

RESOLUTION 2012. I - March 26, 2012, Nov. 27, 2023
(Edited for Simplicity)

LANDSCAPING

Landscaping can be effectively used to accent entry ways, define space, create privacy and reduce the visual impact of fences. Since landscaping is a design element, the same consideration should be given to its relationship to the applicants house and adjacent houses as is given other design elements. All landscaping additions or changes must be reviewed by the board for any plantings over 2 feet. Yard ornaments, such as concrete and plaster castings, birdbaths and birdfeeders, large windchimes and bells, kettles, urns and the like shall be considered landscaping and require Board Approval.

OUTBUILDINGS

Outbuildings are not permitted. Outbuildings include but are not limited to sheds, dog houses and other storage facilities. Children's play structures, such as playhouses and tree houses, will be considered on a case by case basis.

EXTERIOR PAINTING.

Repainting or staining to match original colors does not require prior approval. Color changes not only to the house siding but also to doors, shutters, trim, roofing and other appurtenant structures must be approved. Change of exterior color for houses must take the colors of other homes in the immediate neighborhood into consideration.

STORM DOORS

Only full view glass storm doors will be permitted on the front door of the residence. The color must be compatible with the color of the primary door.

SHUTTERS

Added shutters must be compatible with the style of the house and must be proportionately appropriate for the window to which they relate. Color must be compatible with the colors of the house and neighborhood.

VEHICLE STORAGE

Recreational, utility and garden vehicles including: boats, trailers, RVs, ATVs, tractors and the like shall not be stored OUTSIDE the home. Vehicles may be parked in the homeowner's driveway for no more than four continuous days for loading, cleaning and routine maintenance. Any extension will require notification of the HOA. All vehicles parked outside the home must be well maintained and operable.

SUN CONTROL DEVICES

Trellises are subject to review for size, placement, design and color. Awnings are not permitted.

RECREATION AND PLAY EQUIPMENT

Play equipment utilizing natural material is encouraged.

Play equipment shall be placed in rear yards only.

Metal play equipment must be painted earth tone (e.g. tan, brown, rust, gray) or to match the house. A color sample must accompany your proposal. Red, white and blue are also acceptable. Neon and fluorescent colors are not acceptable.

BASKETBALL HOOPS

All Basketball systems must be properly maintained and kept in good working order. Basketball apparatus is not permitted to be attached directly to the house. Applications for installation must be approved by the board prior to installation by the homeowner
In Ground/Permanent Systems: An application showing the location and proximity to neighbor's yards must be submitted prior to installation. Homeowners will be asked to advise their neighbors of their plans prior to installation and seek feedback as to location.
Temporary/Freestanding Systems: An application indicating the approximate location and proximity to neighbor's yards must be approved prior to installation. Systems should be removed/put away if not intended for routine use.

SATELLITE DISHES AND ANTENNAS

Satellite dishes and antennas are exterior changes and as such must be approved by the board prior to installation.

FLAG POLES

Flag poles can be permitted when the height is less than the roof [line of the house or 24' maximum.

CLOTHESLINES

Outside clotheslines are not permitted.

VEGETABLE GARDENS AND COMPOST BINS

Shall be located in rear yards only and are subject to Board review.

PROJECT MATERIALS Materials (e.g. construction or landscaping materials) are permitted to sit for 30 days in order to complete a project.

SIGNS

While the "no signs" policy (with the exception of real estate listing signs) has been in effect in Huttenbauer for a long time, this has been an issue for some residents, particularly those with school age children whose activities and accomplishments often times drive sign usage. After much debate, the board is aligned to modify the current policy per the following:

- Signs limited to personal achievements (e.g. High School Graduations, School Plays, etc.) are allowed with a

- Limit of one sign per yard for •
A maximum of two weeks.

As a reminder, Real Estate signs are allowable within the current policy as are Garage Sale signs if they are posted no more than 24 hours before the sale and removed immediately thereafter. Security signs less than 1 square foot in area are permitted.

