



Ivy Place HOA – Quick Reference Guide

Hello Ivy Place Neighbors: Thank you for being a part of our neighborhood! This guide is provided as a quick reference to help you become familiar with our Association. It is meant to serve only as a guideline and does not cover all Association Rules & Regulations. A complete set of the Governing Documents for Ivy Place may be obtained on our website at [www.\[www.ivyplacehoa.com/documents\]\(http://www.ivyplacehoa.com/documents\)](http://www.ivyplacehoa.com/documents). We look forward to seeing you at our next Annual Membership Meeting and other neighborhood events throughout the year. Welcome home!

Ivy Place HOA Board of Directors

Debby Bourque..... President

Shirley GeorgeSecretary

Hal McDonald, Jr. Vice President

William Brown Director

Barbara (BJ) Brewster Treasurer

Your current mailing address and contact information	All Owners must provide their CURRENT street address, cell number(s) and email address(es) by emailing this information to: ivyplacehoa@yahoo.com .
HOA Contact Information	Website: www.ivyplacehoa.com Software: https://www.payhoa.com Mailing address: Ivy Place HOA, P. O. Box 202, Moody, AL 35004 Email: ivyplacehoa@yahoo.com Facebook Private Group: Ivy Place Moody Neighborhood (send request to join in Groups)
Governing Documents	All Covenants, Amendments, By-Laws and Articles of Incorporation may be found on our website at: www.ivyplacehoa.com/documents .
Annual and Special Assessments	As per Covenants 5.01 through 5.12: Each Owner, by acceptance of a deed or other instrument of conveyance for a Lot, whether or not it shall be so expressed in any such deed or other instrument, including any purchaser at a judicial sale, shall be obligated and hereby covenants and agrees to pay to the Association, in the manner set forth herein, all assessments or other charges, determined in accordance with the provisions of this Declaration (the “Assessments”). <u>Annual statements</u> are mailed in <u>January</u> . <u>Annual assessments</u> are due <u>March 1st</u> . You may pay online or mail a check to the address on your statement.
Annual Meetings / Board Meetings	As per Article I.4. in the Bylaws, the Annual HOA Meeting & Elections are to be held during the month of <u>February</u> of each year. The meeting is held at Moody City Hall. HOA Board meetings are held as needed. To attend a Board Meeting, please email your request and agenda item(s) to: ivyplacehoa@yahoo.com .
Flock Safety 24/7 Video Recording	To improve our neighborhood safety and security, a Flock Safety License Plate Reader Camera has been installed at the entrance to our neighborhood. Our Flock Safety system is linked to the Moody Police Department and St. Clair County Sheriff’s Office. For any questions, you may email ivyplacehoa@yahoo.com
General Information	More information about schools, garbage pick-up, utilities and local government can be found at www.moodyalabama.gov .

“No Soliciting” Ordinance in the City of Moody	As per <u>Ordinance No. M 2014-11-10, Section 4. No solicitation signs</u> states that “No person licensed to engage in Door-to-Door Solicitation shall enter upon any property, Private Residence or otherwise, that has a sign posted on the property forbidding or prohibiting solicitation. Further, any subdivision within the City may elect to prohibit Door-to-Door Solicitation within said subdivision entirely; such determination by a subdivision shall be made evident by signage outside the subdivision advising of the same.” <u>Section 3 Exemption</u> states that “The restrictions in this section shall not apply to persons acting solely on behalf of a bona fide charitable nonprofit agency or organization.” <u>NOTE:</u> Ivy Place subdivision <u>DOES</u> have a sign at the entrance to our neighborhood. The entire Ordinance may be found on our website at: www.ivyplacehoa.com/documents
Flags	<u>Flags</u> - one American flag is allowed. The ACC retains the right to restrict size, manner and location. Flag poles are not permitted to be placed on the front lawn. To request approval for any other flags, send an email to: ivyplacehoa@yahoo.com Small garden/yard flags are allowed in the landscaped bed or next to the mailbox.
“Yard of the Month” Award	The HOA Board of Directors will select a yard of the month on the first day of the month and present the yard sign to the homeowners. Board members are excluded from receiving the award.. Any homeowner may nominate a neighbor by emailing their address to: ivyplacehoa@yahoo.com.
Compliance – Architectural Control Committee (ACC) EXTERIOR PAINT colors which include the entrance door, shutters, garage door, trim/downspouts. Brick, mortar, mortar joint types	The ACC Request for Approval Form is available to PRINT on our website: www.ivyplacehoa.com/documents Complete the form, include paint sample photos and email the form and photos to ivyplacehoa@yahoo.com. As per Covenant 3.01(a): All plans and specifications for any structure or improvement whatsoever to be erected on or moved upon any Lot, the proposed location thereof on any Lot, the construction material, exterior paint and finishes, the roofs, landscaping and later changes or additions after initial approval thereof and any remodeling, reconstruction, alterations or additions thereto on any Lot shall require the approval in writing (the “Letter of Approval”) of the Committee (as described in Covenant 3.02) before any work is commenced. As per Covenant 3.01(b): No improvement or structure of any kind, including, without limitation, any building or fence shall be commenced, erected or maintained upon any Lot, nor shall any addition, change or alteration thereof be made unless and until the (ACC) Committee shall have issued a Letter of Approval with respect thereto. As per Covenant 3.03(c) If any improvement or structure as aforesaid shall be completed, changed, modified or altered <u>WITHOUT</u> the <u>prior approval of the Committee</u>, or shall not be completed, changed, modified or altered in accordance with the approvals granted by the Committee, then the Owner shall, upon and in accordance with a demand by the Committee, cause the property, improvement or structure either to be restored to its original condition or to comply with the plans and specifications as approved by the Committee, and shall bear all costs and expenses of such restoration or compliance, including the costs and attorneys’ fees of the Committee. It is the sole responsibility of the Owner to obtain all required building permits, codes, etc. from the City of Moody.

