

Spring Lake Rules & Regulations

(Amended 1/10/2022)

The Architectural Review Board (ARB) consists of one or more persons appointed by the Homeowner's Association Board of Directors. It is the responsibility of the ARB to regulate external design, appearance, use, location and maintenance of each property within the Spring Lake community. The ARB will review submissions and make decisions using their best judgement as to what will be compatible with the character and appearance of the neighborhood in order to maintain individual property values.

General

All changes to the exterior of any property, whether permanent or temporary, front or back, must have ARB approval. This list of rules and regulations serves as a guideline for the most frequently submitted items. It is not intended to cover every possible scenario. When in doubt, please request ARB permission before making any changes.

If a homeowner proceeds with a change/improvement without requesting permission from the ARB, they risk the potential of redoing or removing at their expense. If the ARB disapproves a request, the homeowner may not proceed with the change/improvement. Approval or disapproval will be granted within 30 days as long as all requested information is submitted. It is the homeowners' responsibility to provide all additional requested items in a timely manner. (See Appendix "A" / Enforcement & Penalties for further details)

Rules & Regulations may be amended, repealed and adopted from time to time by the Board of Directors. Proposed amendments may be published, but are not required to be published, in the Association newsletter or community website.

Antennas and Satellite Dishes

Antenna and satellite dishes are limited to 18" in diameter and one per home. They must be mounted to the rear side of the roof or side of the roof as close to the rear of the property as possible. Townhomes may have satellite dishes, limited to 18" in diameter mounted to the ground.

Basketball Hoops

Only temporary portable basketball hoops are allowed and must be placed on the homeowner's property in such a manner that they do not block streets or sidewalks. Homes with fences may keep their basketball hoops up behind their fences. With all other homes, hoops must be removed and stored from sight directly after use. Basketball hoops cannot be attached to the home.

Bird Houses / Bird Feeders

Birdhouses and birdfeeders are acceptable without ARB approval when installed in the backyard. Any other location will require approval.

Clothes Lines

Clothes lines, even temporary, are not permitted.

Decks / Patios / Screened Porches / Covers

All decks, patios, screen porches and patio covers require approval from the ARB. Dimensions of the options, materials, colors and specifications must be submitted with the plans for ARB approval. Decks must be in natural color and without stain. Decks and patios cannot extend past the width of the house and be no more than fifteen (15) feet in depth.

Dog Houses

Dog houses that are no more than sixteen (16) square feet in size, installed at ground level and located behind a fence not visible to public streets do not need ARB approval. All other dog houses require ARB approval. Dogs may not be tethered to trees or other such mechanisms unattended.

Drainage Devices / Gutters

White vinyl gutters do not require ARB approval. All other styles, materials and colors must receive approval from the ARB. Any modification impeding the flow of water is prohibited. Each homeowner must maintain the grading of his or her lot. Any change to drainage pattern may be approved by the ARB.

Fences

(Single Family Homes) All fencing MUST be approved by the ARB. Six (6) foot shadow box fencing is the only style that is approved for single family residences in the community. Fences must begin at the back corners of the house. When an ARB application is submitted, the lot and location will be reviewed and a detailed approval will be sent with regards to location and easements. *Please keep in mind that every lot is different and lots that abut a lagoon, are on a corner or contain an easement will have specific requirements.* It is the responsibility of the homeowner or the contractor to locate the property pins for appropriate placement of the fence. Any installation of fencing which abuts another property allows the abutting homeowner to tie-in, regardless of the ownership of the existing fence. Fences must be natural wood color with no stain.

(Townhomes) All fencing MUST be approved by the ARB. Six (6) foot vinyl white fencing is the only style that is approved for townhomes in the community. It is the responsibility of the homeowner or the contractor to locate the property pins for appropriate placement of the fence. Any installation of fencing which abuts another property allows the abutting homeowner to tie-in, regardless of the ownership of the existing fence.

