

# PEACHTREE LANDING HOMEOWNER'S ASSOCIATION

## **Modifications:**

- Building, fence, wall, screen enclosure, grade, elevation, drainage, mailbox, solar, posts, antennas, fountains, decorative building features, landscape, yard decorations.....all must be approved prior by ARC.

## **Landscape:**

- Any type tree 4" or more in caliper at breast height must be approved first
- No tree removal unless diseased or interferes with house placement
- Each lot must have 4 tree minimum (2 must be Oaks – Live or Laurel) with 2 trees in front landscape (1 must be an Oak)
- Minimum of 14 (3) gallon shrubs/plants in front and side yards
- Floratam sod only

## **Painting:**

- Pre-approved colors only
- No sidewalk or driveway stain (only "cement colored" approved by ARC)
- Must have 1 body color, and no more than 2 accent colors

## **Garage Doors:**

- Must be decorative (No fiberglass or plastic doors)
- Closed when not in use

## **Street Numbers:**

- Must be on residence and mailbox

## **Maintenance:**

- Grass, shrubs, trees, etc. must be mowed, trimmed, pruned – properly maintained
- Dead plants must be removed and replaced promptly
- No accumulation of vegetation, weeds, debris, etc.
- No storing construction materials, wood, blocks, etc. on any lot
- Lot owners with common property adjoining must maintain, sod, water, etc.
- Irrigation systems must be kept in working order and water regularly

## **Fenced, Walls, Hedges:**

- May not exceed 6' in height above grade
- Must have approval
- Hedges and plants cannot exceed 3' above grade between street and front elevation
- Fences, walls, hedges, or mass plantings no further forward than 10' from front wall
- No fences on lake lots without variance from committee
- No chain link, wire or cyclone type fencing material

**Parking:**

- No commercial signage on vehicles
- Boats, RV's, watercraft, campers, utility trailers parked on property unless in garage, no closer than 10' to front on side elevation and screened with hedge/fence to 6' maximum to screen
- Inoperable vehicles must be garage kept

**Signs:**

- For Sale or For Rent signs only
- No more than 4' above ground
- Only 1 per lot/living unit
- No signs on any trees

**Sports Equipment:**

- Must be stored from view
- Basketball goals may be approved by ARC (Must be black, enamel pole with white backboard and a minimum of 25' from any paved road)

**Air Conditioners:**

- Must be located behind residence and screened from view with plants or fence
- No window or wall units may be used

**Additional Restrictions:**

- No temporary buildings (tents, trailers, canopies)
- No home based businesses
- No clothes drying except in backyard and screened from view
- No above ground tanks (propane, etc.)
- No boats, canoes, kayaks, self propelled, gas, electric, or wind powered, or any kind of vessel may be used on lakes/retention