

# Shakerag Farms HOA

## Rules and Regulations

### **GENERAL**

To ensure that Shakerag Farms remains an excellent place to live where we can all be proud of our homes and shared common areas, the following Rules and Regulations have been excerpted from the covenants established for our community. These standards will serve as a detailed guide to the Architectural requirements of our community covenants. The Rules and design standards are not meant to be contrary to the covenant document. These Rules and Regulations are fully enforceable and applicable to the entire lot, front, sides, and backyards.

Homeowners are responsible for maintaining their property in compliance with the Rules and Regulations and covenants, which will help to ensure that our property values are not compromised.

ACC approval is required for all Architectural changes and modifications to the exterior of a property. This includes all exterior items and repairs, landscaping, Planting, Security Cameras, lights, patios, painting, fencing and interior spaces that are readily visible from the outside. The procedure for submitting an ACC form is on our website.

Once approval is received from the ACC, the homeowner has twelve (12) months from the date of approval to implement the Architectural change.

If a homeowner is uncertain about whether an approval is required, submit the request.

## Shakerag Farms HOA – Rules and Regulations

### **No Canopies, No Tents, Awnings or temporary structure of any kind is permitted**

### **No Sheds or Storage unit are permitted**

All permanent structures must submit an ACC form prior to installation.

- Any permanent addition must be of a design that is complementary to the structure to which it is attached to the home and must be submitted to the board.
- Patio Umbrellas are permitted under 12 feet in size and not seen from the street view.

### **Commercial Vehicles:**

Commercial vehicles are **not** to be stored in the subdivision or driveways at any time. The ACC defines "commercial vehicles" as transport trucks, moving vans, construction vehicles (i.e. bucket trucks, dump trucks, bobcats, etc.). "Company vehicles" such as utility trucks, work trucks, trailers, large vans, campers, cargo carriers or vehicles in bad visible condition.

### **House Number /Name Plaques and Signs:**

No address, plaques or signs will be allowed except for 1-2 security system signs. "For rent" or "for lease" signs are not permitted whether outside or inside.

### **Covers:**

No car covers permitted. Patio furniture covers must meet the following guidelines:

- Covers should be a neutral, earth-tone color. Bright colors are not acceptable.
- Covers for patio furniture should not be seen from the street view.
- No tarps are allowed

### **Woodpiles/Firepits**

No wood Piles allowed. No firepits or outdoor fireplaces. Burning and fires are prohibited.

### **Mailboxes and Window Boxes**

- No Window boxes allowed.
- No Artificial vegetation is permitted.
- No growing ivy, tall flowers, shrubs or decorative ornaments on or near the Mailboxes
- Mailbox repair or installation requires the community standard mailbox only. This can be purchased through the required mailbox vendor, Addresses of Distinction -770-436-6198

### **Window Treatments:**

The exterior side of window treatments must be "white or off-white". For the purpose of these guidelines, the term "off-white" includes variations of white (i.e. shades of "eggshell", beige, or light grey) which are neutral in appearance. Foils, wood-tone finishes on blinds and dark curtains/window dressings are not acceptable. Curtains are not to be seen on the exterior.

### **FENCES**

All requests for fences must be submitted to the ACC for approval. Generally, wood fences are only approved, "picket fences" will not be approved. No vinyl or metal fences will be permitted. Chain link and barbed wire fences are excluded by covenant. The preferred fence vendor is required for uniformity and consistency throughout the community and identical post designs.

The following guidelines apply to fences.

