



The Highcroft Townhomes

CCR Quick Reference Guide

Architecture and Design Review Purpose

5.01 – No building, fence, paving materials of any land, screen enclosures, sewer drains, disposal systems, landscaping, or any other structure or improvement of any nature or any future addition or improvement shall be erected, placed, attached to or altered unless and until the proposed plans, design, specifications, exterior color or finish, plot plan (showing the proposed location of such building structure, drives, and parking areas), building height, landscape plan, size, and construction schedule shall be approved, in writing, by Contractor, its assigns and/or the Committee prior to commencement of construction.

A/C and Heating

3.36 - No window units

Artificial Landscaping

3.22 – Has to be approved by the board.

Animals

3.08 – There shall be no raising or even the presence of livestock. Common household pets such as dogs and cats are allowed; however, they must be leashed or detained by fences. Household pets shall not be or kept in such numbers to cause a nuisance. No kennels shall be placed in a location where they can be seen from the street.

Basketball Goal

3.27 - Not permitted.

Business Use of Lot

3.02 – All Lots shall be used for single-family residential purposes exclusively. No owner shall advertise for and/or enter into a lease agreement for less than six (6) months. Further, no owner shall be permitted to advertise and/or rent any portion of his/her property to another through an online rental service, such as Airbnb, VRBO, or similar sites/services.

Clotheslines

3.10 – Outside clotheslines or other outside facilities for drying or airing clothes, rugs, tapestries, or such, are aren't allowed, nor shall such other items be hung from railings, fences, etc.

Decorations

3.24- Placement of holiday decorations on any lot may be displayed for up to thirty (30) days prior to the holiday or religious observance and up to fourteen (14) days thereafter without prior approval; however, the board reserves the right to deny decorations if (a) be excessive in number, size or brightness; (b) draw excessive attention. or traffic; or (c) unreasonably interfere with the use and enjoyment of neighboring properties.

Driveways

3.29 – Driveways shall be constructed of concrete.

Exterior Maintenance/Improvements

3.44, 3.45, 3.48 - The party wall was built as a part of construction and placed on the dividing line between lots. The cost of reasonable repair and maintenance of a party wall shall be paid by the owners of both dwelling units. Such expenses shall be divided equally. No party wall shall have an opening created without consent of the adjoining owner.

The owner of the unit is responsible for the maintenance, repair and upkeep of the roof and exterior structure.

Fence

3.30 – No fences are permitted on any lot unless provided by contractor.

Flags

3.25- Flags must be mounted to exterior (location must be approved) and can only be either (1) country flag not exceeding forty-eight inches by seventy-two inches (48" X 72") in size and one (1) decorative flag not exceeding thirty-six inches by sixty inches (36" X 60") in size may be hung from: flagpoles not exceeding seventy-two inches (72") in length and two inches (2") in diameter.

Firearm

3.18 – The discharge of firearms of any type shall be allowed in the Subdivision.

Furniture

3.21 – Furniture for the front porch, balcony or yard shall be approved by the design review board.

Garage Usage

3.32 – Only 1 car allowed in the garage and 1 car in the carport. No more than 2 vehicles parked at any given time.

Garbage Containers

3.06 – Household trash containers may not be placed in front of any Lot before 3:00PM on the day before trash pick-up and all trash containers shall be removed from the front of the Lot by 6:00PM on trash pick-up day.

Gardens/Farming

3.09 – Flowers beds, trees and shrubs allowed only in the front. No lot shall be used for gardening or farming purposes unless it is not visible from any street/common area and not for commercial use. 1 composts bin is allowed per household, provided it is not visible from any street and is kept free from odors and insects.

Gutters

Architectural Committee must approve.

Landscaping

3.20 – No weeds, underbrush or other unsightly growth which would unreasonably interfere with the enjoyment of adjacent Property Owners shall be permitted to grow or remain.

Light

3.07 – The design and location of all exterior lighting fixtures shall be subject to the approval of Contractor or the Association. No illumination devices should be located anywhere on the structures or grounds that is directed at, or of such intensity as to adversely affect the enjoyment of your neighbors.

Lot Maintenance

3.20 – Lot owners shall keep all Lots mowed at all times and free from unsightly objects, weeds, etc.

Mailbox/Plaque

3.05 – No mailboxes or mailbox numbering or lettering may be erected or maintained on a Lot. CBU mailbox clusters are required by USPS for all new developments.

