

**KNOLLWOOD HOMEOWNERS ASSOCIATION**  
**P.O. Box 241641**  
**MONTGOMERY, AL 36124-1641**

**A. PROPERTY MAINTENANCE**

The up-keep of Knollwood Subdivision Properties is essential to the attractiveness of the community, the maintenance of property values, community pride, and promoting desirability for family living. These standards have been identified for the maintenance of properties.

All property owners/occupants must adhere to all standards. Non-conformity to the standards will be a violation of the Covenants and Restrictions.

The Executive Council will enforce standards for property maintenance. It will:  
Monitor properties for compliance with standards  
Send written notices of violation to property owners/occupants

Neighbors may report to the Executive Council any properties or problems that need attention. Standards for Property Maintenance and steps for notices of violations are on the following pages:

**B. STANDARDS FOR PROPERTY MAINTENANCE**

**B.1. RESIDENTIAL PROPERTIES**

- No residence shall remain in need of repair.
- Lawns shall be maintained regularly by cutting and edging.
- Shrubs, bushes, and landscape plants shall be trimmed and kept to appropriate heights.
- Landscape beds shall be clean and not overgrown with weeds/debris.
- Street in front of residence shall be clear of leaves, dirt piles, straw, and to the debris.
- Back Yard shall be clear of overgrown weeds, bushes, and other unattractive growth.
- Back Yard shall be clear of trash piles.
- Back Yard shall be clear of multiple vehicles or disabled vehicles.
- Lawn cutting shall begin no earlier than 7.00 AM Monday through Friday.
- Lawn cutting shall begin no earlier than 8.00 AM on Saturday or Sunday.
- Vehicular parking on front lawn shall not be allowed.
- Unlicensed vehicles shall remain on the Lot only if it is in a garage.
- Hedges, trees, or any vegetation shall not obstruct sight line at the intersection of the street and driveway. Landscape elements shall remain only if maintained at a sufficient height.
- Trees and any other vegetation shall be trimmed to prevent over hang in the street.
- Roofs shall be clear of debris (leaves, straw, limbs, etc)

**B.2. AUXILIARY STRUCTURES**

- No more than (1) auxiliary structure shall be permitted on any Lot. Existing structures are excluded.
- No auxiliary structures shall occupy any portion of the Lot except the rear of the residence.
- Auxiliary structure shall be kept in good condition.
- Change of color samples shall be submitted to the Executive Council before work begins.

### **B.3. ACCUMULATION OF REFUSE**

- No wood, metal bulk materials, refuse, lawn clippings, waste, or trash shall be kept, stored, or allowed to accumulate.
- Containers for trash and refuse should be stored in a manner that they are not seen from the street view and have no impact on adjacent Lots.
- There shall be no dumping of grass clippings, leaves, rubbish, trash, petroleum products or any debris in any drainage ditch.
- No hazardous materials shall be treated, deposited, stored, disposed of, or used on any lot.

### **B.4. ANIMAL ENCLOSURES**

- Any structure or enclosure for care, housing, or confinement shall be located at the rear of property.
- Structure or enclosures shall not have an impact on adjacent properties.
- Structure or enclosure shall not cause unpleasant odors.

### **B.5. ANTENNAS**

- Wires and cables must be installed with minimal visibility.
- Roof top/Chimney top antennas that are not in use shall be removed.
- Large satellite dishes that are not in use shall be removed.

### **B.6. COMMERCIAL VEHICLES**

- Commercial vehicles with a gross vehicle weight rating of 16,000 pounds or less shall be parked at the rear of the property in such a way as to have no visual impact from the street or adjacent Lots.
- Parking shall be permissible only for vehicles that are currently in use.
- Commercial vehicles with a gross vehicle weight rating in excess of 16,000 pounds shall not be allowed except for deliveries
- No parking of any commercial vehicle with a gross vehicle weight rating in excess of 16,000 pounds shall exceed (8) hours under any circumstances.