- In no case will alleys be permitted between two fences. Homeowner's must connect to each other's respective fences regardless of property lines. All fences must be stained with the approved color within 6 weeks after installation.
- All Property lines must be marked with a professional surveyor and fence vendor to mark/flag the fence location prior to the board reviewing.
- Per Article VI- "Fences are not permitted to be constructed or erected upon any lot other than in the rear of the building which is located on such a lot". Fences are permitted in the rear yards only and not in front yards or to encroach on the sides at all.
- All fences must attach to the back corner trim of the home and not encroach on the sides past the back corner of the home-unless to align with a neighboring fence, if necessary, only.
- Fences are to be securely constructed using concrete footings and maintained in an upright position and always consist of 4 sides. Any fences other than the approved designs and posts will not be accepted/approved for installation nor full repair or replacement. Lights are not to be installed on or around fences.
- Only one fence gate is permitted per lot, located on the garage side of the home.
- Storm Drains are throughout the community and typically located on the property line. Fencing must Not go around it, but instead, over it, to share with neighboring properties and not prevent water flow/drainage. This also allows for a straight constructed fence.
- All Fence posts are to be 4x4x10 Feet Height, then cut and shall be buried 2 feet underground, such that post height is approximately 6-6.4' high.
- Fence Style C requires "Dado Cut" posts, (4) 2x4 rails, top cap with 1x4 trim.
- Style B and E requires "French Gothic" style Posts 4x4x10 and (3) 2x4 rails.
- All fences are to have rails facing the interior, the finished side facing outside, with the exception of the south bound and north bound main subdivision road.
- 1x6 foot height Fence Pickets. Pickets are to be raised 2 inches off the ground for water flow and proper drainage.
- Fences are NOT to exceed 6 feet in height per county and hoa guidelines.
- Pressure treated pine is only allowed, no other type of wood is to be installed. Galvanized construction grade nails required.
- Front sides should remain Symmetrical if property lot allows.
- Corner lots: Fences must not be constructed in or near the "right of way". Corner lots must attach to the back corner trim of the home and not exceed 16-18 feet max to the side of the home towards the street.
- SEE EXHIBIT A & B FOR FENCE POST REFERENCES- page 7

## Shakerag Farms HOA – Rules and Regulations

### **Landscape Borders:**

Modifications to landscape borders and edging must be submitted to the ACC for review. The following guidelines should be used when selecting a landscape border material.

- They must be uniform and placed in the design pattern that was originally intended for the property. Heavy bricks and pavers are not permitted.
- No plastic or rubber borders permitted, no mismatched borders.
- White stones and rocks are **not** acceptable.

### **Landscaping:**

The homeowner is responsible for maintaining and replacing aged mulch and groundcover in their landscape beds, Artificial vegetation, rocks and red mulch is not permitted.

- The original flowerbeds shape and size must remain the same as the builder intended and cannot be changed. Drainage material and Rocks are not acceptable.
- The perimeter of the home must have a flowerbed consisting of mulch or pine straw. It cannot be replaced with grass, or any sort of growing ground cover.
- Professional weed control is mandatory for every home.
- Front tree types will be approved based on staggered uniformity by the ACC committee.
- No fencing of any kind placed around trees, flowerbeds, plants, or shrubs.

### **Ivy and Vines**

No Ivy, vines or vegetation is permitted to grow on or near homes, fences, mailboxes, or base of trees. Decorative Garland on doors, windows or homes is not permitted.

### **Trees and Shrubs**

Cutting a few lower branches off of trees is permitted, meaning 3-5 branches, anything more, requires ACC approval. Crepe myrtle trees must be maintained with the lower branches removed creating a clean base and cropped in the wintertime. Shrubs need to be tidy and kept at a height below the windows. Overgrown vegetation shall not cover the windows or house.

### **Gardens and Flowerpots**

Excessive Pots (more than 3), vegetables or Gardens are not permitted in the front, sides or back of the home. All portable gardens must be ACC approved. Shakerag is zoned by the county to be a residential area, agricultural gardening is not permitted. Please refer to the garden guidelines:

### **Lights and Cameras:**

- No Decorative or patio strings are allowed, lights on fences not permitted.
- Holiday lights are only permitted during the holiday season.
- Light fixtures and security cameras must not be readily visible from the street and need ACC approval. Cameras must be white in color and installed on the trim or soffits.
- Landscape lighting and Solar lights need ACC approval. They can be placed alongside front flowerbeds. Lights cannot be placed along street-side, front yard, sidewalks, or driveways. Landscape spotlights or colored lights of any kind are not allowed. All light fixtures must be dark brown or black in color to blend in with the landscape, approval will be at the board discretion with Acc submission based on appearance and design.
- Post lamps and Tiki lights are not permitted.

## **Shakerag Farms HOA – Rules and Regulations**

### **Lawns:**

All Lawns should consist of Bermuda grass only. No Exceptions.

### **Stepping Stones**

Stepping stones require ACC approval. They are not permitted in the front or side yards.

