acknowledgements by Neighboring Homeowners.**

In the interest of giving all parties an equitable chance to be heard, the ACC requires that neighboring homeowners be given notice of requested modifications. The best method of doing this is for the requesting homeowner to fully and fairly discuss the proposed modifications with neighbors and gain their acknowledgement that such discussion has taken place.

"Acknowledgement" by the neighboring homeowner does not constitute approval by that neighbor, nor is the ACC bound by any approval or disapproval of the immediate neighbors.

If the requesting homeowner has made a good faith effort to contact a neighboring owner but has not been able to do so within a reasonable time, the requesting owner should proceed to submit the Request to the ACC. In this case, however, the requester must make one additional copy of the Request for each neighboring owner who has not been contacted. The requesting owner should submit these copies to the ACC along with the original Request. The requesting owner shall also provide envelopes properly addressed to each uncontacted owner with sufficient postage attached. The ACC will then mail each owner a copy of the Request, and this will serve as notification.

Acknowledgement is required in all cases from each of the neighbors on either side of the requester. [Exception: Prior acknowledgement of landscaping projects is not required.]

If the proposed modification is located in the back yard, acknowledgement is also required from each owner whose lot abuts the requester's lot in the rear. Acknowledgement from homeowners across the street is not required.

If the proposed modification is to the front yard, acknowledgement is also required from the homeowner or homeowners directly across the street.

### **1.5 Time Period During Which Approvals Are Valid.**

Approvals granted by the ACC are valid for one calendar year from the date of disposition (that is, the date upon which approval was granted), unless the ACC shall specifically set a different Expiration Date.

All approved modifications must be completed during the valid period. Any modifications not commenced by the Expiration Date become unauthorized and a new application and approval will be required to allow commencement. Structures, which have been commenced but not completed, must be immediately completed by the homeowner in the approved manner. In such cases, the ACC will refer the matter to the Board of Directors, and the Board shall compel immediate completion in the approved manner by levying fines or making use of other methods of relief specified by the Covenants.

## **Part 2 - General Community Standards**

### **2.1 Community-Wide Standard.**

The ACC will be guided in its decisions by the necessity, as stated in the Covenants, to preserve the architectural harmony and the architectural standards, which are characteristic of Bridle Ridge.  
☐ Be Covenants §7.03.

### **2.2 Signs.**

Permissible signs are described by §8.08 of the Covenants. These types of signs do not require specific approval by the ACC. The ACC will approve requests for other types of signs in extraordinary circumstances only, and on a strictly temporary basis.

Nonauthorized or nonapproved signs on common property or public property will be removed and discarded without notice.

For Sale signs on common neighborhood property are not allowed and will be removed and discarded without notice. [Exception: Real estate signs advertising open houses are allowed on common property beginning on Friday of the week during which the open house occurs and concluding immediately after the event ends. In addition, the lot itself may have one additional Open House sign which shall also be placed no sooner than Friday and which shall be taken down immediately upon conclusion of the open house. These open house signs do not require ACC approval.]

Yard Sale signs are permissible on lots beginning one day before commencement of the yard sale and ending immediately upon conclusion of the sale. Such signs do not require approval by the ACC. In addition, signs advertising yard sales are allowed on common neighborhood property during the same time periods.

Commercial advertising signs, including those for firms offering home improvements, painting, remodeling, fencing, etc., are specifically prohibited and will not be approved by the ACC. Homeowners allowing such signs on their property are subject to the imposition of fines or other sanctions as provided by the Covenants.

required documentation:

- wording to be placed on the sign
- a drawing or clear description of the sign itself, including information on shape, size, color, and other relevant information
- statement indicating where in the yard the sign is to be placed
- statement indicating the dates (starting and ending) during which the sign is to be placed in the yard

☐ See Covenants §8.08.

### **2.3 Vehicles.**

Vehicles are to be parked inside garages or on paved driveways only. All cars parked in open view must be operable and may not be unsightly.

☐ See Covenants §8.14.

