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Clerk Superior Court, JACKSON Co., GA
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Return to: Finch Landing Community Association, Inc.
PO Box AP
Jefferson, GA 30549

Recorder's Cross Reference: Declaration Book 40J Page 371
Supplemental Book 49B Page 195
Amendment Book 57J Page 375

COUNTY OF JACKSON
STATE OF GEORGIA

**PROMULGATION OF RESTRICTIONS AND RULES
FOR FINCH LANDING**

THIS promulgation of restrictions and rules is made this 21st day of January, 2019 by Finch Landing Community Association, Inc., a Georgia Corporation (the "Association").

WITNESSETH

WHEREAS, the Declaration of Covenants, Conditions, and Restrictions for Finch Landing was recorded on September 1, 2005 in Book 40J, Page 371, *et seq.*, as amended in the records of the Clerk of Courts of Jackson County Georgia (the "Declaration"); and

WHEREAS, the Supplemental to the Declaration of Covenants, Conditions, and Restrictions for Finch Landing was recorded on June 5, 2007 in Deed Book 49B, Page 371, *et seq.*, in the records of the Clerk of Courts of Jackson County Georgia (the "Supplemental");

WHEREAS, the Amendment to the Declaration of Covenants, Conditions, and Restrictions for Finch Landing was recorded on March 31, 2010 in Book 57J, Page 375, *et seq.*, in the records of the Clerk of Courts of Jackson County Georgia (the "Amendment"); and

WHEREAS, pursuant to Section 5.2 of the Declaration, the Board of Directors may adopt Restrictions and Rules applicable to the Common Area or Units; and

WHEREAS, pursuant to Section 5.3 of the Declaration, all Owners and occupants of Units are given notice that use of their Units and Common Area is limited by the Restrictions and Rules as they may be amended, expanded, and otherwise modified, and each Owner acknowledges and agrees that the Restrictions and Rules may change from time to time; and

WHEREAS, every Owner was provided with the Promulgation of Restrictions and Rules (the "Promulgation"), notified of the date, time, and place where a meeting of the Board of Directors was held to discuss the Promulgation, and the Owners did not present a petition for a special meeting nor did any vote occur by the Owners to overturn any rule making action by the Board of Directors, and

WHEREAS, the Owners were given an opportunity to discuss the Promulgation in a meeting of the Board of Directors, and after the discussion the Board of Directors voted in the affirmative to adopt the Promulgation in that meeting.

NOW THEREFORE, pursuant to Section 5.2 of the Declaration, the below Restrictions and Rules are hereby adopted and shall be enforceable in accordance with the Declaration, the Supplemental, the Amendment (collectively the "Covenants"), and Georgia law. The restrictions and rules herein are in addition to, and not in replacement of, any restrictions and rules set forth in the Covenants. In the event that any restrictions herein conflict with the restrictions and rules set forth in the Covenants, these restrictions and rules shall control. Capitalized words used herein shall have the same meaning as defined in the Covenants.

