

# **ARC ADOPTED RULES FOR THE GREAT OAK SOUTH**

## **SUBDIVISION Rev. 07.12.05**

### **LANDSCAPING**

**FLOWER BEDS:** No application is needed for changing live plants, flowers or shrubs within the existing flowerbeds. No Application is needed for changing the size or shape of original flowerbeds. as long as it is enlarged. Application is needed to make the existing flowerbed smaller or to eliminate it. No application is needed to add a new flowerbed. **NO ARTIFICIAL PLANTS, FLOWERS OR VEGETATION ALLOWED IN THE YARD.**

**BORDERS:** No application is needed to add stone, brick or rock borders. Any other border **must be approved.**

**TREES: ALL TREES MUST BE APPROVED.** Trees must be at least 1 3/4" in *trunk* diameter and at least 3 feet tall.

**TREE RINGS:** May be removed **without** approval, however, must be properly maintained according to the Deed Restrictions.

**BOULDERS:** Must be submitted for approval.

### **DECORATIVE ADORNMENTS**

**FLOWER POTS:** Decorative pots are acceptable without approval, however, no plain, ordinary pots allowed. The ARC will post a picture database of approved and unacceptable pots.

**STATUES:** No application is needed for 1 birdbath and 2 statues up to 42" high by 36" wide by 24" deep in size if placed in the front of the house. In the case of corner houses, an additional 3 statues of the above size may be placed on the side of the house. **NO NUDITY AND NO TOMBSTONES ARE ALLOWED.**

**WIND TURBINES/ BIRD HOUSES/ WELLS: SEE STATUES.**

**GAS LAMP POST:** Must be approved if it has not been previously approved.

**FOUNTAINS:** Must be submitted for approval.

**OUTDOOR FURNITURE:** All outdoor furniture must be submitted for approval.

**YARD LIGHTS/SOLAR LIGHTS:** No approval needed, must be maintained

**SAFETY FLOOD LIGHTS/MOTION DETECTORS:** No approval needed as long as they do not exceed 8" by 4" or comparable size, any larger needs approval.

**WINDCHIMES & WALL PLAQUES:** BOARD WOULD LIKE AN APPLICATION BE SUBMITTED FOR REVIEW.

**SESONAL DECORATIONS: REFER TO DEED RESTRICTIONS.**

**HANGING PLANTS:** No approval needed but must be maintained.

**OTHER PROPERTY IMPROVEMENTS**

**DOORS:** Replacing door, locks or installing peepholes do not need to be Approved, however, painting doors must be submitted for approval.

**STORM WINDOWS, SCREENS, DOORS:** Must be submitted for approval.

**BURGLAR BARS: WILL NOT BE APPROVED.**

**EXTENDING DRIVEWAYS/SIDEWALKS:** Must be submitted for approval.

**EXTERIOR PAINTING:** Must be submitted for approval.

**WATER HOSE ORGANIZERS:** No approval needed but must be maintained.

**STONE WALKWAYS:** No approval needed, however, if the walkway borders the driveway, then it will be considered widening the driveway and it **MUST BE APPROVED.**

**CONCRETE WALKWAYS:** Must be submitted for approval.

**FORTS, PLAY STRUCTURES, TOOL SHEDS:** Must not be viewable from the street. Approval needed if over 6 ½ feet tall and for color verification.

**PATIO COVERS:** Must be submitted for approval.

**ROOM ADDITIONS: REFER TO DEED RESTRICTION**

**FENCES:** Must be submitted for approval. Must be wood, brick, stone, or masonry, **NO WROUGHT IRON ALLOWED.** Applicant must get written consent from any neighbors whose property adjoins the fence to be changed. If back yard is viewable, the back yard must be well maintained. The color of the fence must complement both houses. **NO APPROVAL NEEDED IF STAIN IS A NATURAL WOOD COLOR. PAINTED FENCES MUST BE SUBMITTED FOR APPROVAL.**

**DECKS:** Must be submitted for approval.

**SWIMMING POOLS/ POOL ENCLOSURES:** Must be submitted for approval.

**GARAGE CONVERSIONS:** Garage doors must remain in place. No approval needed.

**CARPORTS/ DETACHED GARAGE: WILL NOT BE APPROVED.**

**WINDOW AIR CONDITIONERS: WILL NOT BE APPROVED.**

**AWNINGS:** Must be submitted for approval.

**MICELLANEOUS**

**BASKETBALL GOALS:** May be left upright in the driveway from Friday at 4:00 pm through Sunday at 10:00 pm. Sunday night through Thursday night, basketball goals must be stored out of sight. **THE BOARD WILL NO LONGER ACCEPT THE GOALS LYING AT THE SIDE OF THE HOUSE. THEY MUST BE STORED IN GARAGES OR IN THE BACK YARD.**

**PERMANENT STRUCTURES:** Ex: flagpoles or hanging swings must be submitted for approval.

**ANTENNAS/ SATELLITE DISHES: REFER TO DEED RESTRICTIONS.**

**GARAGE RECEPTACLES: MUST BE KEPT OUT OF SIGHT AS PER THE DEED RESTRICTIONS.**

**SIGNS/ BANNERS:** Board has approved security and spirit signs, however, no spirit paintings on the driveway. Seasonal and political signs will be accepted for 60 to 75 days and must be kept in good condition. **REFER TO THE DEED RESTRICTIONS.**

# **ACA ADOPTED RULES FOR THE GREAT OAK SOUTH SUBDIVISION**

Adopted as Rev'd. August 30, 2004

## **LANDSCAPING**

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**TREES: ALL TREES MUST BE APPROVED.** Trees must be at least 1 ¾ inch in trunk diameter and measured at least 3 feet above ground.

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**Adopted by the Board of Directors, meeting on August 5, 2004.**