### **2.4 Setbacks.**

Unless otherwise stated in these standards, the setback requirement for all structures or modifications is six feet from the property line.

☐ See Covenants §8.09.

## **Part 3 - Maintenance Standards**

### **3.1 Yard Maintenance.**

Maintenance standards are contained in §12.02 of the Covenants. These standards, as well as those enumerated below, apply to the entire lot, not just those areas visible from the street. Besides those provisions of §12.02, the following requirements are added.

Lawns will be mowed regularly during the active growing season, and maintained at a height, which is neat in appearance and appropriate to the type of grass and to current growing conditions (for example, grass may be kept somewhat longer during conditions of drought or water restrictions). Large amounts of grass clippings shall not be allowed to remain on yards, driveways, sidewalks, or streets after mowing. Lawns must be neatly edged at all times; under no circumstances shall grass be allowed to grow over curbing, walkways, driveways, or other paved areas.

Planting beds must be neatly demarked; grass will not be allowed to grow into them. Lots shall be kept substantially clear of weeds in all areas, including lawns.

Debris, trash and pet waste shall be promptly removed from the lot.

No bare areas are allowable; all areas shall be planted or mulched.

☐ See Covenants §12.02.

### **3.2 Building Maintenance – homes and outbuildings.**

Homes and outbuildings must be kept neatly painted and free of disrepair. Mildew, algae, rot, staining, or other discoloration shall be promptly removed or repaired. In addition to the siding and fascia of the house, this shall include doors, shutters, planter boxes, and porches. Refer to §5.4 of this document for guidelines regarding paint colors.

## Part 4 - Miscellaneous Structures

### 4.1 Mailboxes.

Mailboxes and posts shall be of the identical type originally used in Bridle Ridge. The standard approved mailbox for Bridle Ridge residences is the ST15 or E16 model manufactured by Solar Group, Inc. with a square red flag, and painted Rustoleum Gloss Black. Address numbers Custom Concepts Metallic Gold.

They shall be painted glossy black with gold numbers in the original style. Besides the gold numbers, no other writing or permanent ornamentation shall appear on the mailbox or post. Holiday ornamentation must be taken down within a reasonable time. It is the homeowner's responsibility to keep the mailbox and post in good repair at all times. The ACC can provide information on making mailbox repairs or on obtaining replacement numbers.

☐ Be Covenants §8.15.

### 4.2 Flagpoles.

Permanent or freestanding flagpoles are prohibited. A single flagpole attached to the front side or garage side of a house is permitted without ACC approval. This pole shall not exceed five feet in length.

### 4.3 Basketball Goals.

Basketball goals are permissible when located adjacent to the driveway area near the garage. Such goals do not require ACC approval. To the extent practicable, goals shall be located so that the backboard does not face the street. Poles shall be painted black, dark gray, or dark brown. In no case shall a basketball goal be placed near the street or mounted on the house itself. All basketball goals shall be maintained in good condition at all times. Basketball goals may not be placed near the street nor be used for play in the street. However, with neighbor consent, use of a temporary basketball goal in a cul-de-sac may be allowed.

☐ Be Covenants §8.15.

### 4.4 Satellite Dishes, TV Antennas, etc.

Satellite dishes 30 inches or less in diameter are permissible and do not require ACC approval. Larger satellite dishes are prohibited. Allowable satellite dishes, television and radio antennas must be sited so as to cause minimal visual impact both from public property and from neighboring lots; mounting in the rear lot is preferred. Landscaping or screening may be required to lessen the visual impact. Satellite dishes, television or radio antennas shall not be placed in the front yard or on roof areas readily visible from the street. Window mounted air-conditioning units are prohibited unless they are completely hidden from view and neighbor consent is granted.

☐ Be Covenants §8.12.