Fire pits

Fire pit style and placement require ARB approval. Fire pits will only be approved if located behind a fence.

Flags / Flagpoles

Flagpoles that are free-standing are prohibited. Flagpoles attached to the front of the house do not require ARB approval as long as the length of the pole does not exceed six (6) feet in length. Flags shall not be tattered or faded. Political flags may not be flown (including those for political candidates or with political messages).

Flowerboxes

Window flower boxes that are the same base color of the house or trim color are permitted. All others need approval from the ARB.

Fountains / Personal Ponds

Fountains and ponds require ARB approval no matter the location. Any approved items must be maintained in appearance and functionality.

Garage Sales / Yard Sales

Garage sales and yard sales are permitted without ARB approval. (See "Signs" for further details.) Traffic must not be impeded by attendees.

Home Businesses

Home business occupations are permitted provided such businesses are undetectable from the street by sight, sound or smell. The following must also apply: (1) The business shall operate in its entirety within the dwelling and only by the person residing at the residence. (2) The business shall not have a separate entrance. (3) The operator of the business shall not display any external evidence of the operation of the home business. (4) The business shall not exclusively utilize more than 20% of the gross square footage of the home or 300 square feet, whichever is less. The garage shall not be utilized for, or in conjunction with, a home business. (5) The home business shall clearly be incidental and secondary to the use of the dwelling as a home. (6) The home business must not create excessive traffic, noise, lights or other disturbances. (7) A business license must be acquired if it required by the city, and the business must meet zoning and business regulations.

Holiday Decorations

All holiday decorations should be considered temporary and may not be installed prior to thirty (30) days before the holiday. The only exception is winter holiday (Christmas, Hannukah, etc) decorations which may go up no earlier than the Saturday prior to Thanksgiving. All holiday decorations must be removed fifteen (15) days after the holiday. Consideration of neighbors should be exercised when decorating for any occasions. Decorations may not include any audio that can be heard beyond the limits of the lot.

House Numbering

House numbering as installed by the builder must be maintained as is without change. Any additional numbering must have ARB approval.

Landscaping / Tree Removal / Vegetable Gardens

Any and all landscaping changes must be approved by the ARB in advance of installation.

(Please see Appendix "B" / Landscaping Guidelines for further details)

Lighting

Removal or replacement of existing lighting installed by the builder is prohibited without approval from the ARB. Additional lighting must be approved by the ARB prior to installation. All exterior lighting installed on the lot shall either be indirect or shall be of such controlled focus and intensity that it will not unreasonably disturb any neighbors or neighboring lots.

Mailboxes

Mailboxes and mailbox posts must remain in the original style/standard installed by the builder.

Painting (including doors and shutters)

ARB approval is required for the repainting of any house or part of the house (including doors and shutters) that is painted differently than the original color. A sample paint swatch must be submitted with request. Shutters and doors must always be painted the same color as each other. The ARB may require that a sample area is painted with the new color before approval is granted.

Parking / Vehicles

(General) All automobiles are required to be parked in driveways or garages. Temporary street parking is allowed on a limited basis, on occasion, and should include advance notice, when possible, to the community association manager. Exceptions to the prohibition of street parking can include deliveries, loading/unloading, maintenance work and temporary guests/visitors in excess of the parking availability on the property. If a visitor will be street parking overnight or for more than 24 hours during a single week, approval from the Board of Directors is required. No parking is allowed in grassed areas, landscaped areas or sidewalks, including the back yard.

(Recreational Vehicles) All recreational vehicles such as, but not limited to, motorcycles, mini bikes, dirt bikes, go-carts, golf carts, mopeds, scooters, four-wheelers (ATVs), boats, motor homes, RVs and towed trailers must be parked in the garage. If garage storage isn't possible, an alternative parking solution outside of the neighborhood must be found. No parking is allowed in grassed or landscaped areas, including the back yard. RVs and boats may be parked in the driveway, displacing cars to street parking, only temporarily while loading and/unloading is being performed.

