

**ARCHITECTURAL &
COVENANT
ENFORCEMENT
GUIDELINES**



Kelly Plantation

Harvest, Alabama

Updated 02/20/2020

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II. INTRODUCTION

The way homes are built today is vastly different from ten years, fifty years, or one hundred years ago. Modern advances in the way we heat and cool our homes, the way we cook and the way we entertain have put new demands on what goes into a home and how a home functions. Even the materials that our homes are made of change with the price and availability.

Yet with all our advances and all our diminishing resources people want to live in homes that look established. From the outside, homes have to appear as though they were built a long time ago, but inside the homes have to have all of our modern conveniences. This conflict of needs is the reason for these guidelines.

HOW TO USE THESE GUIDELINES

These guidelines are divided between New Construction and Post Construction Maintenance sections and are to be used as a supplement to the covenants and restrictions of Kelly Plantation. In addition, the Architectural Guidelines and Covenants Enforcement Guidelines provide a resource for the Architectural Review Committee (ARC) and the Covenants Enforcement Committee (CEC). In addition it is the resource that all homeowners should review and adhere to.

Kelly Plantation is a carefully planned community of traditional and styled homes. These guidelines have been prepared to establish material, detail, and quality standards to create a harmonious community of homes within a variety of architectural styles. It is, therefore the purpose of these guidelines to insure, maintain, and protect the aesthetic character of Kelly Plantation.

It is not the intent of these guidelines to inhibit or restrict creativity, but rather provide general parameters to create an architecturally harmonious community. In this regard, these guidelines are intended to assist all property owners in the planning of their new homes as well as maintaining their homes post construction. A properly maintained community protects the property values for the benefit of all homeowners.

III. GENERAL DESIGN GUIDELINES NEW CONSTRUCTION

A. RAISE HOMES OFF THE GROUND

There are very few styles of homes that don't look better raised off the ground by a few feet. Each home must be at a minimum, a block & fill foundation. Foundations that are slab must be approved on a case-by-case basis. This will be determined by the home site itself and if it lends itself to this type of construction. Phases 3 and 4 of KP have had covenants changes to allow slab homes by the developer.

B. USE A GOOD LANDSCAPE PLANNER

A good site and landscape plan for a house will make the most of a land's natural features and vegetation, respect neighboring homes, and enhance the way a home looks from the street. See Section V, Site & Landscape Standards for specific requirements.

C. HIDE THE MODERN CONVENIENCES

Where practical, electric/water meters and air conditioning units should be screened from casual observation by plants, brick knee walls or other method approve by the Architectural Committee. Roof penetrations should be installed in the back slopes of the roof whenever possible.

D. FOLLOW A STYLE

Fences, walls, additions, decks and auxiliary buildings, should be built in the same style as the home appearing as if the addition was built when the home was constructed. . Any extras should be an extension of the home. For example, a rear deck should never be left as unstained pressure treated wood unless the house is likewise.

IV. MINIMUM REQUIREMENTS

A. CUSTOM HOME MINIMUM SQUARE FOOTAGE

Minimum Square footage is 2400 square feet for single level homes and 2600 square feet for multi-level homes in all phases of Kelly Plantation. Minimum Square Footage is defined as the total heated and cooled floor area not including open stairwells and volume space, garages, unfinished basement, and attic areas.

B. EXTERIOR FINISH MATERIALS

A minimum of 80% brick is required for the exterior of any home constructed within Kelly Plantation. Accent materials may include stone, vinyl, or hard plank with approval from the Architectural Committee. All exterior finishes are to be selected from the approved builder list with final review and approval by Kelly Plantation Architectural Review Committee.

Approved Exterior Materials			
Exterior Veneers	Shingles	Doors	Windows
Brick	Architectural Shingles	Wood	Single Hung
Stone		Decorative Raised Panel	Casement
Wood Lap Siding			Wood Clad
Cast Plank			Vinyl Clad
*All other materials are subject to KPARC approval.			

Table 1 - Approved Exterior Materials

C. ROOF PITCHES

The main body of all dwellings shall have a roof pitch of 8/12 or greater.

