

Revised: October 14, 2023

NEIGHBORHOOD APPEARANCE POLICIES

THE SPRINGS AT HIGH ROCK

Updated: October 12, 2023

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). Ideally, garbage cans are placed out the morning of pickup and removed that afternoon. If necessary, they may be placed at the roadside after 12:00 noon the day before pickup and must be removed from the roadside by 12:00 noon the day after pickup. 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 336-249-8288. 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, enclosed box trailer, 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.

5. Residents are encouraged to use their garage to store their vehicles/watercraft/trailers/motorcycles/UTVs/golfcarts/riding lawnmowers/etc. No more than a total of three (3) parked vehicles/watercraft/trailers/motorcycles/UTVs/ golfcarts/riding lawnmowers/etc., that are not located in garages, are allowed to be parked routinely anywhere on the lot and shall only be parked on surfaces that have been previously approved by the ARC. No vehicles/watercraft/trailers/motorcycles/UTVs/golfcarts/riding lawnmowers/etc., should be routinely parked on the street. If a utility trailer is not garaged, it must be parked inconspicuously on the lot, or it will be counted as one of the allowed vehicles/watercraft/trailers/motorcycles/UTVs/ golfcarts/riding lawnmowers/etc. If there are special circumstances where this poses a significant hardship, request for variances can be made to the board of directors.
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
11. The exterior appearance of the property should be maintained to a proper and appropriate level. Yards should be maintained so there is no unsightly growth of grass or weeds. Debris of any nature should not be accumulated on the property.
12. The "Davidson" mailbox is required. Any other mailbox structures are not approved and are subject to removal at the property owner's expense. StreetScapes & WindowWorks (blevco66@gmail.com) can provide the approved mailbox. The phone number is (336)-946-2164. The mailbox is the only approved location for the house number. As mailboxes weather, they should be painted periodically to refresh their appearance.

Revised: October 14, 2023

13. There is to be no parking in road right-of-ways, no parking in other than marked areas near the boat ramp, and no unapproved use of any common areas.