(Repairs/maintenance) Vehicles cannot be maintained, repaired, serviced, rebuilt or dismantled on any lots except within the confines of a garage. This does not prevent a vehicle from being washed or waxed in the driveway of any lot. Discharge from any engines, motors, drive trains or holding tanks shall not be allowed into the street, storm drains or sanitary sewer drains. Lawn cutting equipment, tractors and other maintenance equipment must be stored in the garage.

(Commercial/work) Vehicles with more than four tires are prohibited with the exception of delivery or maintenance vehicles doing work within the community, including tractor-trailer type vehicles. Utility trailers are not permitted to be parked anywhere except inside the garage. This does not prevent these type vehicles from being washed or waxed in the driveway of any lot and moved immediately after washing, but they should not be left unattended.

Per the community covenants, any violations of the parking restrictions are subject to penalty including violation notices, revocation of access to amenities and fines.

Patio Furniture

All patio furniture in the front or side of home must have ARB approval. Patio furniture must not be in landscaped or grass areas. Wood and/or wrought iron are encouraged.

Pets

No non-domesticated animals, livestock or poultry of any kind shall be raised, bred, boarded or kept on any site. No animal of any kind shall be permitted to remain on the property that is found by the ARB to make an unreasonable amount of noise or odor. Each owner shall be financially responsible and liable for any damage caused by their pet. All local ordinances concerning pets must be obeyed at all times. No pets are allowed inside the amenity area. All cats and dogs over 3 months old must be vaccinated for rabies yearly. Pets must be leashed at all times and shall not be allowed to roam free in the neighborhood. All pet owners must promptly clean up after their pet(s) and dispose of waste in suitable containers. Dogs may not be tethered to trees or other such mechanisms unattended. Each household is limited to four (4) pets (not including fish & reptiles).

Pools

ARB approval is required before a pool is installed. Above-ground pools are not permitted.

Ponds / Lakes / Marshes / Bodies of Water

All boats, rafts and sailing craft are expressly prohibited. All ponds, lakes and bodies of water are declared “no swimming” areas. Due to slippery banks and muddy shores, parents are required to maintain constant supervision of their children. The natural area of all bodies of water shall not be disturbed. Fishing from the banks of the amenities pond is permitted on a “catch-and-release” basis ONLY. Fishing from the banks of other ponds is reserved for owners whose properties back up to the ponds (or with expressed consent of those homeowners). For any alligator spotting’s, please contact Trapper John at (912) 658-5594 or local wild life authorities.

Pressure Washing

Exterior of homes must be kept clean, free of dirt, debris, stains and pollen. It is recommended that homes are pressure washed twice per year.

Recreational Equipment

All exterior recreational equipment (swing sets, trampolines, tree houses, slides, etc.) must have ARB approval. The maximum height of the equipment shall not exceed 8 feet. Recreational equipment shall be located on the lot in such a manner that it is not visible from public streets. No recreational equipment may be installed or placed within the front or side yard of any lot, easement or common area. The homeowner MUST have a fence prior to the equipment being installed.

Roof Vents / Shingles

All roof vents shall be painted the color of the roof. Roof shingles, if replaced, must be the same color and style as the original unless approved by the ARB.

Security Doors / Storm Doors / Security

All security doors or storm doors must have ARB approval before installation. All security measures, outside of professionally installed security systems and cameras, which are installed on the exterior of the house require ARB approval.

Sheds

Sheds and shed placement require ARB approval. Sheds will only be approved if located behind a fence. Sheds must be made of the “stick-built” wood variety similar, but not limited to, the pre-fabricated designs found at Home Depot or Lowe’s. Sheds are limited to 144 square feet and the roof peak may be no higher than 10’. Sheds must be painted (or have siding) that matches the siding of the home. Trim must also be painted the same color as the home’s trim, and roof shingles should match that of the home. Sheds must be kept clean and in good condition. Metal or “Rubbermaid” type sheds or storage buildings are not permitted.