### 4.5 Play Equipment.

Swing sets, jungle gyms, and the like do not require ACC approval when located in the rear lot unless they are located less than 10 feet from the property line. These structures must be constructed of wood stained a natural color unless specific permission is given by the ACC to use other materials. They shall be maintained in good condition at all times. [Exception: Play equipment which covers more than 300 square feet in area or is over twelve and one-half feet in height requires ACC approval regardless of location. [Square footage in this case is measured as a rectangular area using the largest length and largest width dimensions of the play equipment itself.]

Landscaping or screening may be required to lessen the visual impact.

Trampolines must be located in the rear lot only and must not be visible from public areas. They shall be located at least ten feet from all property lines. Trampolines to be located in other areas require approval from the ACC.

Portable play equipment may be used on any portion of the yard, but should be removed from sight when not in use.

Playhouses, tree houses, and other structures are not considered play equipment. They are considered outbuildings and are covered under the Outbuildings section of these standards.

required documentation:

- site plan showing location and dimensions
- statement of materials used
- a photograph or sketch of the equipment
- landscaping plans

☐ See Covenants §8.15.

#### **4.6 Water Features**

Water features, including ponds, fountains, streams, waterfalls, and other similar structures, require ACC approval in all cases. The existence or approval of a water feature does not obligate the ACC to approve such features in the future, even where the proposed features are similar or identical to features already in place.

When visible from the street, the ACC shall grant approval only where water features are in conformity with the character and quality of Bridle Ridge, and only in conjunction with comprehensive landscaping plans, which incorporate the requested water features.

Any pumps associated with such features must not be audible from more than 25 feet away. No exposed electrical wiring will be permitted.

required documentation:

- site plan showing location and dimensions
- statement of materials used
- listing of plants, animals, or decorative objects to be placed in, around, or near the structure
- a photograph or sketch showing what the structure will look like upon completion
- complete information on pumps and other mechanical or electrical equipment required to complete the installation, including dimensions
- landscaping plans

☐ See Covenants §8.15.

### **Part 5 - Buildings**

#### **5.1 Additions or Alterations to Houses.**

All exterior additions or alterations to existing houses must be approved by the ACC. Any changes of this type must be in conformity to the general architectural character of the existing house and to the neighborhood in general. The requirements for documentation are extensive and are contained in §§7.07, 7.08, and 7.09 of the Covenants. No Requests for additions or alterations will be considered by the ACC unless those Requests are in complete conformity with the above-cited sections. Residents are cautioned that building permits are generally required in these cases.

required documentation:

- Full plans and specifications as detailed in §§7.07, 7.08, and 7.09 of the Covenants.
- An architectural blueprint and elevation drawing is required in all cases.

☐ See Covenants §7.01.

## **5.2 Outbuildings.**

Outbuildings require ACC approval, regardless of location. Outbuildings are those enclosed or partially enclosed structures, which were not a part of the house as originally constructed. Examples of such structures include, but are not limited to the following: playhouses, tree houses, storage sheds, workshops, doghouses, and other enclosures for animals. The ACC's intent is not to prohibit such structures, but to ensure that they are constructed and maintained in an attractive manner and do not pose a visual nuisance for surrounding homeowners.

Outbuildings will be constructed of painted wood. They will be of substantial and sturdy construction, and shall conform to the overall architectural character of the community. Light-duty or temporary structures will not be approved.

Outbuildings will be screened from easy visibility by the public or surrounding homeowners. These structures must be maintained in good repair at all times.

required documentation:

- an architectural drawing or photograph clearly showing what the structure will look like when finished
- site plan showing location and dimensions
- statement of materials, specifying where each is to be used
- color scheme
- landscaping plans, especially where plants are to be used for screening the structure

☐ See Covenants §7.01.

## **5.3 Decks.**

All decks and modifications to decks require ACC approval. Requests for approval must include a site plan showing the location of the deck, its dimensions (including height from the ground), material, and color of wood stain used. Vertical supports for the deck must be wood posts at least 6" x 6" in dimension. Metal poles may be used as supports if the poles are sheathed so as to appear to be solid wood. Acceptable materials are redwood, cedar, cypress, and pressure-treated pine, and synthetic decking (such as Trex) painted a natural wood color. If made of pressure-treated pine, the deck must be stained in a natural color, though muted white and gray are acceptable if these blend in with the exterior colors of the dwelling. Approved decks will generally not be visible from the street. Residents are cautioned that decks generally require a building permit.

required documentation:

- site plan showing location and dimensions
- statement of materials used
- color, including the name of a standard color or else a color sample

Requests for changes in color require color information only.

