



Oak Colony

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.

Construction Deposit (Current Amount \$500)

5.05 - Prior to commencement of construction on any addition or improvement the owner shall pay a deposit. The purpose is to insure a clean job site, compliance and overall community appearance and that the structure is built according to the approved plans and specifications. If any violations or damage is caused by construction the owner will have 10 days to correct; otherwise the committee/HOA will correct. If this takes place the amount will come out of the deposit and if additional costs are incurred the owner will be billed.

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 - Basketball goals cannot be mounted to the home, must be in-ground post with a white or clear backboard.

Boat Usage

3.38 – No water-borne vehicles or motor boats shall be allowed in the lakes.

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.

[These Subdivision Highlights are not the official restrictions and are subject to change.](#)

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.

Decks and Piers

3.38 – As no individual lot owner’s property extends into the lake areas, no decks, piers, etc.

Driveways

3.29 – Driveways shall be constructed of concrete.

Fence

3.30/3.31 – All fences (including all gates associated therewith) and similar improvements must be constructed, installed, and maintained pursuant to standard and/or specific approval obtained from the Architectural Committee after submission of drawings and/or proposals. The Architectural Committee possesses documentation containing specific guidelines and specifications for fences (including all gates associated therewith), which documentation is available for review by Members.

A 6' -0" height wooden privacy fence may be used with Dog Ear Boards and 4" or 6" post for all lots in the subdivision, except for lots on the perimeter of the subdivision, fences for which shall have been 8' -0" in height. In such a case where an 8'-0" fence meets a 6' -0"fence, tapering shall occur.

- Any front-facing fence gate shall be 5'-0" tall by 4'-0" wide, in a press point style with an arched top.
- No double gates shall be permitted.
- Materials shall be southern yellow pine or cedar. The approved stain for a wood fence is SW3518SS Hawthorne.
- A wooden, brick, stucco, wrought iron, or similar approved fence or privacy screen may only be used if constructed pursuant to prior approval obtained from Committee.
- Approval by the Architectural Committee of a fence design and/or installation does not relieve Member from full and sole responsibility for obtaining any and/or all necessary permits and/or other necessary governmental approvals and appropriate lot placement. Further, it is Member's full and sole responsibility to abide by all servitudes and to respect property lines so as to not encroach on another's rights/property.
- No wood fences shall be installed on a lot having frontage on any common properties, including common areas, recreational areas, park areas, pathways, and ponds. The fence on the rear/back of the property and on side property lines that meets the rear property line must be a 5-foot ornamental aluminum press point. In areas where differing height fences meet, tapering shall occur. There shall be no fences placed by any Lot Owner on any Common Area (including any Lot Servitude area).
- Any portion of a fence on a lot neighboring common areas/perimeter must have a "finished side" appearance that faces the street, alley, or other Common Area.

Flagpole

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 visible from a street or common area: (a) must be durable, and (b) must not be made of plastic, (c) not collapsible.

Garage Usage

3.32 – In all cases, electric automatic door openers/closers shall be installed and used. Any garages visible from the street must be kept closed when not in use.

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.

Lake Usage

3.38 – No swimming, no private fountains or other things shall be allowed in the lake.

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. Every Residential lot shall have the minimum of at least one 45-gallon tree (see tree section), four 7-gallon plants and twenty 3-gallon plants in front yard at all times.

Light

3.07 – The design and location of all exterior lighting fixtures shall be subject to the approval of the committee.

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.

Objectionable 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 on the street and in driveways, but not for a period in excess of nine hours of continuous parking.

Playground Equipment

3.26 - Swing sets, playsets, or other play structures are allowed and shall be no taller than eight feet zero inches (8") and they shall be screened fence or plants.

Pools, Spas and Hot Tubs

3.23 – The location and design of the pool/spa/hot tub is subject to the approval of the architectural committee and proper governing jurisdiction regulating permitting. No above ground or temporary pools shall be permitted. Fences are required.

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

3.36, 3.39 & 3.41 - 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) 1For 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. Storage Sheds 3.28 – No storage building of any type shall be permitted unless such building is designed as part of the main Dwelling Unit and approved by the Contractor or Association.

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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.

Tree

3.20 – Every residential lot shall have one living Live Oak, Quercus Virginiana planted in the front yard at a minimum of 5'-0" from the sidewalk located between the side walkway and the front of the home. At the time the tree is planted, it shall not be less than a 45-gallon container tree. 7.02 – No tree shall be removed without prior approval. 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 in excess of nine (9) consecutive hours, unless housed in an enclosed garage.

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.