1. All vehicles except commercial vehicles must be parked inside the attached garage with the garage door closed, in a free standing garage with the garage and any access doors closed, in a garden or storage shed with all access doors closed, or parked on the paved driveway leading from the street to the attached garage. A vehicle is defined as any operable wheeled-motorized apparatus designed and/or approved to be operated on the public roads.
2. Commercial vehicles are not allowed to be parked anywhere in the Finch Landing Community (the "Community"). A commercial vehicle is defined as any operable vehicle that includes but is not limited to vehicles that require a commercial driver's license (CDL) to operate according to the laws of the State of Georgia, is equipped with air brakes, has a Gross Vehicle Weight Rating (GVWR) of 14,000 lbs. or more, has a Gross Combined Weight Rating (GCWR) of 28,000 lbs. or more, is identifiable by external markings or coloring as a taxi or other vehicle utilized to transport paying passengers whether or not that vehicle is in service and available to accept passengers, is designed or used to transport 16 or more passengers, is or has been designed or used as a school bus or any bus to transport passengers, is more than 8 feet wide excluding any side mounted rear view mirrors, is more than 28 feet long, or a vehicle designed to deliver cargo and was manufactured as a cab and chassis or cutaway chassis with a box type enclosure added. A commercial vehicle picking up or delivering any cargo anywhere in the community is exempt from this requirement provided it is not anywhere in the Community longer than 10 hours. A commercial vehicle servicing a house under construction, renovation, or repair where a building permit has been issued and remains valid is exempt from this provision provided it is not parked anywhere in the Community longer than 30 days in any 12 consecutive month period.
3. All vehicles, utility trailers, trailers with a cargo of watercraft, and recreational vehicles parked within the Community that are required by the laws of the State of Georgia to be registered before operation upon the public highways must have a current, valid registration from any state within the United States. A utility trailer that is not otherwise defined as a recreational vehicle pursuant to the definitions in the Promulgation is defined as any wheeled apparatus designed to be pulled on the public roads behind any vehicle. Vehicles and utility trailers parked inside the attached garage with the garage door closed, parked in a free standing garage with the garage and access doors closed, or in a garden or storage shed with all access doors closed are exempt from this requirement.
4. Car covers, tarpaulins, plastic sheeting, or anything that completely or partially covers any vehicle, commercial vehicle, recreational vehicle, watercraft, or utility trailer are not permitted unless the covered vehicle, watercraft, or trailer is parked inside the attached garage with the garage door closed, parked in a free standing garage with the garage and access doors closed, or in a garden or storage shed with all access doors closed. A commercially manufactured cover tailored to fit is exempt from this provision.
5. Automobile parts including but not limited to fenders, doors, glass, motors, axles, transmissions, frames, tires, wheels, wheel covers, hub caps, and covers for-beds of pick-up trucks, and inoperative vehicles, inoperative commercial vehicles, inoperative recreational vehicles, inoperative watercraft,

and inoperative utility trailers may not be stored or parked anywhere in the Community except inside the attached garage with the garage door closed, parked in a free standing garage with the garage and access doors closed, or in a garden or storage shed with all access doors closed.