☐ See Covenants §7.01.

## **5.4 Paint Colors.**

Houses, doors, shutters, and porches can be repainted in their original colors. Any change in color requires ACC approval. The ACC will generally not approve paint which is essentially of the following colors: bright red, pink, orange, purple, violet, bright blue, or yellow, though approved

paints may have overtones of these colors. Stained wood is not acceptable. Requirements for painting and staining decks are covered in the section on decks.

required documentation:

- paint chips or samples accurately depicting the colors to be used
- in all cases, a description indicating where each color is to be used

The ACC may require the painting of a small area on a test surface which will give an accurate indication of what the paint, when dried, will look like on the house. The ACC will then examine this test area before giving final approval.

☐Be Covenants §7.01.

### **5.5 Exterior Doors.**

Exterior doors may be replaced when necessary so long as identical material and colors are used. Where the material or color is not identical, ACC approval is required.

Storm doors meeting the overall architectural character of the community do not require ACC approval.

### **5.6 Vinyl Siding.**

Vinyl siding or other vinyl exterior products are not approved for use in Bridle Ridge. [Exception: Vinyl-clad windows may be approved in cases where the windows match the exterior trim of the house.]

## **Part 6 - Yard Alterations**

### **6.1 Swimming Pools.**

All in-ground swimming pools, regardless of location, require ACC approval. All such pools must be in full compliance with all governmental laws and codes. It shall be the homeowner's sole responsibility to assure that all such legal requirements are fulfilled and that all required governmental permits are obtained.

Applications for all swimming pools require the submittal of full plans and specifications as detailed in §7.07 of the Bridle Ridge Covenants. Such plans shall include all changes to landscaping, fencing, lighting, decking, walls, and pavement. [Exception: Hot tubs or Jacuzzis located in the rear lot do not require ACC approval when located adjacent to the house with adequate screening.]

Aboveground pools are prohibited and will not be approved by the ACC. [Exception: The foregoing does not apply to wading pools which are used by small children only and which are 24 inches or less in height. However, such pools are considered play equipment and shall be removed from sight when not in use.]

required documentation:

- full plans and specifications as detailed in §7.07 of the Covenants.

☐Be Covenants §8.15.

### **6.2 Tennis Courts, etc.**

Tennis courts, volleyball courts, basketball courts, and the like are prohibited.

### **6.3 Fences.**

All fences require ACC approval, regardless of location. No front yard fences will be approved. Approved fences will be of the following types: split rail and flat rail. Photographs or drawings of these standard fences are available from the ACC. All fences will be made of cedar or treated wood and shall be stained a natural wood color. Fences shall not exceed four feet in height. Sturdy galvanized wire screening may be placed inside the fence, but shall be maintained free of rust. Where galvanized wire screening is used, the grid size shall be no smaller than 1" by 1" and the wire shall not extend past the uppermost fence rail. Any bracing shall be on the interior of the fence. Chain link, metal, or plastic fencing is absolutely prohibited, except to enclose a garden or courtyard within the yard. Where fencing exists on a lot, all fences shall be identical wherever practicable. [Exception: Privacy fencing of the single approved type may be used on the rear property line of any lot where that rear property line abuts the neighborhood boundary. Such privacy fence may not exceed six feet in height; it need not match other fencing on the property, but is still subject to specifications regarding material, color, etc. It must also match any adjoining privacy fencing.]

required documentation:

- site plan showing location and dimensions
- statement of which standard type of fencing is being requested
- statement of materials used

☐ Be Covenants §8.10.

