

Hunters Grove Community Standards

Residence Maintenance, Repairs, Revision, and Additions

- Architectural Approval is needed for all exterior paintings. If the color scheme being used is not on the approved color wheel then the home owner must paint a sample swatch on the structure for the architectural committee to approve. (The approved color wheel is on file with the management company)
- Any additions or alterations to the exterior of the structure require architectural approval
- All owners are required to keep their properties in a well maintained condition, including but not limited to well painted and free of dirt and mold.
- All sheds, storage, and outbuildings require architectural approval
- All sheds, storage and outbuildings must be of similar construction and color to the home
- All sheds cannot be larger than 10 feet by 12 feet in diameter and cannot exceed 8 feet tall from ground to peak.
- All sheds, storage and outbuildings cannot be placed on a lot that does not have a fenced in yard.

Driveways

- No Architectural approval is needed for replacement of a driveway with one of the same color style, design and size.
- Architectural approval is needed for replacement of driveway with one of a different color, style design or size.

Fences

- Fences should be constructed of vinyl PVC. Other materials may be approved on a case by case basis. Installation must be of a professional standard.
- Fencing may not be erected outside the homeowner's property lines.
- Fence must be no more than 6 feet high.
- If the fence has a gate, it must be of similar style and construction to the fence.
- All fences, gates or walls require Architectural approval.
- Split rail fencing with "chicken wire" or wire backing is not allowed.

Flagpoles

- You are allowed one flagpole not to exceed 14 feet in height with one flag flown. Proper etiquette must be observed.

Fireplaces and Chimneys

- Chimney caps of stainless steel or painted black do not need approval. All other changes or additions require Architectural approval.

Gutters and Downspouts

- Replacement of gutters and/or downspouts with those of the same color, design and material do not need Architectural approval.
- Replacement of buried tubing does not need approval.

- Temporary use of drainage tubing in an emergency does not need approval.
- Tubing used for additional drainage requires approval. This must be buried underground and directed away from adjacent properties. Homeowners are responsible for minimizing erosion and repair of erosion damage.
- Replacement of gutters and/or downspouts with those of different color, design or material, and any addition of gutters or downspouts requires Architectural approval.

Hazardous Materials

- No hazardous materials (except those that are ordinarily found and/or used in dwellings for acceptable purposes) shall be used or stored on any lot.

Heating and Cooling and Machinery

- Replacement of exterior units with units in the same location and of similar design does not require approval.
- Exterior heat pumps or air conditioning units may be added or relocated if there is no adverse impact on neighboring properties. Neighbors will be consulted before approval is granted.
- Permanent installation of electricity generators requires approval. Running of generators will be approved for emergency use only. Neighbors will be consulted before approval is granted.
- Individual room air conditioning units extending from windows and permanently installed window fans are strictly prohibited.

House numbers and fixtures

- No approval is needed for outdoor thermometers in the rear of the home and not visible from the front.
- No approval is needed for deadbolt locks, peep holes, door knobs, door knockers and front door kick plates not exceeding twelve inches in height. Door knockers must be of conventional design and maintain the original styling of the house.
- Not more than two bird feeders may be installed and must be a minimum height of forty-eight inches from the ground. Birdfeeders must not be an eyesore (as determined by the Architectural committee) and must be placed such that seeds or shells do not fall onto neighboring or common properties. Feeders must not become a nuisance to neighbors. No ground feeding is allowed at anytime.
- House numbers should be a minimum of four inches high and affixed to the front of the garage in the original location.

Landscaping and gardens

- Homeowners are responsible for maintenance of the landscaping including lawn, ornamental shrubbery and trees. Grass and weeds shall not be allowed to become unsightly. Shrubs must be neatly trimmed. Trees, shrubs and other plants must be trimmed so that they do not pose an obstruction to foot or vehicle traffic, or obscure the view from adjacent driveways, or obscure signs or traffic itself. Grass height shall not exceed four inches. Any yard exceeding six inches will be cut by the community landscapers and the cost will be billed to the homeowner. The homeowner will be given a one week notice prior to this event.
- Dead trees, shrubs and other plants must be removed within a reasonable period of time.