6. One utility trailer per Unit (the "house") may be parked in the Community provided it (a.) is licensed pursuant to the requirements outlined elsewhere in the Promulgation, (b.) has no more than two axles, (c.) does not exceed the total dimension (not the bed or cargo area) of 8 feet wide and 16 feet long, (d.) Gross Vehicle Weight Rating does not exceed 6,000 lbs., (e.) has an open top, (f.) the sides do not exceed 36 inches in height, (g.) there is no cargo in the trailer, (h.) is parked where it cannot be seen from any street or any house, or is parked in the attached garage with the garage door closed, a free standing garage with the garage door and any other access doors closed, or a garden or storage shed with any access doors closed, or is parked directly behind the house in an area defined as no more than 10 feet from the back wall of the house and within a line drawn from the two rear corners of the house and parallel with the side walls of the house, and (i.) is not covered with anything including but not limited to tarpaulin, car cover, plastic sheeting, or lean to.
7. All garden and lawn care tools and equipment including but not limited to lawn mowers, edgers, blowers, trimmers, rakes, clippers, wheel barrows, and shovels must be stored in the enclosed garage with the garage door closed, a free standing garage with the garage door and any other access doors closed, a garden or storage shed with any access doors closed, or directly behind the house in an area defined as no more than 10 feet from the back wall of the house and within a line drawn from the two rear corners of the house and parallel with the side walls of the house.
8. Any garbage, trash, or recycle container, or any trash, garbage, or recyclables can only be brought to and left at the street in front of or beside the house beginning at 10:00 AM the day before the scheduled pick-up day and must be removed by 10:00AM the day immediately following the scheduled pick-up day.
9. All garbage, trash, and recycle containers must be stored in the enclosed garage with the garage door closed, in a free standing garage with the garage door and any other access doors closed, a garden shed with any access doors closed, or directly behind the house in an area defined as no more than 10 feet from the back wall of the house and within a line drawn from the two rear corners of the house and parallel to the side wall of the house. Alternatively, all garbage, trash, and recycle containers can be stored on either side of the house behind a solid walled (privacy) fence no more than 5 feet tall, painted the same color as the house, constructed with siding the same as the house or constructed with vinyl or wooden slats. This fence shall have two sides: one constructed at a 90 degree angle from the side wall of the house and extending no more than 8 feet and the other side extending from that first side, parallel to the side wall of the house, and extending no more than 8 feet.
10. A recreational vehicle may be parked on a house's paved driveway that connects the street to the attached garage for no more than 6 hours during any given 24-hour period and for no more than 6 times during any 30-day consecutive period. A recreational vehicle is defined as a self-propelled or towable vehicle with provisions for at least one of the following: toilet, sleeping, bathing, cooking, hand washing, or sitting. Included in the definition is a structure designed to be loaded onto a pick-up truck whether that structure is loaded onto a truck or not, and has provisions of at least one of the following: toilet, sleeping, bathing, cooking, hand washing, or sitting; once loaded onto a truck the structure and truck together are considered a recreational vehicle. Also included in the definition is a non-street legal wheeled vehicle other than a golf cart whether motorized or not including but not limited to a self-propelled vehicle to assist with farm and garden activities (examples include John Deere Gator and a Kawasaki Mule), an all terrain vehicle or ATV ("four-wheeler"), or a go-cart. A recreational vehicle may also be parked at any time inside the attached garage with the garage door closed, in a free standing garage with the garage and any access doors closed, or a garden or storage shed with all access doors closed.
11. A dune buggy, drag racing vehicle, race car, or racing motorcycle may only be parked inside the attached garage with the garage door closed, in a free standing garage with the garage and any

access doors closed, or a garden or storage shed with all access doors closed. A dune buggy is defined as any non-street legal motorized vehicle with more than 2 wheels with an open frame and seating designed for off road use whether or not a motor is currently installed in the vehicle. A drag racing vehicle and race car are defined as any non-street legal motorized vehicle of more than 2 wheels designed for or altered to participate in any contest of speed, durability, or any type of activity that measures the vehicle's endurance or speed whether or not a motor is currently installed in the vehicle. A racing motorcycle is defined as any non-street legal motorized 2 wheel vehicle whether or not a motor is currently installed in the vehicle.