D. GARAGES

The Covenants state the following regarding garages: “No front entry garages will be permitted on the primary residence. No garage shall face a street at a ninety degree angle. Primary residence detached garages where the detached garage is part of the primary home plan, must be side entry and be connected by a breezeway or covered walkway.” The Declarant for Phases 3 and 4 have allowed an additional third garage to be front facing and attached to the primary residence however, has maintained the covenant restriction that the primary garage will be side facing at a 90 degree angle. Lots for Phases 1 and 2 desiring to add a third front facing garage must receive approval from the KPARC before building to this configuration.

E. DECKS/GAZEBOS/PERGOLAS/FENCING/PLAY STRUCTURES/ OUTDOOR FIREPLACES/KITCHENS/WATER FEATURES OR ELABORATE LANDSCAPING

All decks, gazebos, pergolas, fencing, play structures, outdoor fireplaces, outdoor kitchens, water features or elaborate landscaping are to be consistent with the architectural style of the home and shall comply with KPARC requirements and approved by the KPARC prior to construction.

F. EXTERIOR COLORS

1. All exterior colors are to be true to the material finishes of the home and be harmonious with the overall theme of the subdivision. Selections are subject to the approval of the KPARC.
2. Repainting of existing exteriors, trim, shutters, doors etc. shall be the same as the original color unless approved by the KPARC on a case by case basis.

V. SITE AND LANDSCAPE STANDARDS

A. SITE STANDARDS

1. BUILDING SETBACKS:

All setbacks shall apply to all porches, stoops, steps, terraces, decks, patios, and eaves.

Minimum building setback lines will be established for all dwellings in each sector. Setbacks may be enlarged or decreased at the sole discretion of the KPARC. A 10' side and 25' rear minimum setback is required. The front setbacks are indicated on the plat at 35' in Phases I and II, and 25' in Phases III and IV.

2. EASEMENTS

All portions of the development, including home sites, are subject to the various easements described in the Declaration of Covenants, Conditions and Restrictions. All homes will have sidewalks. Landscaping, driveways, walkways, terraces, patios, and mailboxes are items permissible within an easement, but are the responsibility of the Property Owner to maintain and if in the future there is a need to remove items for access to the easement shall comply. A homeowner building a fence in a county easement area that blocks access, may be required to remove fencing to grant access to the county.

3. SIGNAGE

All signs shall be subject to approval by KPARC. No other signage, banners, flags, or advertising posters shall be allowed without prior KPARC approval.

4. FENCES/PRIVACY WALLS

See Section IX. All fences/privacy walls must be approved by the KPARC prior to construction. Failure to receive adequate approval before beginning construction will result in non-compliance and be subject to fines.

All fences/privacy walls shall be located in the rear yard and not to exceed 6' tall. The standard for fences in Kelly Plantation shall be treated wood shadowbox, arched with gothic posts. . Fences shall be stained with color pre-approved by the KPARC.

Any deviation to the standard to erect iron fencing must be approved by the KPARC. Consideration will be given to neighboring lot fencing and overall aesthetics when rendering a decision. Iron fencing is not considered as privacy fencing.

On lots bordering ponds only wrought iron fencing shall be approved unless otherwise approved by the KPARC. Fences/privacy walls will not be permitted in the buffer area surrounding ponds.

Brick columns to match the house at the corners of the fence line are permitted but not required per a previous covenants change.

Fences are to extend to the lot line so no area is left unfinished.

Any fences that are to be connected into a neighbor's fence must have prior written permission by property owners.

No chain link, vinyl coated, or wires fences shall be permitted.

Details of fences/privacy walls shall be submitted to the KPARC indicating proposed fence design, material, location on the lot, and stain color.

5. SWIMMING POOLS, TENNIS COURTS, AND HOT TUBS

Swimming Pools, Basketball Courts and Hot Tubs shall be permitted only with approval by the KPARC.

B. AIR CONDITIONING COMPRESSORS

Compressors shall be located at the rear of the dwelling whenever possible.

Compressors shall be screened with landscape or architectural treatment.

No window mounted units shall be allowed.

C. UTILITY METERS

Utility Meters shall not be visible from a street or lake whenever possible.

D. MAILBOXES

Mailboxes shall be black and mounted on black iron poles with house number tabs. The majority of boxes in Kelly Plantation have been installed by:

*NEW MARKET IRONWORKS 1604 Jordan Road, Huntsville, Alabama 35811
(256) 746-3999*

Only the approved mailbox design for Kelly Plantation will be permitted.