Shutters

Shutters must be maintained and should be replaced if damaged. (see ‘Painting’ for color details)

Siding

Siding replacement of the original color may be done without ARB approval. If siding color is changed, it must be approved by the ARB.

Signs

(Real Estate) Residents are permitted to display one (1) professional looking “For Sale”, “Open House” or “For Rent” no larger than 24” x 24”. A maximum of two riders no larger than 6” x 24” may be used in conjunction. Sign posts may not be any taller than 6’.

(Elections) One political sign, no larger than 24” x 24” may be placed in the front yard two weeks prior to the election date. The sign must be removed within three (3) days after the election.

(Other) Except for security alarm signs, all other commercial and advertising signs, including signs of contractors performing work at residence, are prohibited. Placement of signs and notices on fences, trees and other objects are prohibited. “Garage Sale” and “Yard Sale” signs may be placed at intersections, with the expressed permission of the homeowner no earlier than two hours before the sale and must be removed IMMEDIATELY after. The Board of Directors reserves the right to periodically place informational and warning signs in the common space for the benefit of the community.

Solar Panels

Solar panels require ARB approval. Solar panels may only be placed on the roof. Solar panels are limited to the back 50% of the roof.

Spas / Hot Tubs

Spas and hot tubs and their placement must be approved by the ARB. The equipment must be located behind a fence and in a way that it is not visible to adjacent properties.

Structures

No carport (even temporary), cover, awning, garage, barn or other structure may be erected on any portion of the property, with the exception of ARB approved storage sheds (see under 'Sheds' above).

Trash Containers / Recycle Bins / Enclosures

All trash and recycle containers and yard waste to be picked up must be placed no earlier than 24 hours before scheduled pickup and must be removed within 24 hours after pickup.

No refuse, garbage, trash, lumber, grass, shrub, tree clippings, plant waste, compost, metal, bulk materials, scraps or debris of any kind shall be kept, stored or allowed to accumulate on any property. Trash and recycle containers must be placed and stored so that they are no visible from the street. With ARB approval, a home owner may build a 4' high wood shadowbox fence at the rear of the side yard in order to hide receptacles. Retail temporary screens are not allowed.

Vandalism

Any vandal damaging or destroying improvements located on Common Areas within the community will be prosecuted to the fullest extent of the law. Owners are responsible for any vandalism committed by their family members, invitees and guests, and shall be subject to the cost for repairs and a fine equal to the cost of repairs to reimburse the Association. In addition, if a reward is paid for information that leads to determination of the vandal, that reward shall also be reimbursed.

Water Filtration Systems

Water filtration systems must be at the back of the home outside of any neighbor's view and view of the street.

Weathervanes

Weathervanes are not allowed on the roofs of any property except that of amenity buildings with ARB approval. Free standing weathervanes must be approved by the ARB and located in the back yard, behind a fence and unable to be seen from the street.

Wells

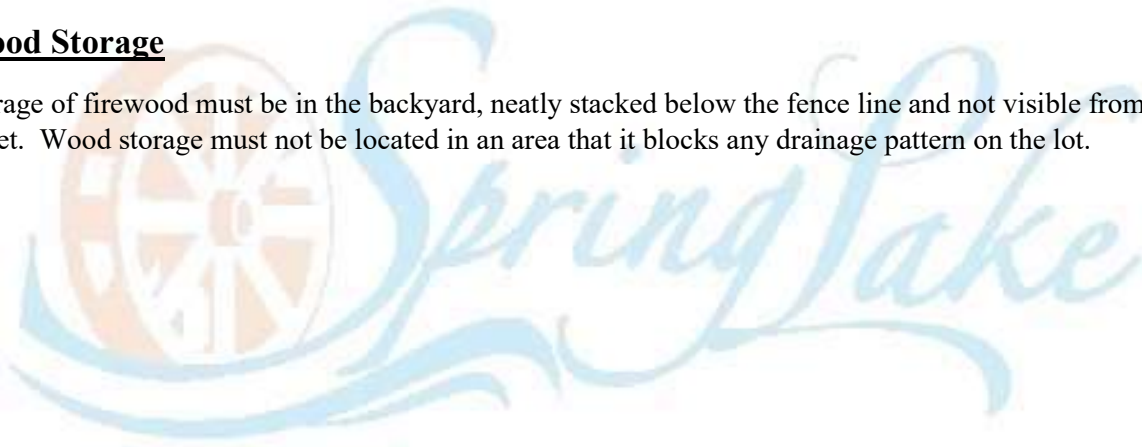
Wells are permitted with ARB approval. It is the homeowner's responsibility to acquire all necessary permits and permissions by any and all local, state and federal entities. Well system must be located in the back of the home, outside of the view of any neighbors or street.