12. Any watercraft may be parked on a house's paved driveway that connects the street to the attached garage for no more than 6 hours during any given 24-hour period and for no more than 6 times during any 30-day consecutive period. Watercraft is defined as any boat or other vessel designed to travel on or float upon any water. When any watercraft is mounted onto a trailer, then that trailer and watercraft combined are considered watercraft. Any trailer designed to haul or carry any watercraft when not laden with a cargo of a watercraft is defined as a utility trailer. Watercraft may also be parked at any time inside the attached garage with the garage door closed, parked in a free standing garage with the garage and access doors closed, or in a garden or storage shed with all access doors closed.
13. Golf carts may only be operated on Association owned property if the driver is licensed in any state in the United States to operate a motor vehicle and the owner of the golf cart maintains liability insurance that will cover any damages or injuries resulting from the use of the golf cart in an amount at least equal to the minimum liability insurance the State of Georgia requires to operate a motor vehicle on the public highways. Golf carts operated on the public streets in the Community are subject to local and state laws and enforcement by law enforcement agencies. A golf cart is defined as a low speed electric or gasoline powered vehicle whether street legal or not and whether the motor is installed or not that is designed to carry passengers and or golf clubs on a golf course.
14. When not in use, golf carts may be stored or parked in the enclosed garage with the garage door closed, a free standing garage with the garage door and any access doors closed, a garden or storage shed with any access doors closed, or directly behind the house in an area defined as no more than 10 feet from the back wall of the house and within a line drawn from the two rear corners of the house and parallel to the side wall of the house. Golf carts stored outside in the back of the house cannot be covered with anything including but not limited to tarpaulin, car cover, plastic sheeting, or lean to; they also cannot be in any state of disrepair.
15. Above ground swimming pools, including but not limited to inflatable side wall pools and hard sided fixed wall above ground pools are not allowed anywhere in the Community. Hot tubs and spas are allowed but require the approval of the Architectural Review Committee before installation.
16. Window air conditioner units, window fans, window dehumidifiers, and window heaters are not allowed anywhere in the Community including but not limited to any window in a house, in a free standing or attached garage, or a garden or storage shed. Window air conditioner units, window fans, window dehumidifiers, and window heaters that, once installed, cannot be seen from the street or other residences are exempt from this requirement.
17. Common farm animals, exotic animals, and other animals that are non-traditional household pets including but not limited to chickens, turkeys, rabbits, goats, cows, horses, donkeys, mules, hogs, pigs, ducks, and geese are not allowed anywhere in the Community. Traditional household pets kept in a reasonable number such as dogs, cats, canaries, and parakeets are not prohibited. Any animals that are kept as pets and not for commercial purpose that remain within the Member's house at all times are not prohibited.
18. Any animal owned by a Member or residing at a Member's house are not allowed to roam free off the Member's property. For purposes of these rules, any animal fed, kept, or cared for by any Member or a resident of the Member's household is considered owned by that Member. Any animal owned by a Member is not allowed to roam free off the Member's property. Pursuant to Section 6.1 and Exhibit "A" of the Declaration, a Member is defined as a Owner or Co-owner of any house in

the Finch Landing Community.

19. A Member, a resident of the Member's household, or a visitor to the Member's household walking any animal must pick up any excrement deposited by that animal off the Member's property. That excrement must be disposed of in a sanitary and hygienic manner on the Member's property, excluding the front yard, or in the Member's trash bins. A Member is responsible to ensure any excrement deposited off the Member's property by any animal owned by the Member, a resident of the Member's household, or a visitor to the Member's household is picked up and disposed of in a sanitary and hygienic manner on the Member's property, excluding the front yard, or in the Member's trash bins. Any excrement deposited in the Member's front yard by any animal, whether or not owned by a Member, a resident of the Member's household, or a visitor to the Member's household, must be removed within 12 hours and disposed of in a sanitary and hygienic manner on the Member's property, excluding the front yard, or in the Member's trash bins.
20. No Member nor any resident of the Member's household may operate a boarding house within the Community whereby paying guests are provided lodging, food, or other living accommodations.
21. An attached garage, free standing garage, a garden or storage shed may not be converted into any type of housing. The definition of converted to housing includes but is not limited to providing arrangements to facilitate cooking, sleeping, bathing, and/or toileting.
22. Alcoholic beverages are prohibited anywhere on property owned by the Association including but not limited to the pool, playground, pavilions, green space, buildings, grounds, and patios.
23. Members may invite up to 15 persons (children of any age and adults) to the playground, the park pavilion, anywhere in a green space, any buildings, or patio (excluding the pool, pool patio, pool house, and pavilion adjacent to the pool) once per any consecutive 15 day period provided that the Member who invited the individual guest(s) remains present with the guest(s) at all times.
24. Members may invite up to 6 persons (children of any age and adults) to the pool pavilion and adjacent green space once per any consecutive 15 day period provided that the Member who invited the individual guest(s) remains present with the guest(s) at all times.
25. Members only may invite up to 6 persons (children of any age and adults) to the swimming pool once per any consecutive 15 day period provided that the Member who invited the individual guest(s) remains present with the guest(s) at all times.
26. Grass clippings, leaves, yard debris, and sticks or branches may not be deposited by any means onto any road, driveway, or sidewalk anywhere in the Community. Bagged or bundled grass clippings, leaves, yard debris, and sticks or branches brought to and left at the street in front of or to any street to the side of the house for scheduled pick up and in compliance with the requirements regarding scheduled garbage pickup outlined elsewhere in the Promulgation are exempt from this requirement.
27. Anyone invited into the community by a Member or a resident of a Member's house, or any resident of a Member's house is expected to follow any and all rules, conditions, mandates, and restrictions in this Promulgation, the Declaration, the Supplemental, and the Amendment. Any violation by such a guest or resident is considered a violation by the Member himself or herself and subjects the Member to any and all sanctions described in the Promulgation, the Declaration, the Supplemental, and the Amendment.
28. Nothing herein shall be construed to repeal any rules, conditions, or restrictions in the Declaration, the Supplemental, or the Amendment; all rules in the Declaration, the Supplemental, and Amendment remain in effect. However, if any rule contained in this Promulgation conflicts with any rules contained in the Declaration, the Supplemental, or the Amendment, then the restriction or rule in this Promulgation shall prevail.
29. Members in violation of any restriction, rule, mandate or requirement contained in this Promulgation, the Declaration, the Supplemental, or the Amendment are subject to a \$25.00 fine for each infraction. Infractions of a continuing nature shall constitute a new violation for each 24-hour period beginning after the initial notice to the Member of such violation.