### **Parking on the Street:**

Vehicles must be parked in the driveways. No parking on the streets, curbs, sidewalks, or grass.

### **Playground Equipment:**

Playground equipment must be approved by your ACC prior to installation. The following guidelines apply:

- Play equipment must be of the wooden variety. Metal swing-sets will not be approved,
- Play equipment is only permitted in the back yard with a fenced in yard.
- The location of the play equipment must be at least twenty feet away from the property line and not visible from the street.
- No Trampolines permitted. Older trampolines are grandfathered in.
- No Basketball goals allowed.
- No soccer, golf, or Sports nets of any kind allowed

### **Statues and Chimneys**

No Statues, Urns or large planters allowed. Chimney Repair needs ACC submission with required Vendor for uniformity and new chimney cap design. See Exhibit C

### **Storm Doors, Windows, Garage Doors, Gutters, and HVAC Units**

All doors, windows, garage doors and gutters and HVAC units must go through ACC approval. Silver-finish aluminum doors and/or screendoors are not permitted. They must be the same current existing design as the community for uniformity.

### **Trees, Gardens and Tree Removal**

Trees should not be removed from an individual property without prior written approval from the ACC. The following guidelines apply:

- Every home must have a tree in the center of the front lawn, utility obstruction exceptions
- Trees and Vegetation must be 12 feet away from neighboring properties or fences.
- Once a tree has been removed, the stump should be ground down or removed such that it is no longer visible.
- Planting New trees, Shrubs, adding additional flowers or plants must have ACC approval.
- Fruit Trees of any kind are not permitted on the lot. Backyards, flowerbeds, and grassy areas are not to be replaced with gardens.

## Shakerag Farms HOA – Rules and Regulations

### SUMMARY:

	<b>ITEM</b>	<b>CONDITION</b>
<b>1</b>	Permanent Basketball Goal	<b>Not Permitted</b>
<b>2</b>	Second "Box" next to Mailbox	<b>Not Permitted</b>
<b>3</b>	Sheds and exterior storage containers.	<b>Not Permitted</b>
<b>4</b>	Signs	Not permitted except for a "For Sale" sign and a security system sign as described in <i>"Community Standards"</i> (above).
<b>5</b>	Tall Reflectors at Driveway	<b>Not Permitted</b>
<b>6</b>	Tarp covered items,	Not permitted except as noted in the <i>"Community Standards"</i> (above)
<b>7</b>	Landscaping Rocks	<b>Not Permitted</b>
<b>8</b>	Wind Sticks & Pinwheels	<b>Not Permitted</b>
<b>9</b>	Window Fans & Window Air Conditioners	<b>Not Permitted</b>

	<b>ITEM</b>	<b>CONDITION</b>
<b>1</b>	Awnings, Canopies, Gazebos, Hammocks, Tents	Not Permitted
<b>2</b>	Basketball Goals/Portable	Not Permitted
<b>3</b>	Children's Swing Sets, Trampolines, & Play Equipment	Submit for approval, Swings sets and play equipment should be constructed of wood.
<b>4</b>	Children's Forts/tree houses	Not permitted
<b>5</b>	Dog Houses	Not permitted
<b>6</b>	Fences	Submit for approval - refer to the <i>"Community Standards"</i> (above).
<b>7</b>	Flags	Only US Flag permitted
<b>8</b>	Garage Door Replacements	Submit for approval.
<b>9</b>	Landscape Beds	Submit for approval.

## Shakerag Farms HOA – Rules and Regulations

<b>10</b>	Landscape Borders	Submit for approval — refer to the "Community Standards" (above).
<b>11</b>	Landscape Lights, Solar lights, security cameras	Submit for approval.
<b>12</b>	Landscape Walls/Borders	Submit for approval.
<b>13</b>	Lattice Work	Not permitted.
<b>14</b>	Patio and Deck Extensions	Submit for approval.
<b>15</b>	Painting of the home/Fence painting	Submit for approval
<b>16</b>	Planter Box Attached to Dwelling	Not permitted
<b>17</b>	Ponds/Jacuzzi/Pools/Water Falls	Not permitted
<b>18</b>	Storage Sheds and Outbuildings	Not permitted
<b>19</b>	Storm Doors/Windows/Garage doors/gutters	Submit for approval
<b>20</b>	Trees/plants/shrubs removing or Planting/front or backyard.	Submit for approval.
<b>21</b>	Trellises and Pergolas	Not permitted
<b>22</b>	Window Boxes	Not permitted

## VIOLATIONS

The management company provides inspections on behalf of the Board and the ACC twice each month. When violations are recorded, they will send a letter to the homeowner outlining specific violations and any action required to correct each violation.