Windows

ARB approval is required for the replacement of any window not in the original style of the builder.

Wood Storage

Storage of firewood must be in the backyard, neatly stacked below the fence line and not visible from any street. Wood storage must not be located in an area that it blocks any drainage pattern on the lot.



Appendix A

Enforcement and Penalties

Enforcement of Rules

All Association Rules & Regulations and all rules set forth in the Community Covenants and Restrictions shall be vigorously enforced by the Association, its members, the Board of Directors, all committees of the Association and the Management Company. The Management Company will do periodic inspections of the community and record violations to be reviewed by the Board of Directors. Homeowners shall be notified in writing of violations and said violation must be corrected immediately unless additional time is given within the violation notice. Owner's voting rights and rights to the use of amenities by owner, owner's family, tenants and guests may be suspended in addition to fines being levied. Immediate correction of the violation does not relieve owner of the fine incurred. Fines will be assessed according to the structure below.

A violation by a tenant or guest shall be treated as a violation by the homeowner. The owner shall receive the violation which shall outline the rule or regulation broken by their resident.

First Offense

Written notice of warning.

Second Offense (for same violation)

\$100 fine for same violation, to be added as additional HOA fees.

Third and Subsequent Offense (for same violation)

The HOA may choose to fix or repair the problem at the owners' expense or impose a \$175 additional fine, to be added as addition HOA fees.

*Unpaid fines are collectible in the same manner as unpaid monthly assessments and may result in collections and/or a lien on owners' property.

After receiving a violation, if a Homeowner feels that they are not in violation as described, they must contact the Management Company immediately. If an agreement can not be met at that time, the Homeowner may request the opportunity to be heard at the next scheduled meeting of the Board of Directors at which time the Board will determine if the Homeowner was in violation as described.

Appendix B

Landscape Standards

1. All yards visible from the street shall have sod from the home to the street curb, unless otherwise approved by the ARB.
2. All unpaved areas of the yard must have sod, except planting beds which are required to contain plants installed by the builder or other plants approved by the ARB. All planting beds should be free of weeds and contain one of the following mulches: (1) natural-color, red or black wood mulch (2) pine straw or (3) natural color or white rocks. Synthetic (rubber) mulch is not permitted. Grass is not considered an acceptable ground cover for flower beds.
3. The grass shall be edged in all areas that meet concrete walkways, sidewalks, curbs, and flower beds.
4. Lawn grass and weeds therein should be a uniform height of no more than approximately 5 inches. During growing season, it is recommended that yards are maintained every 7 days to ensure this goal is accomplished.
5. Landscape plants shall be maintained in the planting beds at the front of the property installed by the builder. If the Homeowner wishes to replace existing plantings with new plantings, an ARB application must be completed for approval.
6. Homeowners must keep all doorway and window areas trimmed and free of trees, shrubs, or any other vegetation as to not obstruct any egress to doorways or view from windows on the property to the street. No more than 25% of window areas may be obstructed by vegetation of any kind.
7. House address numbers must remain visible from the street at all times and may not be obstructed from view by any trees, shrubs, vegetation, or structure. House numbers should be maintained in good condition and should be repaired or replaced when necessary.
8. Sidewalks, driveways, and pathways must be edged and cleared of any plant growth.
9. Plant and tree pruning should consist of the removal of dead, dying, diseased, and obstructive limbs. When pruning plants and trees, care should be taken to trim and shape them in a manner that is typical of their species.
10. It is recommended that Homeowners treat yards and planting beds with a weed and feed to prevent overgrowth and help control weeds.

