

## **Frequently Asked Questions**

### **ARTICLE IV**

#### **ARCHITECTURAL CONTROL**

No Building, fence, wall or other structure shall be commenced, erected or maintained upon and Lot in this Subdivision, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to the harmony of exterior design and location in relation to surrounding structures and topography by the Board of Directors of the Association, or by the Architectural Control Committee composed of three (3) or more representatives appointed by the Board.

**Section 2. Plans and Specifications.** No building, fence, wall or other structure shall be erected, placed or altered on any Lot until the construction plans and specifications and a plan showing the location of structures have been approved by the Board of Directors or it's Architectural Control Committee as to the type of construction and materials used, harmony of exterior design with the existing structure, and as to location with respect to topography, drainage and finished grade elevations.

The Committee's approval or disapproval as required in these covenants shall be in writing. In the event the Committee, or it's designated representative, fails to approve or disapprove within (30) days after the plans and specifications have been submitted to it, approval will not be required, and the related covenants shall be deemed to have been fully complied with.

**Section 3. Fees payable to the Architectural Control Committee.** The Architectural Control Committee may charge a fee for services attendant approval of plans not to exceed \$10.00 per thousand square feet of floor area or fraction thereof if plans are submitted for prior approval. The Committee may charge a fee of \$100.00 per thousand square feet of total floor area or fraction thereof, plus reasonable attorney's fees, if the plans are submitted after construction has begun. The Committee may also charge a reasonable fee for the review and/or approval of plans for any improvements, other than the residential structure itself. For complete guidelines see covenant.

### **ARTICLE V**

#### **FREQUENTLY RESEARCHED USE RESTRICTIONS**

##### **Lawn Care / Property Upkeep**

Q: What are the HOA rules regarding Lawn Care / Property Upkeep?

A: **Section 7. Nuisances.** No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. No unsightly condition shall be created on any Lot or permitted to remain thereon. Lawns shall be mowed on a biweekly basis and flower beds cleaned to maintain a well-manicured appearance. The exterior of all homes shall be well maintained with no blistering paint or decaying wood showing or other exterior features in need of repair or maintenance. The storage and/or repair of a wrecked vehicle and/or vehicles on any Lot, common area or public right of way is prohibited. *"Well-manicured" Includes weed eating and edging of the sidewalks.*

##### **Outdoor Shed**

Q: What are the HOA rules regarding tool sheds in the back yard?

A: **Section 8. Temporary Structures.** No structure of a temporary character, trailer, tent, shack, garage, barn, or other outbuilding shall be used on any Lot at any time as a residence, either temporarily or permanently. Additionally, no portable building or prefabricated building shall be located upon any lot.

## **Yard Signs**

Q: What are the HOA rules regarding Yard Signs?

A: **Section 9. Signs.** No sign of any kind shall be displayed to the public view on any Lot except one sign of not more than five square feet advertising the property for sale, rent, or signs used by the builder to advertise the property during the construction and sales period. The Declarant, on any vacant lot leading into the subdivision, may erect larger signs advertising the subdivision

## **Pets**

Q: What are the HOA rules regarding Pets & Animals?

A: **Section 11. Livestock and Poultry.** No animals, livestock, or poultry of any kind shall be raised, bred or kept on any Lot or Unit, except for dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose or kept outdoors. The Association shall have the right to regulate policies concerning pets' usage of the Common Areas.

*Clean up after your pets. If while walking your dog, and it defecates in the yard of another resident or in one of the Common Areas, residents are expected to remove the feces. It is suggested that residents bring several plastic bags with them while walking their dog.*

## **Trash Receptacles**

Q: What are the HOA rules regarding trash receptacles?

A: **Section 12. Garage and Refuse Storage, Handling and Disposal.** No Lot shall be used for or maintained as a dumping ground for rubbish, trash, garage, or other waste, except for approved sanitary containers. No incinerators or other equipment for the storage or destruction of any waste material shall be kept on any Lot with the exception of a compost container which must be kept in a clean, sanitary and odor free condition and whose location and the type of screening of such must be approved by the Architectural Control Committee.