- The homeowner is responsible for maintaining adequate lawn cover to prevent soil erosion and storm water drainage difficulties.
- The homeowner may not make any change or addition to the property, which adversely affects drainage onto any neighboring property or common area without explicit approval for the drainage change.
- Plants, flowers and shrubs (mature height less than eight feet) within the property owner's property only does not require approval. Trees with a mature height of over eight feet requires approval. Garden hoses and caddies affixed to the house, and rollaway caddies are also permitted without approval.
- Vegetable gardens are allowed in the rear yard.
- Approval is required for the redesign of front landscaping and bedding.
- Approval is required for vegetable gardens in any area clearly visible from the street.
- Approval is required for any hedges or similarly planted fencing.
- Approval is required for the addition of trees or plants with a mature height in excess of eight feet.
- Approval is required for the removal of trees with a diameter of six inches or more.
- Plans for landscaping ponds must be submitted for review and approval. Approval will consider among other factors the ponds location, depth and size. Approval will also typically require the installation and use of a pump to reduce insect problems.
- The following will not be permitted; Weeping Willow, female ginkgo balboa, tulip poplar, American Beech, elm and bamboo.

Lighting

- Exterior lighting must be aimed so that light does not shine directly onto neighboring property.
- Light intensity must not be so high as to be a nuisance to neighbors.
- Considerable weight will be given to neighbors concerns over lighting. Homeowners should be prepared to make adjustments to lighting (re-aiming, small baffles, change sensitivity settings, etc.) to accommodate neighboring homeowners.
- Automatic approval will be given for the replacement of existing exterior fixtures with motion activated fixtures if
 - Aiming and sensitivity of sensor is set to prevent light activation due to motion outside homeowners property
 - Sensitivity of sensor must not be such that weather related conditions regularly trigger light activation.
- Exterior lighting other than that originally installed, including flood lights, require approval. Note that "harsh" or "cold" exterior lighting, such as that typically found in industrial environments, will not normally be approved.

Mailboxes

- Replacement of mailbox and/or post with those of similar design, size, color and material does not require approval.
- Approval is required for any mailbox or post not of the same design, size, color or material as its predecessor.
- Mailboxes should be kept clean and free of dirt and mold

Pathways, walkways and stoops

- Existing paths, walkways and stoops may be repaired/replaced using materials of the same style and color without approval.
- Color and style of materials used in additions must match that of existing paths, walkways and/or stoops as appropriate.
- Layout and design of additions must blend with existing paths, walkways and/or stoops.
- Approval is required for any addition or change that was not original.

Recreation Equipment

- Recreational equipment should be kept in good repair, no rust should be visible, and it cannot be installed within nine feet of any property lot line.
- Temporary children's wading pools, twelve inches or less in depth are permitted in rear yards only and must be drained when not in use.
- Sandboxes are permitted in rear yards only and must be covered when not in use.
- Swing sets and lawn gym equipment are permitted other than in the front yard. Metal swing sets are allowed if made of galvanized or other non-rusting metal and have baked on paint. All play equipment must be maintained in good condition. No chains, seats etc. can be broken and no rust should be visible.
- Portable basketball hoops must be stored out of site when not in use. Permanent basketball hoops are not permitted
- Exterior hot tubs, Jacuzzis, or spas must be located in the rear yard adjacent to the dwelling unit. The exterior finish of an elevated hot tub should blend with the exterior finish of the home, deck or patio to which it is attached or most closely related. Screening of hot tubs may be required based on the size of the lot and proximity to other lots. They cannot be installed within nine feet of any boundary line. Appropriate fencing or other security measures should be installed in accordance with local codes. They must have a locking cover and must be kept locked when not in use.

Seasonal Decorations

- Noise or illumination from decorations must not create a nuisance to your neighbors.
- Seasonal decorations may be displayed on home owner's property.
- Seasonal decorations may not be displayed more than 30 days before or 21 days after the holiday.