### **6.4 Walls.**

Walls over two feet in height require approval unless in the rear lot. Regardless of location, walls shall not exceed four feet in height. The wall material and color must be consistent or compatible with that of the house. Acceptable materials include brick, natural stone, landscape timbers (at least 4" x 4" in dimension), and crossties. [Exception: Walls within 10 feet of any property line require approval, even when located in the rear lot.] [Exception: Retaining walls over two feet in height do require approval, but may be of any appropriate height, as determined on a case-by-case basis.] Walls may not be erected in such a way as to redirect water runoff onto other lots or onto common areas.

required documentation:

- site plan showing location and dimensions
- statement of materials used

### **6.5 Driveways and Walkways.**

Construction or relocation of driveways and walkways requires ACC approval. Driveways will be constructed of unpainted concrete only. All parking areas or parking pads are deemed to be driveways. Walkways may be made of concrete, stone, or brick as appropriate. Stepping stones are considered to be walkways. Driveways and walkways are to be maintained in good condition.

required documentation:

- site plan showing location and dimensions
- statement of materials used

### **6.6 Patios.**

Patios, built-in barbeques, and built-in fire pits require the approval of the ACC. [Exception: ACC approval is not required for patios located in the rear lot which do not exceed 350 square feet in area and which are no more than twelve inches above original ground level at any point.]

required documentation:

- site plan showing location and dimensions, particularly the elevation above ground level, if any
- statement indicating any changes in ground level or grading
- statement of materials used
- any associated landscaping plans

### **6.7 Exterior Lighting.**

Permanent exterior lighting, which was not installed as a part of the original house, requires ACC approval wherever it is located. Any electrical cords associated with the lighting must be hidden. All exterior lighting must be placed so as to cause minimal impact to other residences. [Exception: Permanent exterior lighting does not require ACC approval so long as the number of fixtures does not exceed ten, the total wattage of all lights does not exceed 250, and the height of any light fixture does not exceed eighteen inches.] [Exception: Unobtrusive lighting used for safety purposes at steps or walkways does not require ACC approval.]

Exterior decorative home illumination should be turned off by 10 p.m. This does not include porch lights, patio lights, or other unobtrusive lighting.

required documentation:

- description of the lighting to be installed, including type (e.g. incandescent, fluorescent, low voltage, halogen, etc.), wattage, light color, and other relevant information
- number of lights to be installed
- description of the light fixtures themselves, including information on material, size, color, and other relevant information
- site plan showing placement location in relation to all neighboring residences
- information stating the direction in which lights will be shining
- any associated landscaping plans

### **6.8 Decorative objects.**

Decorative objects such as statues, birdbaths, boulders, window boxes, raised borders for planting beds, etc. require ACC approval if over 18 inches above ground level in height, or if over four in number. Requests for approval should include a complete description of the objects to be placed, including location, materials, color, number, size, and any other relevant information.

required documentation:

- description, drawing, or photograph clearly describing the objects
- statement of the number of objects to be placed
- drawing or statement clearly describing where the objects are to be placed

### **6.9 Firewood.**

Storage of firewood does not require ACC approval if the storage area is in the rear lot. The storage area must be at least 10 feet from any property line. No more than one cord of firewood may be stored. If the wood is covered, the tarpaulin must be firmly attached at all times and must be dark brown, dark green, dark gray, or black.

☐ See Covenants §8.13.

## **Part 7 - Landscaping**

### **7.1 Handling of Landscaping Requests.**

The ACC shall appoint a member or members who shall be delegated to review and, where appropriate, approve landscaping Requests. This will allow landscaping Requests to be handled on an expedited basis. The names of these delegates will be made readily available to homeowners and Requests shall be sent to them directly.

In cases where the delegated member or member does not approve a Request, the homeowner has the right to have a review of the Request by the full ACC. Such appeals will be heard by the full ACC at its next scheduled meeting. Homeowners may avail themselves of the right of appeal by contacting the chairman of the ACC.