VI. GENERAL LANDSCAPE REQUIREMENTS FOR NEW CONSTRUCTION

All yards shall be landscaped pursuant to landscape and irrigation plan reviewed and approved by the Kelly Plantation Architectural Review Committee at least 30 days prior to completion of home.

The front yard of each lot shall be planted with two large trees and two small trees to include no more than one evergreen.

Shrubbery required in the front yard shall be a minimum of 25 shrubs, at least half of which shall be species evergreen to this climate.

- Shrubs shall be planted in a bed of mulch or ground cover other than turf grass. Shrubs no smaller than 3 gallon. Trees must be at least 1 Y* caliper.
- Flower beds shall have edging consisting of brick or common edging.
- The rear yard shall be planted with one large tree and two small trees.
- Front and side yards must be sodded. Rear may be seeded and strawed.
- All proposed trees shall conform to be the minimum size standard listed below, based on American Standards for Nursery Stock, ANSI Z60.1, published by the American Association of Nurserymen and approved by the American National Standards Institute, as follows:
 - Suggested Large Trees:
 - Type 1, shade trees, 2.5" caliper, 12" height range, Sugar Maple, Red Maple, Tulip Poplar, Sycamore, Red Oak, White Oak, and Willow Oak.
 - Type 2, shade trees, 1.5" caliper, 5'to 8' height range - Weeping Willow, Bradford Pear, Golden Rain Tree, Southern Magnolia, Zelkova, River Birch and European Birch.
 - Type 5, Coniferous Evergreens, 5' to 6' height range - Pine species, Hemlock, and Spruce.

- Suggested Smaller Trees:
 - Type 3, small upright trees, 1" caliper, 6' to 7' height range-Redbud, Crabapple, Crepe Myrtle, Cherry Laurel, and Flowering Plum.
 - Type 4, small spreading trees, 5' to 6' height range - flowering dogwood, star magnolia, flowering cherry, and Japanese maple.
- If existing trees meet requirements of this covenant in all respects, required trees of the covenant may be omitted. Each existing tree meeting requirements may count, at the option of the owner, for one of the trees in its required class, provided it:
 - Is not one of the following species: Box elder, silver maple, catalpa, cottonwood, camphor, mimosa, chinaberry, princess tree, or Siberian Elm.
 - Has live crown and is free from serious root, trunk, and crown injury.
 - Is indicated on the landscaping plan as tree "to be saved".
 - Is situated so that it can be incorporated into the landscape with minimal grade, cut, or fill under the drip line of the tree.
- Ground cover may include shrubs and low-growing plants such as Liriope, English ivy, Periwinkle, and similar material. Flowerbeds must be maintained to prevent weeds and grass.
- The standard for flower beds shall be bark, shredded, or pine mulch. Any deviation for rubber, stone or other material mulch shall require prior approval by the KPARC.
- Automatic Irrigation Systems are required for all new home construction to cover flower beds, lawns and trees.
- Sidewalks shall be required to attach to existing sidewalks.

VII.SUBMITTAL PROCEDURE

Kelly Plantation has been a carefully planned residential community. Care has been taken in the planning, design, construction and maintenance phases to preserve the natural beauty of Kelly Plantation and its home sites. It is important that the special characteristics of the community be maintained during the design and construction of individual homes.

To help ensure that the character of Kelly Plantation is maintained, an Architectural Review Committee has been established to review the designs, plans, and construction of all dwellings and other improvements within the community.

Prior to the commencement of any construction on a lot, the Property Owner is required to submit to the Architectural Review Committee for review and approval the following:

- 1) Architectural Drawings and Specifications - (1) copy.
- 2) Site Plan - (1) copy.
- 3) Landscape plan - (1) copy
- 4) Plan Submittal Application Form located on the website
kellyplantationhoa.net
- 5) All exterior color and brick samples

All submissions must be complete to be reviewed by the Kelly Plantation Architectural Review Committee (KPARC). Incomplete submissions will not be reviewed until all information is received. Clearing and/or construction cannot begin prior to the Applicant receiving approved Plan Submittal Application Form, Architectural Drawings, and Site Plan from the KPARC.