	As our neighborhood changes with the times, the ACC will consider approving muted shades of blue, green or gray on <u>ENTRANCE DOORS</u> and <u>SHUTTERS</u>, in addition to beige, taupe, brown or tan. The ACC's goal is to give homeowners more room for personal expression while maintaining the beautiful curb appeal and character of our neighborhood.
Compliance Inspections by the ACC	Neighborhood Compliance Inspections are conducted by the ACC on a regular basis each month. Non-compliance items will be texted/emailed to the Owners as needed giving a specific # of days' notice to comply. If not resolved, special assessments will be added to the homeowner's account.
Compliance – <u>BASKETBALL GOALS</u>	<u>Basketball Goals</u> –As per Amended Covenant 3.05(p) on 8-23-13: Basketball goals must be placed in the owner's driveway against the opening of the outside garage door at the front entrance of the house. No basketball goal shall be set in the street or on the sidewalk at any time. No basketball goal shall be attached directly to the house structure at any time except in the back yard.
Compliance – FENCE – NEW / REPLACEMENT	<u>Fences</u> - As per Covenant 3.05(m): Chain link, wire or metal (other than wrought iron) fences of any type are prohibited, but black vinyl coated chain link fences may be permitted upon approval of the Committee in rear yards only. All (new) fences including materials and location, must be approved by the Committee prior to construction. All fences visible from the street shall not extend beyond the front building set back line of any adjacent lot and shall not exceed six (6) feet in height above grade.
Compliance – <u>FIREWOOD</u>	<u>Firewood</u> – As per Covenant 3.05(s): Firewood shall be stored only at the rear or side of a dwelling in a location having minimum visual impact on adjoining properties.
Compliance – <u>GARBAGE CANS</u>	<u>Garbage Cans</u> – As per Covenant 3.05(s): Garbage cans shall be stored only at the rear or side of a dwelling in a location having minimum visual impact on adjoining properties. <u>NOTES:</u> Garbage pickup is every <u>TUESDAY</u>. All garbage must fit in the bin for pick-up. To schedule additional items to be picked up, call Waste Management at the number below. For questions, email Waste Management at wmcares@wm.com, access their website at: www.wm.com or call 800-607-9509.
Compliance – <u>MAILBOXES</u>	<u>Mailboxes</u> – As per Covenant 3.05(j): All mailboxes shall be located and constructed in accordance with U.S. Postal Service specifications (replace missing or faded house numbers). Mailboxes must always be well-maintained and every home must have all four house numbers CLEARLY displayed on the mailbox. To replace or repair your mailbox or mailbox post (must be the original style post), you may contact Rushton Syphurs, owner of "Southern Mailbox and Fab" at 205-441-3959 in McCalla, AL. To replace your mailbox post with the original style post (model #C16514), you may call Alabama Mailbox Co. at 205-594-4413 or email Chasity Hicks at c.hicks@alabamamailbox.com for quotes on parts or the post.
Compliance – <u>NEW ADDITIONS</u>	As per Covenants 3.04(a) through (f): Two (2) sets of prints of the drawing and specifications (herein referred to as "Plans") for the exterior of each house or other structure proposed to be constructed on each Lot shall be submitted for review and approval to the Committee. A complete list of what is needed, refer to Covenants 3.04(a) - (f) on www.ivyplacehoa/documents Exterior colors of ALL additions are to match the current colors of the exterior of the home, unless new exterior colors are approved by the ACC.