Noise

3.07 – Outside Music or sound-producing devices, and any other mechanical or electrical devices are only allowed if not visible from the street/common area.

Offensive Activities

3.12 – No noxious, offensive, or unlawful use or activity shall be carried on upon any lot.

Off-Road Vehicle Usage

3.12 – The use of motorized non-licensed vehicles is prohibited (including but not limited to off-road motorcycles, four-wheelers, golf carts, powered scooters, go-carts, etc.).

Outdoor Supplies and Equipment

3.41 – All outdoor materials/equipment, including but not limited to lawnmowers, tools, bikes, etc. must be stored out of view. Hoses are allowed only to be in view when irrigation is taking place. Hose holders or irrigation, and outside lighting must be approved by the HOA.

Parking Vehicles

3.35 – Each Owner may temporarily park up to two (2) operable vehicles in the Owner's driveway at any given time. Visitors may park automobiles in the visitor parking areas.

Playground Equipment

3.26 - Not allowed

Pools, Spas and Hot Tubs

3.23 – Not permitted.

Repairs

3.11 – Any home that is destroyed partially or totally by any natural disaster or fire shall be repaired or demolished within a reasonable amount of time and should begin within 60 days.

Residential Usage

3.02 – All Lots shall be used for single-family residential purposes exclusively.

Satellite/Antennas

3.14 – No television antenna, receiving dish, radio receiver or sender, or other similar devices shall be attached to or installed on any Lot or home.

Screening

3.39 - An owner may be required to screen anything determined by the Board to be unsightly or inappropriate (IE: HVAC units, tools, mowers/lawn equipment, etc) for a residential subdivision. Screening may be achieved with fencing or plant material, such as trees and bushes, or any combination of these. If plant material is used, a reasonable period of time is permitted for the plants to reach maturity as an effective screen. Screened from view refers to the view of a person in a passenger vehicle driving on a street or alley, or the view of a person of average height standing in the middle of a yard of an adjoining Lot.

Sign

3.04 – No signs shall be erected or maintained on a lot at any time by anyone, except the following approved signs: (1) For Sale sign; (2) signs for a contractor displayed during construction for a maximum of twelve (12) months or until completion of construction, whichever shall first occur; (3) a sign which must be posted as a result of legal proceedings, pursuant to a statute, rule, regulation or court order.

Temporary Structures

3.28 – No structure of a temporary character, trailer, basement, shed, tent or shack shall be used at any time as a residence either temporarily or permanently.

Trash

3.06 – It shall be the responsibility of each Property Owner and/or tenant thereof to prevent the accumulation of litter, trash, rubbish, or the development of any unclean, unsightly, or unkempt condition of buildings or grounds on their Lot before, during or after construction.

Unit Maintenance

3.06 – It shall be the responsibility of each Property Owner and/or tenant thereof to prevent any unclean, unsightly, or unkempt condition of buildings or grounds on their Lot before, during, or after construction. Each individual Lot owner shall be responsible for maintaining his Dwelling Unit, and driveway, in a clean and orderly fashion at all times.

Vehicle Visibility

3.33 – No boat, boat trailer, four-wheeler, dirt or street motorcycle or trailer for such, house trailer, horse trailer, trailer, camper, motor home, un-maintained cars, truck, or any similar items shall be parked or stored on any lot for a period of time.

Vehicle Repair

3.35- If an Owner wishes to perform repairs or other work on a vehicle, then such repairs/work shall only be performed within an enclosed garage.

Window Coverings

3.36- Interior window coverings must be lined in a neutral color so as not to detract from the exterior of a Dwelling. No foil, sheets, reflective materials, paper, or other inappropriate materials or bright colors shall be used on any windows for drapes, sunscreens, blinds, shades, or other purposes on a temporary or permanent basis.

Yard Ornaments

3.40- Artificial flamingos, deer, spinners, gazing balls, pirogues, decorative iron, yard signs, and such tableau of any type must be approved by the board prior to placement. No more than three (3) approved yard decorations or tableaus of any type may be placed in areas that are visible from a street on the Property or any other portion of the Property other than the Lot on which the decoration or other tableau is exhibited. The yard decorations must be architecturally proportionate to the size of the dwelling constructed on the Lot. The yard decorations must be of a durable nature and may not be made of plastic.