If a self-help warning is sent to the homeowner stating a timeframe in which their violation **must** be corrected. After this date, Self- help will be done. This means the board hires a company to fix the violation and bills the homeowners HOA account. The homeowner is responsible for the full bill plus administrative fee. Self-help fees will not be up for consideration of waiver. Trespassing laws do not come into effect with self-help as this is fully enforceable per the governing documents.

After proper notice has been given to the homeowner, at the Board's discretion, the Association's attorney will send a certified letter advising the homeowner that a lien will be placed against their property. If the violation is serious enough, the Board, should they also choose to do so, may file suit against the homeowner.

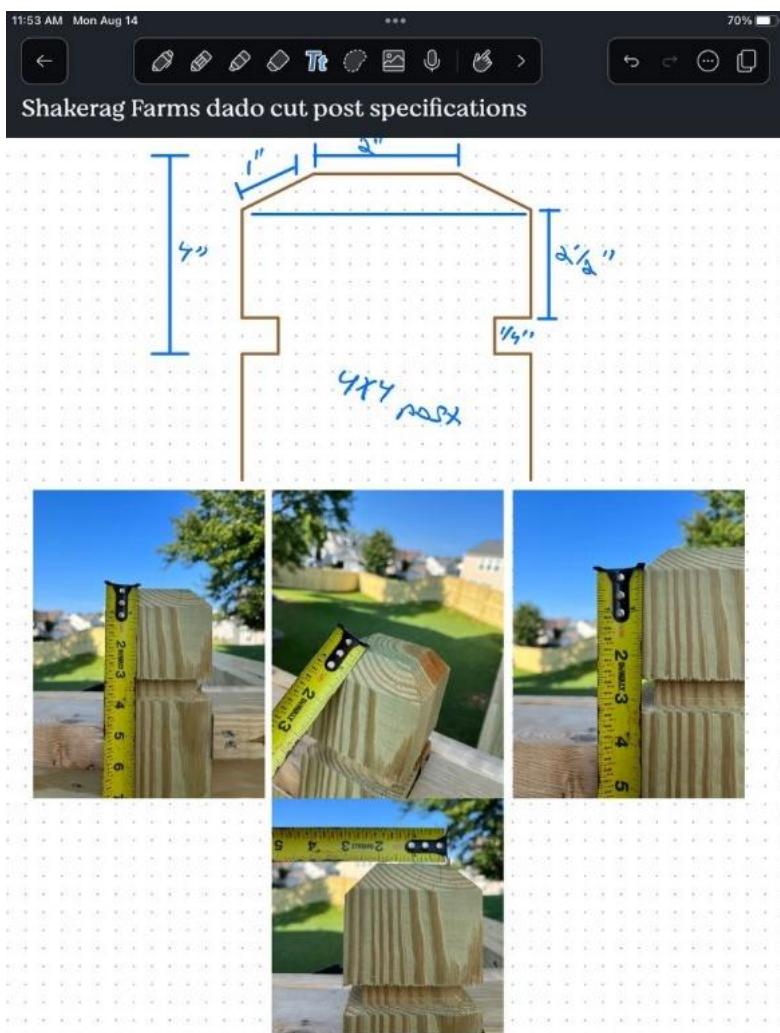
Our goal is to keep our neighborhood one that we can all enjoy and where we can be proud to live. Each homeowner has made an investment in this community and wants to preserve their investment. If we work together, follow the above guidelines, and are mindful of our neighbors this goal can be easily accomplished. The ACC is looking forward to working with you and preserving our community.

## Shakerag Farms HOA – Rules and Regulations

### Exhibit A- French Gothic Post



### Exhibit B- Dado Cut Post



**APPROVED CHIMNEY CAP: Exhibit C**