If any changes are made during construction, the applicant must resubmit the plans for review and approval by the KPARC. All changes shall be indicated on the drawings or schedules. The applicant is encouraged to submit changes prior to construction of the change to avoid project delays and/or delays in receiving a "Letter of Compliance".

All submissions shall be emailed to:

architecturalapproval@kellyplantationhoa.net

Plans will be reviewed within 2 weeks or less with a response back to the homeowner as Approved, Approved as noted, Requesting Additional Information or Denied/Resubmit as noted. The KPARC may request a meeting with the homeowner/construction manager for clarification of submissions.

A. ARCHITECTURAL PLANS

Architectural plans shall include site and landscape plans and include all exterior elevations including, front, side and rear.

B. SITE PLAN

All site plans shall be submitted to the KPARC. The following items should be indicated on the site plan:

- Property lines, building setbacks, easements, buffers, and adjacent street(s).
- Location of trees having a trunk diameter of four (4) inches or more located within (30) feet of the proposed dwelling. Trees located beyond this area can be identified in masses and indicated as a tree save area.
- Footprint and finish floor elevation of proposed dwelling.
- Proposed site amenities (swimming pool, gazebo, screen porches, etc.). Note: all proposed site amenities must include individual detail drawings.
- Location of driveways, decks, walkways, terraces, patio, retaining walls, etc.
- Erosion control (indicating silt fences, hay bales and location of gravel driveway to be used during the construction period).
- Location of play equipment, air conditioning compressors, generators, outdoor lighting, mailbox, trash container storage, fencing, etc.

C. LANDSCAPE PLAN

Landscape plans are to be submitted prior to installation and no later than 60 days after home is started. Landscape plans shall be submitted to the KPARC at least 30 days prior to completion. This plan will include the entire lot and indicate the following:

- General information, including all property lines, locations of all easements, and rights-of-ways.
- All homes will be required to have automatic sprinkler systems.
- Construction information, including the locations of buildings, driveways, walks, walls, fences, and terraces.
- Locations, caliper, species (common name), and intended treatment (move, remove or save) of existing trees four inches or greater at breast height.
- A schedule of all new and existing plants proposed for landscaping, including size (caliper and height) of trees, shrubs, and grown cover, and type and amount of turf grasses.
- Each home built should have trash receptacles and a portable toilet available during construction.
- Builders shall erect temporary barriers to keep construction debris from entering neighboring yards or lots.
- It is the builder's responsibility to practice good housekeeping and ensure construction debris and other trash is contained and does not litter the neighborhood.
- Builders in non-compliance will be subject to fines and or liens by the KPHOA Board.

VIII. POST CONSTRUCTION AND MAINTENANCE

INTRODUCTION

All Homeowners are under the jurisdiction of the KPHOA Board and their representative agents, The VP of Covenants, The Covenants Enforcement Committee (CEC) or other designated agency as required.

It is not the intent of these guidelines to inhibit or restrict creativity, but rather provide general parameters to create an architecturally harmonious community. In this regard, these guidelines are intended to assist all property owners in the maintaining of their homes post construction. A properly maintained community protects the property values for the benefit of all homeowners.

Communication is essential to ensure a properly maintained community and the Board encourages homeowners to communicate any concerns or ask questions from it or its representatives in the execution of these guidelines.

Failure to comply with these guidelines shall result in receiving a notice of non-compliance with a date to resolve the non-compliance. Homeowners are required to adhere to the resolution date or contact the CEC to request a reasonable extension. Failure to resolve the non-compliance by the original or extension resolution date will result in a fine status with a penalty of fifty dollars (\$50) with a five dollar a day fee until the non-compliance is resolved. Homeowners cited for the same non-compliance within a six (6) month period will receive an automatic fine. Homeowners while in a fine status will be excluded from all KPHOA amenities. The KPHOA reserves the right per the covenants to assess a lien on the home or lot or take action to resolve the non-compliance at the homeowner's expense. As always, up front communication is essential and encouraged to avoid a status of non-compliance.