### **B.7. COMBUSTIBLE LIQUID**

- There shall be no storage of gasoline, propane, heating, or other fuels, except for a reasonable amount of fuel that may be stored in containers appropriate for such purposes as emergencies, operation of lawn mowers and similar tools or equipment.

### **B.8. EXTERIOR PAINTING**

- No visible portion of residence from street view shall remain in need of repair.
- Color samples shall be submitted to the Executive Council before work begins.

**B.9. FENCES**

- Chainlink or wood fences shall be erected on the rear and side of Lot and no closer than (75) feet to the street.
- Fences may be connected by columns of brick, concrete, or similar materials.

**B.10. FLAGS**

- Any display of flags or banners shall be on a pole attached to the residence.

**B.11. LAWNS**

- Lawns shall not be in poor condition. Any factors that demotes the appearance of the front lawn such as totally bare, weed-inhabited, or sun-baked is not acceptable.

**B.12. MAILBOXES**

- Mailboxes shall not remain in need of repair.
- Boxes should be painted as needed.

**B.13. OUTDOOR BURNING**

- Fires shall be extinguished such that no smoke or flame is evident after 1pm.
- Burning that creates noxious fumes shall not be allowed.

**B.14. PARKING**

- Parking on front lawns shall not be allowed.
- Automobiles and non-commercials trucks and vans shall be parked only in the garage or in driveway.
- On-street parking shall be for visitors or guests.

**B.15. PETS**

- Dogs and cats, without a leash, shall be restricted on the owner's Lot.
- Dogs without a leash on the owner's Lot shall be accompanied in order to prevent chasing vehicles and chasing or frightening pedestrians.

**B.16. RECREATIONAL EQUIPMENT**

- Recreational equipment shall be located only in the rear of the Lot.
- Portable basketball hoops stored on driveways of residence shall be placed in a location to minimize any visual impact on the residence.

**B.17. REMODELING/ADDITIONS**

- Plans for exterior remodeling or additions shall be submitted to the Executive Council before work begins.

**B.18. SIGNS (ANY SYMBOLS FOR ANNOUNCEMENTS)**

- Signs shall not be displayed after the event has past.
- No commercial signs or advertising of any kind (except home security signs) shall be displayed except one sign of not more than five square feet advertising the property for sale or rent.

### **B.19. STORAGE OF MATERIALS AND EQUIPMENT**

- Equipment, tools, woodpiles, garbage cans, clothes lines, refuse or storage piles, shall be fenced or landscape buffered to conceal from adjacent Lots and street.
- Lumber, brick, stone, block, concrete, other building materials, scaffolding, mechanical devices or similar equipment shall not be kept no longer than it is in use or the purpose for which it was used is completed

### **B.20. VEHICLE MAINTENANCE AND REPAIR**

- Minor repairs that can be done in a short period of time shall be done at the rear of the property.
- Other vehicle maintenance or repair shall be performed in a garage except in an emergency.
- No vehicle or piece of equipment shall be parked, placed, stored, in or on any street, driveway, yard, or Lot except in a garage or placed in an auxiliary building.

### **B.21. VACANT LOTS**

- Lot owner shall prevent Lot from becoming unsightly by reason of unattractive growth or the accumulation of rubbish or debris.

### **B.22. HEADINGS**

- The Homeowners Association will address and seek resolution to any matter that relates to the aesthetics of the subdivision even though the matter may not be listed.

## **C. RESIDENTS' FAILURE TO COMPLY WITH STANDARDS**

- A checklist will be sent to the resident or lot owner with the checked violation or problem to be corrected in 15 days;
- If violation is not resolved in 15 days, a letter will be sent to the resident or lot owner that describes the violation and expected resolution in another 15 days;
- If the violation is not resolved in 15 days, then a second letter will be sent indicating that a resolution is expected in 30 days;
- If the violation still persists after 30 days, then a certified letter will be sent indicating that unless violation resolved in another 30 days, fines will be imposed and/or legal action will be taken.
- If the violation persists after all these measures or steps, then fines will be imposed and/or legal action will be taken.

**Note:** The entire process (steps 1-5) is designed to take 90 days