### **7.2 When Approval Is Required.**

All significant changes in landscaping require ACC approval. Such changes include, but are not limited to the following:

- changes in grading or elevation, especially where drainage onto neighboring lots or the street may be affected;
- disturbance of existing natural areas;
- removal of areas of lawn;
- addition or removal of trees or shrubs as defined in the Trees and Shrubs section of the Design Standards.

Many landscape changes do not require approval by the ACC. These include

- additions of flowers, ground covers, or small shrubs;
- replacement of dead trees or shrubs (if the same variety is replanted and if the trees or shrubs did not predate the house);
- vegetable gardens under many conditions (see the Design Standards);
- extension of sod to areas, which are currently, bare or mulched.

If in doubt of requirements for review, homeowners should contact the ACC for clarification.

### **7.3 Documentation Required for Landscaping Requests.**

The standard ACC application will be used for landscaping Requests, but acknowledgements from neighbors will not be initially required. (The ACC may require acknowledgements after submission in cases where extensive landscaping modifications may have substantial impact on neighbors.)

required documentation:

- list of materials to be used, showing species, variety, and size and quantity of each
- drawing indicating placement of material in relation to existing structures and landscaping

### **7.4 Changes to Approved Plans.**

Once a landscape plan has been formally approved, significant changes to the plan must also be approved. Where possible, this should be handled by a phone call to the member or members of the ACC delegated to handle landscaping Requests. These delegates may either render a judgment immediately or may refer the matter to the whole ACC if warranted.

**7.5 Plant Materials.**

All plant materials installed in Bridle Ridge shall be healthy, full, and attractive, and in general conformity with other landscaping on the lot in question and with the general character of the neighborhood. In furtherance of this, the ACC has available a list of trees and shrubs which are recommended for use in Bridle Ridge. These are plants, which are proven performers in a variety of situations, which will be encountered in our area. Plastic, silk or other synthetic plant materials are not allowed for landscape use.

**7.6 Trees and Shrubs.**

The placement of trees and shrubs requires ACC approval. Trees and shrubs are defined as perennial woody plants, which at maturity will exceed three feet in height or breadth. [Exception: In the back yard, shrubs less than eight feet in height at maturity do not require ACC approval.]

Removal of trees is governed by §8.06 of the Covenants. Trees and shrubs must be removed promptly after it has been determined that they are dead. Obviously dead trees must be removed within 60 days and obviously dead shrubs must be removed within 30 days. Replacement of dead native trees or shrubs requires ACC approval as outlined above; planted trees or shrubs may be replaced without ACC approval if the replacements are of a similar type.

See Covenants §8.06.

**7.7 Lawns.**

Front and side yards must be sodded. Approved species for replacement of grass in front yards and side yards are bermuda and zoysia. Use of other grasses requires ACC approval. Lawn maintenance requirements are contained in the Covenants and in the section of this document entitled "Maintenance."

**7.8 Mulch.**

All non-lawn areas (excluding vegetable gardens) are to be mulched and kept free of weeds. Acceptable mulches include pine straw, pine bark, cypress, wood chips, leaves, and pecan hulls. Plastic mulch may be used so long as other acceptable mulch covers it. Rocks are acceptable mulch in backyard areas, which are not visible from the street or from common or public areas. Gravel and straw are not acceptable mulches. Raised borders for mulched areas require approval; also see Decorative Objects.

**7.9 Vegetable Gardens.**

Vegetable gardens, so long as neatly maintained, located in the back yard, and not visible from the street, do not require ACC approval. Vegetable gardens located elsewhere on lots do require ACC approval.

**7.10 Noxious plants.**

The following plants are declared as noxious and must be removed from any lot:

- |   |                              |        |
|---|------------------------------|--------|
| Kudzu                                   | Paulownia                    | Bamboo |
| Poison ivy, poison sumac, or poison oak | Mimosa (Albizia julibrissin) |        |

**7.11 Insects.**

No standing water will be allowed to remain on any lot at any time. This includes water in containers such as baby pools, wheelbarrows, flower pots, and the like.

Fire ant mounds must be eliminated by owners from any part of any lot immediately.

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