

NEIGHBORHOOD APPEARANCE POLICIES

THE SPRINGS AT HIGH ROCK

SUMMIT AT THE SPRINGS

CASCADE CREEK AT THE SPRINGS

CASCADE CREEK II

THE VILLAGE AT BOULDER RIDGE

TRANQUILITY LAKES

Updated: **November 20, 2020**

In private residential communities such as The Springs, rules and restrictions are established to ensure that development proceeds in an orderly and well-planned manner. Covenants and Bylaws protect the community from unattractive and irresponsible construction, enhance the overall beauty and cohesiveness of the development, maintain property values, and protect the unique natural environment of High Rock Mountain and Lake. In addition to establishing home building and renovation restrictions, The Springs has also established policies related to neighborhood appearance to help maintain a clean and cohesive atmosphere in the community.

From time to time, additions and / or revisions may be made to these policies. After adoption, the latest version will always supersede all others previously published.

Policies

1. Garbage should not be left by or near the road except for pickup day (s). Garbage cans may be kept near the house and screened from view from roads or the lake.
2. Signs, other than the approved "For Sale" signs are not permitted without Board approval. Approved For Sale signs consist of 3-foot high (from ground level) 10" X 15" laminated green background with white lettering sign. A clear plastic 8" x 11" box, to display sales information, may be attached to the white pole below the sign. It is the responsibility of the Real Estate Company and landowner to make sure that

the sign is maintained (kept erect, horizontal, and repainted if necessary). Pruitt Signs Inc. can provide the approved sign. The phone number is 336-2498288. Any unmaintained sign may be subject to removal.

3. Vegetable gardens should be located behind the house.
4. Unless located within enclosed garages, no boat and / or boat trailer over 28 feet in length, travel trailer, motor home, or large truck (bigger than a pickup) shall be kept or located on any lot. Once the Certificate of Occupancy is issued, no commercial vehicles (trucks, cars, trailers, etc.) may be routinely parked in the driveway, on the property, or on the street. If a commercial service is being performed for the homeowner, commercial vehicles may only be parked while service is underway and not overnight. Exceptions may be granted for extensive renovations, but the ARC must be contacted to discuss a temporary variance.
5. No more than two parked cars may be routinely left out in the driveway. No cars should be routinely parked on the street.
6. Outside clothes lines and window mounted or through-wall air-conditioning units are not allowed.
7. External AC units must be screened from street or lake view.
8. No open fires are allowed in The Springs including burn barrels and open fire pits. Fire pits with a spark arresting screen are allowed. All wood-burning house chimneys must have a roof cap with a spark arrestor screen.
9. No animals or poultry of any kind may be kept or maintained on any of said lots, except a reasonable number of dogs and cats and other indoor household pets. Dogs or other pets must reside primarily in the home, not outside free or in any separate enclosure. Each owner must see to it that all of the owner's dogs are kept on the owner's property unless leashed. No dogs shall be permitted to roam the community property unleashed.

10. No fence (including invisible fences), wall, pool, outbuilding, propane tank, or any other accessory to the dwelling, or any other structure upon any lot shall be installed, erected, placed, maintained, or altered unless approved in writing by the ARC. All features must conform to all applicable requirements established in the current Architectural Review Requirements.