## **Fences & Paint Color**

Q: What color can I paint my fence and what are the approved materials?

A: **Section 14. Fencing.** No fence, wall, or other natural mound more than two (2) feet in height shall be erected, placed, or altered near to any street than the minimum setback line. All rear yard fencing shall be placed as close as possible to the property line and shall consist of 2" diameter galvanized steel posts anchored in concrete 18" into undisturbed soil and placed no further apart than 10'. All fencing material shall be either Hardie Plank, wrought iron, high quality approved vinyl or select cedar timber stained with an approved color. No fence or wall shall be constructed higher than six feet (6') and no fence or wall shall be constructed without prior approval of the Architectural Control Committee as to type, materials, acceptable construction practices and style.

## **Parking**

Q: What are the HOA rules regarding Trucks / RV's as well as parking cars in the street?

A: **Section 18. Transport and Recreational Vehicles.** Trucks exceeding ¾ tons and boats or recreational vehicles shall not be permitted to park on the streets or any Lots overnight unless housed in a fully enclosed garage, and no vehicles of any size which normally transport

inflammatory or explosive cargo may be kept in the subdivision at any time. Other than visiting cars, no cars shall be parked in the street overnight.

### **Antennas and Satellite Dishes**

Q: What are the HOA rules regarding Antennas and Satellite Dishes?

A: **Section 19. Antennas and Satellite Dishes.** No antenna of any nature shall be placed on the exterior of the improvements or located free standing upon any Lot in the subdivision. No Satellite Dish shall be mounted on any front exterior or elevation of any improvement, nor mounted to any side elevation which location is visible from the dedicated street and no Satellite Dish may be mounted any higher than the highest point of elevation of the main dwelling. No Satellite Dish in excess of 2 feet in diameter may be installed on any improvement, or on any Lot in this subdivision.

### **Light Posts**

Q: My Yard Light Post is damaged beyond repair and needs to be replaced. Where do I get a replacement?

A: **Section 20. Lighting.** The Owner of each Lot upon which a dwelling or structure has been completed shall provide and maintain in an operable manner a mercury vapor light fixture on an 8' free standing light post, the style of which shall be approved by the Architectural Control Committee, with an illumination wattage of not less than 100 watts and controlled by an automatic photoelectric cell so as to illuminate at dusk and go off at dawn.

Q: My Yard Light Post is damaged beyond repair and needs to be replaced. Where do I get a replacement?

A: You can get a replacement for your Yard Light Post at:  
<https://melnorthey.com/area-and-street-lights/> Be sure to ask for model 8221 – Colonial Ground Pole 9 foot. Also, replacement of the bulbs and photo electric cell, as needed, shall be the responsibility of the Owner. Mel Northey also sells the globe: PC Acorn Clear Globe.

### **Mailboxes**

Q: My Mailbox was destroyed by a car. Where do I get a replacement?

A: **Section 21. Mailboxes.** All mailboxes, and standards therefore, shall be of a type and size accepted by the United States Postal Service and approved by the Architectural Control Committee. Prior to erection or construction of any mailbox, or mailbox standard, the style and location shall be approved by the Architectural Control Committee.

Q: My Mailbox was destroyed by a car. Where do I get a replacement?

A: All mailboxes are standard therefore, shall be of a type and size accepted by the United States Postal Service and approved by the Architectural Control Committee. Prior to erection or construction of any mailbox, or mailbox standard, the style and location shall be approved by the Architectural Control Committee. You can get a replacement for your mailbox at:  
<http://melnorthey.com/williamsburg-mail-boxes>  
Be sure to ask for model 8123A (or 9023A) – Williamsburg Mailbox, black with 3-inch brass numbers.

### **Gate Access**

Q: Where do I get a new gate clicker?

A: We have a supply of clickers that we sell at cost; currently \$25 each. Send your connect info and we will call you to arrange at time that you may come and pick up the number you need.

Q: The battery in my clicker is bad, where can I get a replacement?

A: Walmart sells them for about \$4, the number is Duracell 21/23.