

ACC rules for Phoenix Crossing Subdivision

House maintenance:

- a. Houses or decks that need to be painted or repaired. Rotten wood, siding or house trim that needs to be repaired and painted. Driveways, front steps, stoops and porches that need pressure washing. Window screens, columns or other areas of your home that may need repair. Missing shutters or other structures are deemed part of the home's exterior.
- b. Any changes made to driveways must be approved by the ACC. The form must be signed by a member of the committee.
- c. Repainting of your home, whether a new color or the same color, must be submitted to the ACC committee for approval. Colors must be used that are in keeping with the original design of the neighborhood, Sherwin William has a list of your house color, by your address.
- d. No visible junk or trash on the front porch, only outdoor furniture should be used.

Lawn maintenance:

- a. The overall appearance of the yard should be one of cleanliness and order.
- b. Overgrown grass and weeds: Un mowed grass and excessive weed growth. Grass must not be taller than 6" and an effort must be made to eliminate weeds.
- c. Removal of trees: Trees with diameters of 6", breast high or greater shall be prohibited except with express approval of the ACC.
- d. Debris and litter: Accumulation of fallen leaves, branches, trash, or other debris.
- e. Unmaintained plants and trees: Lack of pruning, trimming, or removal of dead or diseased vegetation.
- f. Lack of edging or bordering: Weeds and grass growing into walkways, driveways, or flowerbeds.
- g. Visible trash or junk: Accumulation of old appliances, furniture, or other discarded items must be removed.

Animals:

- a. All pets will be secured on a leash when off the owner's lot. If a pet is off the property for more than 2 hours the owner will receive a fine.
- b. Residents are responsible for picking up waste in all areas and discarding it in their own facility.

Trash can:

- a. Containers for garbage or other refuse shall be in sanitary screened enclosures or in your garage. It should be maintained in a sanitary condition and shall not be visible from any street.
- b. White plastic fencing may be used to hide cans but must be at least 45" tall to hide the can and approved by the ACC.
- c. Trashcans may be placed on the curb the night before pickup after 5PM. They are to be removed from the curb by 7PM on the day of pick up.

Cars:

- a. All boats, trailers, campers, motor homes and like vehicles must be stored in garages, or in such other areas of the property as approved by the Board of Directors. Cars may not be parked in any grassy area near the home. You can park your car in the driveway or the garage.
- b. Cars parked on the street which hinder emergency vehicles, school buses, or neighbors will receive a violation.
- c. No vehicle, camper or trailer may be left in the parking lot of the clubhouse overnight or the vehicle will be towed at the owner's expense.

Recreational yard equipment:

- a. When pursuing hobbies or other activities, which might tend to cause disorderly, unsightly or unkept conditions, must be removed.
- b. Any play or recreational equipment must be in good working order must be placed so it cannot be seen from either the front or side street.

Noise:

- a. Residents and guests shall refrain from any act or use of the property which could reasonably cause embarrassment, discomfort or annoyance to owners or residents of any other property. (see below). This includes the revving of engines, motorcycles, cars, etc. Noise ordinance hours are 10:30 p.m. and 7:00 a.m. on Sundays - Thursdays or 12:00 midnight and 7:00 a.m. on Fridays, Saturdays, or State holidays.

Putnam Co. Ordinance:

(b) The following acts, among others, are declared to be loud, disturbing and unnecessary noises in violation of this article, but this enumeration shall not be deemed to be exclusive:

(1) *Horns*. The sounding of any horn or signal device on any automobile, motorcycle, bus or other vehicle, while not in motion, except as a danger signal if another vehicle is approaching apparently out of control, or, if in motion, only as a danger signal; the creation by means of any such signal device of any unreasonably loud or hash sound or the sounding of such device for an unnecessary or unreasonable period of time.

(2) *Musical instruments*. The playing of any radio, phonograph or any musical instrument in such a manner or with such volume, particularly between the hours of 10:30 p.m. and 7:00 a.m. on Sundays—Thursdays or 12:00 midnight and 7:00 a.m. on Fridays, Saturdays, or state holidays, as to annoy or disturb the quiet, comfort or repose of persons in any office, hospital or in any dwelling, hotel or other type of residence, or any persons in the vicinity.

(3) *Voices*. Yelling, shouting, hooting, whistling or singing on the public streets, particularly between the hours of 10:30 p.m. and 7:00 a.m. on Sundays, - Thursdays or 12:00 midnight and 7:00 a.m. on Fridays, Saturdays, or state holidays, or at any time or place so as to annoy or disturb the quiet, comfort or repose of persons in any type of residence, or any persons in the vicinity.

(4) *Noisy vehicle*. The use of any automobile, motorcycle or vehicle is out of repair, so loaded or in any manner as to create loud and unnecessary grating, grinding, rattling or other noise.

Fences:

No house, commercial unit, sign, storage shed, garage, carport, playhouse, fence, wall, may be constructed without the approved written form received and signed by the resident and ACC committee representative.

- a. Any new fences must be black chain link, white vinyl, or wooden and may not extend beyond the back corner of your house. They must be approved by the ACC and meet county height restrictions.
- b. All wood fences must be kept in good repair.

Construction:

- a. No house, commercial unit, sign, garage, carport, playhouse, fence, wall, swimming pool, or other structure, improvement or dwelling, whether or not such structure improvement or dwelling is intended for occupancy, must be approved by the ACC and must have an approved, signed copy from an ACC member. They must meet county requirements and building codes.
- b. No lumber, brick, stone, cinder block, concrete or any other building materials, scaffolding, mechanical devices or any other thing used for building purposes shall be stored on any lot or dwelling unit except for the purposes of construction on such lot or dwelling unit and shall not be stored on such area for longer than the length of time reasonably necessary for the construction.
- c. All trash, debris, construction waste, garbage and other such materials shall be removed on a regular basis from the lot and deposited in approved county disposal sites. Construction waste shall not be deposited on the property or any adjacent property or along any roadways within the development. The responsibility for compliance with this provision shall rest on the owner of the lot.

Signs:

- a. No signs shall be allowed on any yard other than those which may be approved by the ACC. All unapproved signs must be removed. This does not include For Sale signs, Yard Sale signs, Congratulations signs, Birthday signs, team signs or the like. They must be professionally made and no larger than 36" x 24". The signs are to be removed as soon as the event has been completed.
- b. Flags should not be tattered or torn.

Holiday decorations and yard decorations:

- a. Any holiday decoration, including exterior lights, string lighting, religious symbols, or holiday wreaths, must be removed no later than 10 days after the said holiday.