**KPHOA Board Guidelines for Initiating a Fine for
Unresolved Covenants Infractions**



1. *Covenants Enforcement Committee (CEC) initiates first notice of “non-compliance” to resident either via email and/or notice on mailbox indicating when compliance must be met.*
2. *If resident fails to communicate with CEC to request assistance/extension by requested compliance date or fails to submit a plan to the CEC to meet compliance by requested date, the CEC will initiate procedures to request a fine by the KPHOA Board.*
3. *CEC will send to the KPHOA Board all pertinent information regarding the lack of compliance with the Covenants Guidelines to include a detailed description of in the infraction as well as any photos taken to show non-compliance.*
4. *KPHOA Board approves fine letter.*
5. *Fine Letter will be completed and sent via email AND regular mail by either the KPHOA Board President or the Vice President of Covenants. The CEC will update their spreadsheet to indicate the residence is in “fine status”.*
6. *A copy of the fine letter will be sent to the KPHOA Treasurer to ensure fine is paid as well as to track any additional fees assessed.*
7. *The KPHOA Secretary and VP of Security will be notified in order to suspend amenities and privileges of the homeowner until the fine is paid.*
8. *The CEC will continue to monitor the residence for compliance. Once compliance has been achieved and the KPHOA Board receives full payment for all fines/fees, then the homeowner’s amenity privileges will be reinstated.*

A. DECKS/GAZEBOS/PERGOLAS/FENCING/PLAY STRUCTURES/ OUTDOOR FIREPLACES/KITCHENS/WATER FEATURES OR ELABORATE LANDSCAPING

All decks, gazebos, pergolas, fencing, play structures, outdoor fireplaces, outdoor kitchens, water features, elaborate landscaping and any other similar improvements as determined by the KPARC are to be consistent with the architectural style of the home and shall comply with KPARC requirements and approved by the KPARC prior to construction.

B. EXTERIOR COLORS

Repainting existing exteriors, trim, shutters, doors etc. shall be the same as the original color unless approved by the KPARC

C. SIGNAGE

All signs shall be subject to approval by KPARC. No signs shall be affixed to trees, traffic or street signs nor placed in the common areas. No other signage, banners, flags, or advertising posters shall be allowed without KPARC approval. Small garden flags, the United States and state flags, team sport flags and other decorative flags are approved provided they do not exceed 3X5 feet and are displayed in a flag holder affixed to the primary residence. Yard Flagpoles are subject to approval by the KPARC. Temporary signage for renovations may be placed in the yard during renovation but must be removed at completion.

D. AUXILLARY STRUCTURES

Auxiliary Structures are defined as workshops, garages, greenhouses etc. not part of original house plans. No Auxiliary Structures are allowed unless approved by KPARC. Detailed plans must be submitted to the KPARC. Design must be consistent with the home and be brick with same roof and siding materials as if built with the original structure. All structures shall be on a concrete slab.

E. TEMPORARY AND PERMANENT IMPROVEMENTS

No other temporary buildings or structures will be permitted on any home site except as described in the Declaration of Covenants, Conditions and Restrictions. Special consideration for Pods or tents in order to perform major home renovations may be granted on a case by case basis.

Homeowners doing renovations are asked to notify the Covenants Enforcement Committee as to impact of lot with regard to Debris containers, porta potties, and building materials.

F. OTHER ITEMS

The following other items are subject to KPARC approval.

- Tree Houses
- Play equipment (restricted on lake lots, subject to approval)
- Playhouse (restricted on lake lots, subject to approval)
- Dog houses
- Exterior Lighting
- Flag Poles (not mounted on the home)
- Basketball goal (mounted on black poles and have clear Plexiglas or acrylic background).
- Aviaries raised garden plots, waterfalls, fountains, fire pits, etc.
- Large front lawn ornaments

IX. Fencing/Privacy Walls

All fences must conform to the Kelly Plantation Fencing Requirements outlined herein. These requirements designate the location, design, and minimum fencing requirements for individual home sites. These requirements may restrict or prohibit certain fence or wall treatments desired by homeowners. The purpose of the requirements is to create continuity within the community as viewed from the lakes, roads, open space areas and natural areas. These requirements should be consulted prior to starting any design work for new construction or when adding a fence to existing property.

- **All fences or walls constructed prior to October 2011 are “grandfathered” into KPHOA covenants and restrictions. Any fence or wall constructed after October 2011 must follow KPHOA guidelines**

to date. In addition, any fence or wall that must be replaced must conform to the current architectural standards outlined herein.

