



Silver Creek Ranch

ARCHITECTURAL GUIDELINES FOR SILVER CREEK RANCH

The following guidelines may be amended by the Architectural Control Committee for a specific property at any time. To preserve the architectural appearance of the neighborhood, no construction or placement of improvements of any nature whatsoever shall be commenced or maintained by any owner, his/her family, tenants, visitors, guests and agents with respect to the exterior of any house or with respect to any other portion of any lot or other parcel of land, including without limitation, the construction or installation of sidewalks, driveways, decks, patios, swimming pools, tennis courts, greenhouses, playhouses, garages, guest quarters or other outbuildings, nor shall any exterior addition to or change or alteration therein be made. All plans and specifications showing the nature, color, type, shape, height, materials, and location of the same must be submitted to and approved in writing by the Architectural Control Committee. The Architectural Control Committee shall have the sole discretion to determine whether the plans and specifications submitted for approval are acceptable and in compliance with the total scheme of the neighborhood.

MODIFICATIONS & MISCELLANEOUS STRUCTURES All modifications and miscellaneous structures must be submitted and approved by the Architectural Control Committee.
Debris, Woodpiles, Air Conditioning & Garbage (solid waste and trash bags)
No rubbish or debris of any kind shall be dumped, placed or permitted to accumulate upon any portion of any Owner's lot so as to render the same unsanitary, unsightly or offensive. No nuisance shall be permitted to exist upon any portion of the Property. Woodpiles must be screened from view from all adjacent properties and street. Window air conditioning units are prohibited in the front and side and shall not be visible from the street. There shall be no dumping of grass clippings, leaves or other debris, rubbish or garbage, petroleum product fertilizers or other potentially hazardous or toxic substances in any drainage ditch or stream within the properties. Grass clippings, cut bushes and branches must be removed and can not be left on the street or sidewalk or remain visible from the street or discarded in sewer drains. (Section 302.4 "8inches" as the maximum permissible height that grass and weeds can reach). Trash on sidewalks must be removed immediately. Any advertising, newspaper, etc. shall not remain on the driveway.



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Signage

Signage required by legal proceedings is permitted. Please recognize and respect all signage addressing all speed limits on subdivision streets, no loitering and private parking. Not more than one “For Sale” or “Lease Purchase” sign; provided however, that in no event shall any such sign be larger than six (6) square feet in area. – No “For Rent”. However, you can have “Lease to Own” All other signage must be approved by the Architectural Control Committee. Political signs – no more than 30 days before election and must be removed the following day after election.

Mailboxes

Written approval must be obtained from the Architectural Control Committee if converting to brick or stone. All mailbox structures must be repainted and/or replaced with the same color (black). Street address numbers on both sides of mailboxes; all else must be approved.

Fences

Fences shall be specifically submitted to the Architectural Control Committee for approval for both design and location. No chain link or cyclone fences may be placed in any front yard of any Lot. Fence locations are generally approved to be to the rear of the house and to the property lines or directly behind the house. Corner lot fences in the street side of the yard shall be no closer to the street than the building line and may be required to be screened with landscaping. Freestanding dog pens are prohibited.

Commercial and Recreational Vehicles and Trailers

Vehicles primarily used for commercial purposes over three-quarter tons in weight are strictly prohibited from being parked, stored or allowed to remain in the subdivision. No tractors, vehicles having in excess of six wheels, trailers, containers primarily used for commercial purposes or vehicles with commercial writing on their exteriors shall be stored, allowed to remain or continuously parked in the subdivision. Recreational vehicles, trailers, campers, trucks (except pickups and vans), travel buses or any such equipment must be parked in extreme rear of property and sufficient natural covers erected to shield same from visibility. No inoperative vehicle shall be parked on any Lot for a period of time in excess of fourteen (14) days. No owner or occupants on any Lot or parcel of land shall repair or restore any vehicle of any kind upon any Lot or upon any parcel of land, except for emergency repairs and then only to the extent necessary to enable the movement thereof to a proper repair facility.



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Parking

Homeowner parking should be in the garage or driveway, not on the sidewalk or street. Avoid parking on curved roads, parking on the street is not allowed for overnight. Do not park on the street during high traffic hours such as during the time the school buses need to drive through the subdivision.

Recreational Equipment

No recreational and playground equipment shall be placed or installed between the street on which any residence on said Lot fronts and a line parallel with the street from the furthest portion of the residence from the street. Equipment will not be approved for the front or side yards. Equipment shall be of natural wood or dark colored metal or plastic. Roofs shall be of natural dark painted materials or dark green canvas.