FILED
SUPERIOR COURT
JACKSON COUNTY GA

2019 JAN 21 PM 1:33

CAMIE W THOMAS, CLERK

Deed Don COVE
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Camie W. Thomas
Clerk Superior Court, JACKSON Co., GA
BK0083H Pg 0567-0570

Return to: Finch Landing Community Association, Inc.
PO Box AP
Jefferson, GA 30549

Recorder's Cross Reference: Declaration Book 40J Page 371
Supplemental Book 49B Page 195
Amendment Book 57J Page 375

COUNTY OF JACKSON
STATE OF GEORGIA

ARCHITECTURAL GUIDELINES FOR FINCH LANDING

THIS Architectural Guidelines for Finch Landing is made this 21st day of January, 2019 by Finch Landing Community Association, Inc., a Georgia Corporation (the "Association").

WITNESSETH

WHEREAS, the Declaration of Covenants, Conditions, and Restrictions (the "Declaration") for Finch Landing was recorded on September 1, 2005 in Book 40J, Page 371, *et.seq.*, as amended in the records of the Clerk of Courts of Jackson County Georgia (the "Declaration"); and

WHEREAS, the Supplemental to the Declaration of Covenants, Conditions, and Restrictions for Finch Landing was recorded on June 5, 2007 in Deed Book 49B, Page 371, *et.seq.*, in the records of the Clerk of Courts of Jackson County Georgia (the "Supplemental"),

WHEREAS, the Amendment to the Declaration of Covenants, Conditions, and Restrictions for Finch Landing was recorded on March 31, 2010 in Book 57J, Page 375, *et.seq.*, in the records of the Clerk of Courts of Jackson County Georgia (the "Amendment"); and

WHEREAS, pursuant to Section 4.3 of the Declaration, the Board of Directors may prepare and adopt Architectural Guidelines to assist in applications and to establish minimum standards.

WHEREAS, the Board of Directors voted in the affirmative to adopt these Architectural Guidelines.

NOW THEREFORE, the following Architectural Guidelines have been approved by the Finch Landing Community Association's Architectural Review Committee. The guidelines herein are in addition to, and not in replacement of, the restrictions and requirements set forth in Section 4.7 and elsewhere in the Declaration of Covenants, Conditions, and Restrictions for Finch Landing as amended (collectively the "Covenants"). In the event that any guidelines herein conflict with the restrictions and requirements set forth in the Covenants, these guidelines shall control. Capitalized words used herein shall have the same meaning as defined in the Covenants.