Appendix C

Amenities Rules & Regulations

General

- Parking is permitted in designated areas only.
- Music is not permitted without the use of headphone and should not be audible by anyone other than the user.
- All pool furniture must remain in the pool area.
- Picnic tables must remain in the patio area.
- No skateboards, bikes, skates, scooters or other similar items are permitted in the amenity area.
- All amenity doors and gates must remain closed after entry.
- Swimming is only permitted during pool operating season.
- No parties will be permitted on Saturday or Sunday during pool operating season.
- Card holders are limited to 6 people per household on Saturday and Sunday during pool operating season.
- Failure to abide by any of the amenity rules will result in 30-day deactivation and a violation for first offense and 60-day deactivation and fines as designated in the rules and regulations for subsequent violations.

Playground

- Do not use equipment when wet.
- No running, pushing or shoving.
- Do not use play equipment improperly.
- No bare feet. Proper footwear required.
- Adult supervision is required.
- Do not use play equipment unless designed for your age group.
- Play at your own risk.
- Play area is closed from dusk to dawn.
- No pets are allowed in the playground area (with the exception of certified service animals).
- No glass allowed in the playground area.
- Playground is for the residents of Spring Lake.
- Gates shall be closed after entering and exiting the playground area.
- If you notice any broken equipment or playground hazards, please report it to the HOA.

Appendix C

Amenities Rules & Regulations

Fitness Center

- This facility is for the use of Spring Lake residents, guest(s) must be accompanied by an adult resident.
- No one under 16 years old is permitted in the fitness center without an adult.
- No food or tobacco products are allowed in the fitness center.
- Fitness center equipment may not be altered, moved or adjusted in a manner not pre-approved by management or the manufacturer.
- Benches and vinyl must be wiped down after use.
- If others are waiting to use equipment, please limit time to 20 minutes.
- You must obtain permission from a medical doctor to use this equipment or participate in any fitness program.
- Use of this facility is always at the risk of the individual; management assumes no responsibility or liability for any accidents or injuries.
- Emergency telephone is located at pool side.
- Please wear proper attire, including footwear.
- No pets allowed in the fitness center (with the exception of certified service animals).
- Management reserves the right to restrict the use of this facility.
- Please turn the television(s) off when you are finished with your workout and place the remote in a highly visible area.
- Please refrain from using profanity in or around the fitness center.
- If you notice any broken equipment or hazards, please report it to the HOA.

Swimming Pool

- Unattended solo swimming is prohibited.
- Children under the age of 18 shall not use pool without an adult in attendance.
- Children, three years old and younger, as well as any child not potty trained, must wear snug fitting plastic pants or a water-resistant swim diaper.
- No glass articles allowed in or around pool
- No food, drink, or wrappers shall be permitted within ten feet (10') of the swimming pool or spa.
- No diving, running or rough play allowed.
- No spitting, spouting of water or blowing nose in pool.
- No cut-offs allowed.
- No pets allowed in pool area (with the exception of certified service animals).
- No swimming allowed during heavy rain or when thunder and lightning can be seen or heard.
- Swimming pool is for Spring Lake residents only; all guests must be with a resident.
- Gates shall be closed after entering and exiting the swimming pool area.
- Use of the pool area is at the risk of the individual; the HOA assumes no responsibility or liability for any accidents or injuries.
- The pool is maintained by a licensed Certified Pool Operator. In the event that the pool must be closed, all signage must be adhered to or access to the pool will be revoked for a minimum of 30 days.
- If you notice any broken equipment or hazards, please report it to the HOA.

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