- All fences/privacy walls shall be approved by the KPARC prior to their installation.
- All fences/privacy walls shall be located in the rear yard and not to exceed six feet in height. The Standard shall be treated wood, shadowbox, arched with gothic posts. Fences shall be stained in brown or cedar tones to compliment the home trim and adjoining fence stain colors. To allow for wood seasoning, newly constructed fences and repaired fence sections shall be stained within six months of completion. Fence stain shall be periodically recoated to maintain an attractive appearance.
- Fences established in Phases 1 prior to Kelly Plantation HOA jurisdiction that are vertical plank fencing have been grandfathered with the exception that replacement of any vertical plank fencing will comply with the standard.
- Any deviation to the standard to erect iron fencing must be approved by the KPARC. Consideration will be given to neighboring lot fencing and overall aesthetics when rendering a decision. Iron fencing is not considered as privacy fencing.
- On lots bordering ponds, only wrought iron style fencing shall be approved unless otherwise approved on a case by case basis by the KPARC. Fences/privacy walls will not be permitted in the buffer area around ponds.
- Fences are to extend to the lot line so no gaps remain between adjoining lot fences. Homes in Phases 3 and 4 not built to the property line at the time of construction by the declarant will be required to adhere to the lot line guideline in the event the fence will need replacement. Homeowners will be required to maintain to covenants enforcement standards any area that does not extend to the lot line.
- Any fences that are to be connected into a neighbor's fence must have prior permission from adjoining property owners.

- No chain link, vinyl coated, or wires fences shall be permitted.
- Brick columns to match the house at the corners of the fence line are permitted but not required per a previous covenants change.
- Details of fences/privacy walls shall be submitted to the KPARC indicating proposed fence design, location on the lot, and stain color.
- Privacy walls shall be constructed of a material that matches the dwelling.
- All walls and fences should be designed to be compatible with the total surrounding environment and should not block natural views.
- Fences, walls, and hedges should be considered as design elements to enclose building forms to the landscape, as well as to assure security and privacy elements.
- Homeowners will be encouraged to screen boundaries, with natural trees or shrubs when possible.
- Upgraded side yard fencing will be considered on a case-by-case basis by the Committee.
- All fences shall be properly maintained and stained. Any fence or fence structure not properly maintained may be subject to removal at the owner's expense.

Example fence (before stain) with arched shadowbox and gothic posts:



Example stain colors:



Semi-Transparent

Freshen up the look of wood with a wash of subtle color. Available in 50 nature-inspired shades.

Semitransparente

Refresca la apariencia de la madera con un lavado de color sutil. Disponible en 50 tonos inspirados en la naturaleza.



Rusticana



Redwood Naturaltone*



Quiet Chamois



Badlands Red



Cedar Naturaltone*



Simply Cedar

X. LAWN AND HOME MAINTENANCE

- Each homeowner shall maintain the outer appearance of their lot through regular yard maintenance to include watering, weed control, mowing, edging, weed-eating, tree and shrub trimming. During the growing season, lawns are to be mowed weekly.
- Homeowners are encouraged to keep weeds at a minimum and should adhere to a regular weed maintenance plan. Homeowners with a heavily weeded lawn could be required at the Boards discretion to require a commercial lawn maintenance contract or re sod the yard.
- Shrubs shall not be allowed to grow up to cover front windows of the home.
- Dead shrubbery shall be removed in a timely manner and replacement will be required to adhere to the minimum number of shrubs required in the landscaping plan.
- Trees shall be pruned as to inhibit limbs from encroaching on the home.
- The standard for flower bed mulch shall be insect resistant bark, shredded wood or pine mulch any deviation from the standard shall require ARC approval.
- Yard Waste Pick up and Bulk item pick up is designated by the County. Kelly Plantation pick up of Yard waste and Bulk pick up is designated as the second Monday of each month. Homeowners may place items to the curb for this pick up the weekend prior.
- Homeowners can place refuse and recycle containers out the night before refuse pick up and are to return containers to home after pick up. County approved refuse and recycle containers are to be stored either in the garage or in such an area in the driveway as to minimize view from the street.
- Homeowners are expected to sweep up and bag any debris left behind after trash pick-up. Homeowners are prohibited from placing bagged debris, dumping clippings or other lawn and tree debris on undeveloped lots.