Exterior Lighting

Exterior lighting is generally acceptable as follows:

- a. Utility/security lighting will normally be approved if installed in the soffit and to the rear of the front corners of the house and directed away from the street and adjoining properties.
- b. Carriage type pole lights may be approved within the building setback lines
- c. Minimal "moon-lighting" and landscape lighting may be approved by the Architectural Control Committee.
- d. Seasonal decorative lights during the usual and common season (Thanksgiving through New Year's)
- e. All exterior lighting should be a low-level non-glare type and located to cause minimum visual impact to adjacent properties and streets.

Satellite Dishes

Satellite dishes shall be approved to be no larger than one (1) meter in diameter and located for the least visual impact. Satellite Dishes shall not be mounted on fencing.

Clotheslines

Clotheslines of any type are prohibited. No clothing, rugs or other items shall be hung on any railing, fence, hedge or wall.



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Improvement of Lots

All construction of dwellings, accessory structures and all other improvements in Silver Creek Ranch shall be undertaken and completed in accordance with the following conditions:

- a. All construction shall be carried out in compliance with the laws, code, rules, regulations, and orders of all applicable governmental agencies and authorities.
- b. Concrete block or cinder block shall not be used as a building material for the exposed exterior surface of any dwelling or accessory structures constructed or placed on any Lot.
- c. No lumber, bricks, stones, cinder blocks, scaffolding, mechanical devices, or any other materials or devices used for building or accessory structure on such Lot, nor shall any such building materials or devices be stored on any Lot for longer than the length of time reasonably necessary for the construction in which such materials or devices are to be used.
- d. No exposed above ground tanks for the storage of fuel or water or any other substances shall be located on any Lot other than apparatus relating to solar energy, the location and design of which must first be approved by the Architectural Control Committee.
- e. All garages must have matching garage doors and must be coordinated in design and color with the dwelling to which is it appurtenant.
- f. No above ground pools shall be allowed, and all in ground pools must be approved by the Architectural Control Committee.
- g. Dumpsters or PODS may not remain on the property for more than thirty (30) days unless additional time is approved by the Architectural Control Committee.

Animals

No Animals, livestock, or poultry of any kind may be raised, bred or kept, or permitted on any Unit, with the exception of dogs, cats or other usual common household pets in reasonable number. Dogs may not be tied outside without constant supervision. Dogs should not be allowed to run free in the neighborhood; if neighbors report your dog running free AND they have a picture to prove it, the home where the dog resides will be fined for each occurrences. Animal and common household pets include birds and fish, but do not include wild, exotic, or bizarre animals such as, but not limited to pigs, snakes, reptiles, rodents and so forth. No animal shall be kept, bred or maintained for commercial purposes. The owners of the pet shall be responsible for all of the pet's actions. Pet Owners are responsible for cleaning up after your pet and properly discard pet's waste. Pet Owners must ensure they remain off private property and that the pet is on a leash at all times. Doghouse exterior colors and materials must relate to



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the exterior of the house. The structure should be screened from any view from surrounding roads and be discreetly located to not cause a nuisance to neighbors. Clotheslines and/or fenced “dog runs” are not allowed.

Property and Lot Maintenance

Grass Cutting/Mowing must occur in minimum intervals of once every two (2) weeks during growing season, additional cuts as needed during rainy season and less during non-growing season. Edging must be done at least once per month, and trimming bushes and other vegetation must be done at least once per month to include grass. Weeds cannot be visible from the street or taller than the grass; it must be treated and/or removed. Mildew on building structures if visible from the street must be removed; pressure washing should be done at least once per year or as needed.

Exterior Painting: repainting your home the same color is acceptable except if the color of your home is an unusual color. Shutters should not appear faded. Painting or repainting your home will need to be **approved in writing by the Architectural Control Committee**

Yard Sale

A 1-2 day sale of “common household items” from a residential lot or lots. Douglas County allows three-day permit.

Noise Control

No person shall make, continue or cause to be made or continued any loud, unnecessary or excessive noise, which unreasonably interferes with the comfort and repose of others. This shall include motor vehicles, radios, televisions, loudspeakers and any other devices. Any loud music, noise must be cut-off during nighttime, which is from 10:00pm through 7:00am., as per Douglas County Ordinance **Article V of Chapter 11: Section 11.72(Excessive Noise Prohibited); Section 11.77 (All Terrain Vehicles) and Section 11-80(Penalties (a))**

Please remember that any architectural violation does not exclude you from citation(s) for any county ordinance violation. If you have any questions, please call Partners Management 404-876-8700 or e-mail (silvercreekranch@scrshoa.org). You may also review a copy of our bylaws and covenant at our Silver Creek Ranch website.