Compliance - <u>PARKING</u>	<u>Parking</u> - As per Covenant 7.10: No boat, boat trailer, house trailer, truck, camper or similar equipment or vehicle shall be parked or stored on any road, street, driveway, yard or lot located in the property or otherwise be visible from any street for any period of time in excess of twenty-four (24) hours except in garages. Also, no un-kept, un-operational, un-maintained or otherwise unattractive vehicle or piece of equipment may be parked or stored on any road, street, driveway, Yard or Lot or otherwise be visible from any street in the Property, but may be kept only in garages. No vehicles of any kind shall be parked on any Yard or natural areas of a Lot. Similar equipment includes, but is not limited to, utility trailers, cargo trailers, car carrier trailers, specialty trailers, etc. Owner vehicles i.e. cars, SUVs, standard size vans, jeeps, standard size pick-up trucks or light duty trucks are allowed to park in their driveway. Occasional, temporary parking for multiple visitors, etc. will be acceptable with prior approval by sending an email to: ivyplacehoa@yahoo.com.
Compliance - <u>PETS</u>	<u>Pets</u> – As per Covenant 7.03: Any household pets shall be confined to the Lot of the Owner thereof and must be kept on a leash when permitted to be outside. When walking your pet, carry a scoop bag and pick up pet waste immediately. Scoop bags are available in a dispenser at the Stop signs at Ivy Place/Shamrock and Shamrock/Jubilee. If the dispenser is empty, please email ivyplacehoa@yahoo.com. Do not allow your dog to bark continuously and disrupt the neighborhood. For dogs roaming around the neighborhood without a leash, you may call the Moody Code Enforcement & Animal Control Officer at 205-640-0346.
Compliance - <u>SIGNAGE</u>	<u>Signage</u> – As per Amended Covenant 7.07 on 9-6-25: All signs, billboards or advertising structures of any kind are prohibited except that contractor signs will be permitted during construction periods if approved by the Committee, and one professional sign of not more than five (5) square feet will be permitted to advertise the Property for sale during sale periods and one small security monitoring sign may be placed next to the mail box or in the landscaped bed. All contractor signs shall be promptly removed after completion of construction. No sign shall be nailed or attached to trees. No signs shall be placed in any windows. Temporary signs may be staked in the ground for parties, holidays, yard sales and other events, but must be removed as soon as the event is over. No election signs are allowed. No artwork of any type is allowed without prior approval from the ACC. The grass between the stone columns and Park Avenue is a “<u>right of way</u>” for the City of Moody and they have the authority to remove signs at any time.

<u>Compliance – RETAINING WALL</u>	As per Covenant 3.05(a)(iv): Any proposed retaining wall or landscaping wall shall be brick or stone and the design and landscaping of same must be submitted to and approved by the Committee.
<u>Compliance - ROOF REPLACEMENT</u>	As per Covenant 3.05(a)(iii): All roofing material shall be of <u>weathered wood</u> coloring (shingles). The minimum pitch for the main roof shall be 8:12. Minor roof elements may have a pitch of not less than 6:12 with the approval of the Committee. If the roof design calls for an overhang, the overhang shall be not less than 12 inches from the vertical wall. If the manufacturer that you select does not have weathered wood, the name of the color of the shingles from that manufacturer is required for approval.
<u>Compliance – SIDING REPLACEMENT – NEW COLOR –</u>	As per Covenant 3.05(a)(ii): Siding may be used on three sides of the residence as long as it is an approved siding by the Committee.
<u>Compliance – SWIMMING POOLS</u>	As per Amended Covenant 3.05(g): Above or partially above ground pools will be permissible only when all of the following guidelines are adhered to (refer to guidelines on our website at www.ivyplacehoa.com/documents).
<u>Compliance – UTILITY / STORAGE SHEDS</u>	<u>Utility/Storage Sheds</u> - As per Covenant 3.05 (a)(iii): All roofing material shall be of weathered wood coloring. As per Covenant 3.05(p): Accessory structures will not be permitted without written approval from the ACC.
<u>Compliance – YARD MAINTENANCE</u>	<u>Yard Maintenance</u> – As per Covenant 3.10: The Owner of each Lot shall plant and maintain a minimum of one deciduous (sheds its leaves annually) tree with a minimum of 1.5 inches to 2 inches caliper (the diameter measurement of a tree’s trunk taken about six (6) inches above the ground). As per Covenant 7.01(b): Lawns, flowerbeds, bushes and trees shall at all times be maintained in a neat and attractive condition and in such manner as to prevent their becoming unsightly by reason of unattractive growth (i.e. weeds, underbrush, etc.) on such Lot or the accumulation of rubbish or debris thereon. In order to implement effective control of this item, the Association reserves the right, after <u>ten (10) days’ notice</u> to any Owner of a Lot, to enter upon such Lot with such equipment and devices as may be necessary for the purpose of mowing, removing, clearing or cutting underbrush, weeds or other unsightly growth and trash which in the opinion of the Association detracts from the overall beauty and safety of the Property. Such entrance upon such property for such purposes shall be only between the hours of 7:00am and 6:00pm on any day except Sunday and shall not be a trespass. The Association may charge the Owner a reasonable cost for such services, which charge shall constitute a lien upon such Lot enforceable in accordance with Section 5.10 of this Declaration. The provisions of this section shall not be construed as an obligation on the part of the Association to mow, clear, cut or prune any lot nor to provide garbage or trash removal services.

Revised 7-7-26