- Lawn debris shall be swept off/or blown off of sidewalks and in front of curbs back into the yard or collected and bagged. Grass clippings are not to be left or blown into the street. Grass clippings left in the street promote weed growth and clog storm drains.
- Grass clippings, shrub trimmings, etc. shall be neatly bagged and in addition to tree limbs, placed on the curb for bulk pick-up no earlier than the weekend before the county designated bulk trash pick-up week. Tree limbs must be broken down and neatly stacked and arranged so that they do not encroach on neighboring lots or into the street to inhibit the normal flow of traffic.
- Homeowners are expected to keep curbs in front of their home free from debris and weeds.
- Homeowners shall not allow the home to become in disrepair. Routine maintenance for outdoor lighting fixtures, railings, flower bed edgings, mailboxes, etc. shall be maintained in good condition.
- Homeowners shall periodically pressure wash driveways, sidewalks and siding as required.
- Doors, windows, shutters, gutters, roofing, flashings etc. shall be maintained in good condition.
- Driveways are not to be used to store play equipment, outdoor furniture, wood piles or other storage containers such as empty plant containers or any other materials so as to make the driveway look unsightly and cluttered.

XI. AUTOMOBILES, RECREATIONAL VEHICLES, CAMPERS, TRAILERS, PARKING

- Homeowners with more automobiles than garage space are to park automobiles in their driveway and not in the street.
- Campers and boats are allowed to be parked in the driveway for prepping, de-winterizing and winterizing, but no longer than 48 hours unless receiving approval from the KPHOA.
- Motorcycles, recreational vehicles, jet skis, and utility trailers are to be parked in the garage. If garage space is not available it shall be stored behind a privacy fenced yard. Campers and boats for permanent storage shall be required to be parked on a concrete slab behind a fence or in a garage. Homeowners desiring permanent storage of campers and boats in excess of 25 ft. shall require approval of the HOA Board. Homeowners shall maintain all vehicles stored in and on the property so as to not fall into disrepair.
- The driveway is to be used for vehicles that are in regular use and not for long term storage of any vehicle not in use. Vehicles are not to be parked/stored in backyard. Any non-working vehicles are prohibited from being stored in the driveway or backyard at any time. Project cars are not to be stored or worked on in the driveway.
- The clubhouse parking lot is on Private Property and shall fall under the jurisdiction of the KPHOA to determine usage. Homeowners are authorized use for using the amenities of the swimming pool, tennis courts, playground and fishing ponds. The Clubhouse parking lots shall not be used for temporary overflow parking unless receiving prior approval by the KPHOA. In all cases Clubhouse events will have priority over temporary parking.
- Student parking in the clubhouse parking lot is available for **KP students only** during school hours and events with authorized displayed KP decal issued by the KPHOA as long as the clubhouse is not rented. Decals can be obtained by contacting the designated focal listed on the KP Website.
- Homeowners are not authorized to allow non-resident students parking on Kelly Plantation streets during school hours and school events. Non-resident students parking on Kelly Plantation streets

during school hours or school events will be ticketed and towed at the owner's expense.

- The Clubhouse parking lots shall not be used for temporary overflow parking unless receiving prior approval by the KPHOA. In all cases Clubhouse events will have priority over temporary parking.
- Parking shall not be allowed at any time on the common areas, raised curbs or on front lawns. Turning lanes by the front ponds are not authorized for parking and shall not restrict traffic flow.

XII. POND AND COMMON AREAS

- Kelly Plantation Ponds are for the use of Kelly Plantation residents and guests only. Pond side fishing is allowed at all three ponds for catch and release only. Boats and water floats of any type are not allowed in the KPHOA ponds at any time. Swimming is not allowed in any pond. Residents are asked to please remove all bait and fishing equipment before leaving.
- The KPHOA Board seeks to provide a fun and safe environment for our children. Playgrounds are for the use of Kelly Plantation residents and guests only. Residents are kindly asked to report any disrepair or safety concerns to the KPHOA VP of Grounds and Facilities immediately.
- Common areas located throughout Kelly Plantation are for the enjoyment of the KPHOA community and may be used from time to time for KPHOA activities sponsored by the KP Event committee.