

Stoller Farms II HOA Architectural Control & Community Guidelines

Architectural Control is a mandated function of the HOA board and governed by the CCR's. It is the responsibility of the HOA board to provide for, and monitor ACC for the benefit and well being of the community it serves while upholding the rules established in the CCR's. CCR's (Covenants, Codes & Restrictions) are the rules that govern the residences of its community and are legally binding to the property owners under its jurisdiction.

To provide for consistency and a quality community the following standards are hereby set forth by the Stoller Farms II HOA/ACC board. Enforcement and changes to these standards and guidelines are at the sole discretion of the ACC board. (see CCR's articles 1.1, and article 7.1-1.10)

Common Areas: Landscaping is maintained by the HOA and may not be altered by individual homeowners. Any desired changes to a particular area of landscaping must be requested and approved in writing to insure that a proper maintenance agreement is understood and practical to the benefit of the community. (see CCR's article 4.1 – 4.5, and 9.1) Additionally, the use of items such as portable basketball hoops and the like are to be considerate and used in a manner that does not obstruct regular enjoyment for its surrounding neighbors walkways and/or parking and in observance of governmental ordinances.

Outbuildings, Structures, Sheds: Any exterior structural change to a residence or addition of a building must be submitted in writing with a drawing to the HOA/ACC board for approval prior to construction. Sheds and outbuildings are to resemble their primary residence with siding, painting, & roofing to match the home it is situated with, as well as its surroundings. The size restrictions for such buildings can be found in the CCR's. County regulations and licensing/permitting may also apply and it is the home owner's responsibility to pursue their own due diligence in understanding and abiding by any governmental regulations that may also be required. (see CCR's articles 6.5, 6.7, 6.9, 6.10 & 6.17)

Vehicle Parking: Recreational vehicles are not to be parked in the streets or driveways of any homes in Phase 2 of this neighborhood. A limited and temporary tolerance of RV's parked in driveways and in front of homes on the street for the purpose of loading and unloading is observed. Such tolerance is not to exceed 24-48 hours, with proper prior notification to the HOA board. Under NO circumstances may an RV or vehicle impair the safety of pedestrians or other vehicle traffic in this community. Homeowners are to be aware that Washington County laws supersede this tolerance policy and that homeowners are to abide lawfully to all County and State laws pertaining to the use and parking of RV's and Vehicles in residential neighborhoods. Regular housing of an RV is only allowed by appropriate and ACC/HOA approved site screening, placed behind the property owner's property line fencing. No trailer, camper/truck, tent, garage, barn, shack or outbuilding may be used as a residence either temporarily or permanently on any part of the property. Street parking for vehicles is to be used in conjunction with governmental ordinances and in observance with the CCR's. As a courtesy to the surrounding residences, parking should be done in a polite manner avoiding regular and excessive use of multiple vehicles to a single residence. Whenever possible homeowners should utilize their personal residence driveways and garages rather than street parking in order to allow for generous visitor parking space. (see CCR's articles 6.6 and 6.11.) On-going and excessive use of street parking by a individual residence may be addressed by the ACC with a formal request to the homeowner to remove vehicles that present an on-going problem of use and enjoyment to it's surrounding neighbors. It is also at the discretion of the neighbors as well as the ACC to bring such issues to the county for correction if local parking laws are being violated in an on-going manner.

Pets: No animals, livestock or poultry of any kind shall be raised, bred, kept or permitted within the Property, except dogs, cats and other household pets which are not kept or bred for commercial purposes and which are reasonably controlled as not to be a nuisance. No animal is allowed to roam the Property unattended, and all dogs shall be kept on a leash while outside of the Lot or within a common area. Pets creating inconvenience, damage or ongoing unpleasantness are the responsibility of it's owner and repeated offenses may require removal of the pet. (see CCR's 6.4)

Landscape & Structural Maintenance: Owners to maintain their lots improvements and landscaping in a clean and attractive manner. Front yards to be comprised of no less than 75% natural lawn space. Home exteriors such as lighting, painting, and roofing to be in good repair. Lawns and planting areas to be mowed, weeded, fertilized and watered throughout the summer months. Fallen leaves and debris to be the responsibility of the homeowner to be picked up and discarded. All enhancements and changes to a residence such as painting, remodeling, and the construction of outbuildings to be approved by the ACC in advance. (see CCR's article 6.5, 6.9, 6.11, 6.17)

Fences, Hedges and Walls: No shrubs, trees or bushes are allowed to grow to a height that unduly restricts the view from an adjoining property. It is the discretion of the ACC to determine if issues such as this are to be investigated and addressed. Additionally, fences are to be consistent with the Fence Design plans attached to the CCR's under exhibits A, B, & C. (see CCR's section 6.12)

Satellite Dishes/Antennas: In accordance with the CCR's and in observation of FCC regulations, satellite dishes and antennas are allowed to be installed on the exteriors of the residences. Whenever possible, courtesy and discretion should be taken into consideration. As practicable, installation is to be site screened from the street. Devices should not to be placed directly on the rooftops or garage fronts, but rather to the side of the residence, and when possible at least 10' back from the front of the house. Any significant deviations from these guidelines should be discussed with ACC to avoid misunderstandings or the request for correction. (see CCR's article 6.14)

Exterior Paint Colors: ACC approval is required for use of all exterior paint colors prior to installation. Colors are to be submitted in writing and a sample of the colors demonstrated on a small section of the exterior of the home in advance of the approval. Re-painting a home in the same color as previously used, must also receive prior approval by means of submitting an application in advance of painting. Re-painting a home the same color does not automatically guarantee approval, and a new color may be requested and required by the ACC. Exterior colors are to compliment current trends in the housing market and will evolve as is appropriate over time. It is the responsibility of the ACC board to maintain an understanding of these trends and consult with outside resources when needed rather than relying solely on personal taste. (see CCR's 7.1 – 7.3)

Holiday Lighting & Seasonal Decorations: Outdoor seasonal decorations are encouraged in our community as a form of personal expression and celebration. The use of seasonal decorations should be appropriate for all age groups. Seasonal decorations are to be removed within a reasonable time period from the conclusion of any particular holiday or celebration, but not to exceed 30 days beyond that holiday or event.

Window air cooling units: Small window installed air conditioners are allowed during the warm weather months beginning June 1st and ending October 15 of each year. Window units should be installed in an attractive manner and in good visual repair. The use of cardboard, un-painted wood panels and the like are not allowed. Window units should be installed utilizing professionally designed parts intended for this purpose.

Stoller Farms II HOA/ACC

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