GENERAL:

1. Anything that changes the appearance of any Unit ("house"), lot, or the erection/installation of any children play equipment, any recreational equipment, fence, or building requires the approval of the Architectural Review Committee before any actual work can begin.
2. Changing or remodeling a house interior does not require the approval of the Architectural Review Committee provided none of the change or remodel can be seen from the outside.
3. Subdividing a house into separate and independent living quarters or converting a garage into living quarters is prohibited.
4. Decisions of the Architectural Review Committee may be based on purely aesthetic considerations. Each Owner acknowledges that opinions on aesthetic matters are subjective and opinions may vary as to the desirability and/or attractiveness of particular improvement/projects and as the members of the Architectural Review Committee change over time.
5. The submission of plans for any improvement/project that exactly mirrors these Architectural Guidelines does not automatically guarantee approval by the Architectural Review Committee.
6. Any improvement/project must be completed in its entirety within 120 days of the start of work.
7. These guidelines are not all inclusive and decisions by the Architectural Review Committee about any and all improvements/projects are on a case by case basis.

EXTERIOR:

1. Installing a driveway, parking area, or enlarging or changing an existing driveway requires the approval of the Architectural Review Committee.
2. Consistently driving a vehicle on the lot or consistently parking a vehicle on the lot so that another driveway or parking area has been created is prohibited.
3. Adding exterior windows and/or exterior doors or removing exterior windows and/or exterior doors requires the approval of the Architectural Review Committee.
4. Grading of the lot, the change of any slope, or the change of the direction of run off water or storm water drainage requires the approval of the Architectural Review Committee.
5. Adding onto an existing house, adding additional living quarters to a house, adding a porch, enclosing a porch, screening in an existing porch, or changing in any way the existing dimensions or "footprint" of a house requires the approval of the Architectural Review Committee.

ROOF SHINGLES:

1. Roof shingles on the house or any building on the lot must be architectural roofing shingles sometimes referred as dimensional shingles.
2. Shingle color must be appropriate for a Craftsman style house, conform to the Community Wide Standard, and requires the approval of the Architectural Review Committee.
3. Any shingle replacement or re-roofing requires the approval of the Architectural Review Committee.

HOUSE AND BUILDING COLORS:

1. The siding color, trim color, and any accent colors must be appropriate for a Craftsman style house, conform to the Community Wide Standard, and requires the approval of the Architectural Review Committee.
2. Any building on the lot must be painted to match the house.
3. The painting or repainting of the house or any building on the lot requires the approval of the Architectural Review Committee.

RECREATIONAL AND PLAY EQUIPMENT:

1. The installation of any children play equipment including but not limited to swing sets, trampolines, sand box, play house, or basketball goal requires the approval of the Architectural Review Committee.
2. Any playhouse must be painted to match the house and its roof shingles must match the house.

3. Any play equipment must be secured into the ground to prevent it from being moved or dislodged by any winds.
4. The installation of any recreational equipment, including but not limited to tennis court, basket ball court, swimming pool, sand box, fire pit, or chimney requires the approval of the Architectural Review Committee.
5. The installation of temporary recreational equipment including but not limited to badminton set or croquet set is exempt from approval of the Architectural Review Committee provided the set is not installed longer than 48 hours in any consecutive 7 day period.
6. Above ground swimming pools, regardless of size or whether hard sided or inflated walls, are prohibited. Hot tubs and spas are not prohibited but require the approval of the Architectural Review Committee.

BUILDINGS, GARDEN SHEDS, FREE STANDING GARAGE:

1. The construction of any building, garden shed, or free standing garage requires the approval of the Architectural Review Committee.
2. The siding must be cement fiber lap siding ("Hardi-plank").
3. The siding and trim must be painted to match the house.
4. The roof must be a gable roof, have a roof pitch that matches the house, have eaves that match the house in style and dimension, and have architectural asphalt shingles that match the house in style and color.
5. Any garage type doors must be facing to the rear of the lot and match the house in style and color except that a free standing garage that connects to a driveway may have the garage door facing the driveway.
6. The building cannot be placed any more forward on the lot than the rear corners of the house.
7. The floor of the building must be concrete. Any building, garden shed, or garage less than 200 square feet may be constructed with a wood floor provided that the siding or base trim extends to cover any floor joists or header joists, the bottom of the siding or base trim is not any higher than 12" from the ground, a foundation landscaping with shrubbery, a foundation of block painted to match the siding, or stacked stone is installed between the building and the ground on all four sides, and the building is secured to prevent it from becoming dislodged or moved by any winds.
8. The building cannot be a manufactured off site building, a pre-fabricated building, or any parts of the building pre-fabricated off site and assembled on site. The building must be constructed on site.
9. Any windows must match the house in style and color and any windows facing the front or sides of the lot must have shutters that match the house in style and color.
10. Any walk through doors must match the house in style and color.
11. Window dormers can only be added if they are a feature of the house, and then they must match the house dormers in style and color.
12. The building must be constructed in a workman-like manner using industry recognized materials and construction methods consistent with residential construction.
13. The site must be kept clean of clutter and debris during and after construction.
14. The placement and construction must comply with all of Jackson County Codes.
15. If required, a permit must be obtained from the Jackson County authorities.
16. The project must be completed in its entirety within 120 days of its commencement.
17. Once completed, the building must be maintained and not fall into a state of disrepair.

FENCES:

1. The erection or installation of any fence requires the approval of the Architectural Review Committee.
2. The fence cannot be placed any more forward on the lot than the rear corners of the house.
3. The fence must be constructed of pressure treated wood or vinyl.
4. If the fence will be privacy, then it cannot be taller than 6 feet. If a picket fence, it cannot be taller than 5 feet. If a farm rail fence, it cannot be taller than 5 feet and must contain at least 2 rails and no

- more than 4 rails.
5. If wood, the fence may be left to weather naturally, or painted or stained white, gray, black, brown, or tan. Only one color is acceptable, and combinations of colors is not approved.
 6. If vinyl, the fence may be colored white, gray, black, brown, or tan. Only one color is acceptable, and combinations of colors is not approved.
 7. If wire mesh is desired, welded wire either coated black vinyl or galvanized, with a mesh pattern no smaller than 2 inches by 4 inches is acceptable provided it is affixed to the inside (the side of the fence facing the house and not the side facing the street or other houses) of the fence.
 8. The finished or most decorative side of the fence must face outside (towards the street and other houses).
 9. Chain link fencing may be allowed if it is black vinyl coated, is only at the back of the lot, and is concealed by a tree line or other vegetation from other houses and lots and cannot be seen from any street. Chain link fencing is only approved in unique situations.
 10. The placement and construction of the fence must comply with all of Jackson County Codes.
 11. If required, a building permit must be obtained from the Jackson County authorities.
 12. The fence must be constructed in a workman-like manner using industry recognized construction methods and materials.
 13. The site must be kept clean of clutter and debris during and after construction.
 14. The project must be completed in its entirety within 120 days of its commencement.
 15. Once completed, the fence must be maintained and not fall into a state of disrepair.

HOUSE CONSTRUCTION:

1. New house construction requires approval by the Architectural Review Committee and must conform to the Declaration of Covenants, Conditions, and Restrictions for Finch Landing, the Supplemental to the Declaration of Covenants, Conditions, and Restrictions for Finch Landing, the Amendment to the Declaration of Covenants, Conditions, and Restrictions for Finch Landing, and this Architectural Guidelines for Finch Landing.
2. Rebuilding of any house completely or partially destroyed by wind, fire, flood, or any other peril requires approval by the Architectural Review Committee and must conform to the Declaration of Covenants, Conditions, and Restrictions for Finch Landing, the Supplemental to the Declaration of Covenants, Conditions, and Restrictions for Finch Landing, the Amendment to the Declaration of Covenants, Conditions, and Restrictions for Finch Landing, and this Architectural Guidelines for Finch Landing.