MAILBOXES AND HOUSE NUMBERS

The design, size, shape and color of mailboxes and the letters thereon, and numeral and letters identifying units shall be subject to approval as to design, style, location, color and size by the Board.

TRASH

Except for the immediate purpose of trash and garbage collection and removal, trash, garbage or other waste shall not be kept on a lot except in sanitary containers screened from visibility from the streets and drives of the property (at locations approved by the Board).

ANIMALS AND PETS

No animals, rabbits, livestock, fowl or poultry of any kind shall be raised, bred, accepted or permitted to remain on or kept on any parcel including the community facilities except dogs, cats or other household pets, provided they are not kept, bred, or maintained for any commercial purpose. Any such pets causing or creating a nuisance or unreasonable disturbance shall be permanently removed from the property upon seven (7) days written notice from the Board. No such pets may be allowed to run unattended.

FENCING

Fencing should be recognized as having several different functions: separation of property, provision for security and visual privacy, or definition of architectural space. In achieving any of these a barrier is created which has both visual and physical impact.

Careful consideration must be given to the effect this will have.

- Fencing must relate to the principle architectural feature of the house in design, location and method of attachment.
- The height and design of the fence shall generally conform to other fencing in the area.
- The fence height must not be greater than is necessary to serve its function. The bottom of a fence must never be more than 12 inches above ground level. Privacy fences shall not be over 6 feet in height.
- The top of any fence must be maintained horizontal, stepping down a hill rather than angling.
- Gates must match fencing in design, materials, height and color
- Fencing which is finished on one side only must be constructed with the finished side facing out.
- Privacy fencing shall be located only on rear and side yards, as close to the face of the house as possible, to increase its effectiveness and decrease its adverse effects on open areas.

- The addition of plant materials adjacent to privacy fencing is encouraged and should normally be included with all fencing in order to soften the visual impact. ● Fencing used solely for property line definition is to be discouraged, as well as long length of continuous solid fencing.
- All split rail fences are to be 3 rails. Posts must have 16 inch centers and be installed so the top rail is 4 feet above ground level (posts are generally 7 feet in total Any liners must be vinyl coated wire mesh and must be installed on the inside of the fence.
- Chain link, barbed wire and board on board fencing are prohibited.
- Fences with continuous foundations are not permitted where utility or drainage easements are to be maintained.

In all cases, Board approval is required prior to installation of any fence.

FINE POLICY (updated rev 2023-1):

- **Political and Business Signs:** Political signs and signs promoting businesses (typically placed when working on your house) ARE NOT PERMITTED. If the business places the sign when they are working, it must be removed as soon as they complete their work. Should a political or business sign remain in the yard, there is a fine of \$50 incurred at the end of the first week and \$50 for each subsequent week. For example, if a political or business sign is placed and remains for three weeks, the total fine is \$150. A fine letter will be sent at the end of the first week and each subsequent week that the sign remains. There is no warning letter. Signs for children's accomplishments or school events (graduation, plays, etc.) are permitted for a maximum of two weeks.
- **Appearance, repair and maintenance:** Refer to Resolution 2012-1 for the rules and guidelines. The HOA Manager will send a letter indicating the specific violation, a reasonable timeline for correction and the fine for non-compliance. The timeline will be between 1-6 weeks and the fine will be UP TO (depending on the violation) \$100 or the cost to remedy the issue, whichever is greater. If the homeowner needs clarification of the issue, an extension of time or would like a hearing with the board, they should contact the HOA manager promptly. If the violation is not corrected within the stated or extended timeline, the fine will be incurred. A second letter will go out with the fine amount and instructions how to pay. The homeowner will then be given the same timeline to correct the violation a second time with a fine again incurred at the end of the timeline, and so on until the violation is corrected.
- If the problem remains unresolved at year end, the board will instruct the manager to add the cost of the fine to the Homeowner's balance due for annual dues. If the balance is not then paid in full when due, a lien may be assessed on the Homeowners property for the dues, fine amount and / or any outstanding monies owed plus the cost of the lien at the discretion of the Board.
- All fines will have a small administrative fee added.