

Design Document

Old Stone Crossing at Caldwell Creek Property Owners Association, Inc

Order: MNJ3YT5NZ
Address: 11948 Erwin Ridge Ave
Order Date: 11-09-2023
Document not for resale
HomeWiseDocs

Old Stone Crossing

NEIGHBORHOOD ASSOCIATION DESIGN GUIDELINES

All owners are reminded that Article IX of the Declaration of Covenants, Conditions and Restrictions, requires the submission of a proper request AIPP approval by the Architectural Review Committee (ARC) before installation, construction or modification of any Improvement. Compliance with the Design Guidelines does not guarantee approval.

Request forms may be obtained on the community's website www.oldstonecrossing.com under the Resource section. Approvals are based on compliance with the Old Stone Crossing Covenants and Restrictions.

All homeowners received a copy of the Old Stone Crossing Covenants and Restrictions from their builder at contract and/or closing. For an additional copy, please visit the community's website www.oldstonecrossing.com under the Covenants and Bylaws section.

1A - Fencing

- > Fences are not to exceed 6 feet.
- > Fences higher than 4 feet on corner lots are not permissible.
- > Corner lot fences should be a minimum of 13-feet back from the street.
- > Fences must follow property line, installed within 2 inches of the property line.
- > If adjacent to alley, fences should be at least 3 feet from the alley.

- > Spilt rail and chain link fencing are not permitted
- > All wood fences and retaining walls must be treated with wood preservative or stain at least every two years after installation.

1B - Front yard fencing is only permissible in the Saussy Burbank section and must be constructed of white vinyl, not to exceed 4 feet.

Please do not rely upon your neighbors' fence as basis for compliance.
Fences installed without approval may be subject to fines.
These guidelines are intended only to offer assistance and guidance to Owners as they prepare their ARC applications. Each application is individually reviewed.

2A - Play Equipment and Basketball Goal Guidelines - Form is **not** required to be submitted for play equipment if the play equipment is located:

- > Within a fenced area in the rear of the house.
- > Does not exceed fifteen (15) feet in height.
- > Will have a minimum visual impact on adjacent properties.

All play equipment, including, but not limited to, swing sets, slides, seesaws, jungle gyms, playhouses, etc. must be maintained and in working order.

A baseball backstop, pitching net and/or soccer net or goal (or similar item) is not to exceed 6 feet in height.

2B - Basketball Goals - Basketball goals may not be attached to the house without ARC approval.

Guidelines for approval:

Backboard is perpendicular to the primary street on which the house is located

Backboard is white, beige, light gray, or clear
Equipment must be kept in good condition and all balls stored when not in use;
For the safety of all, portable goals may not be used in the street or on sidewalks.

3A - Decorative Landscaping Guidelines - Items addressed in this section:

- >Decorative Objects
- > Flagpoles
- > Lighting
- > Holiday/Seasonal Decor

Decorative Objects:

An Architectural Review Form (Form) must be submitted for all exterior decorative objects, both natural and man-made, including, but not limited to, items such as bird baths, wagon wheels, sculptures/statuary in excess of 3 feet, fountains in excess of 4 feet tall and 3 feet wide, pools, antennas, and items attached to approved structures viewable from the street, including satellite dishes. Satellite dishes may not exceed 36 inches in diameter and should be placed on the rear portion of the home, not to be viewed from the street.

Flagpole:

A Form is not required for a single attached flagpole, not to exceed six (6) feet in length, attached to the front portion of the house or attached to the house in the garage entry area. Free standing flag poles are not allowed.

Lighting:

Except as provided below, an Architectural Review Form must be submitted for all exterior lights or lighting fixtures not included as a part of the original structures. A Form is not required all criteria below are met:

- Lighting does not exceed twelve (12) inches in height, **and**
- The number of lights does not exceed twelve (12), **and**
- All wiring for landscape lights must be buried in the ground, no exposed wires except for temporary holiday decorations, **and**
- The total wattage does not exceed 100 watts, all lights are white or clear, non-glare, and located so as to cause minimal visual impact on adjacent properties and streets.

Holiday Decor:

Holiday decorations and lighting may be in use for a period 14 of days prior to holiday and must be removed from public view 7 days after such holiday. Christmas Holiday decorations may be in place from Thanksgiving through January 14th. Holiday decorations and lighting must be placed so as to have a minimum sensory impact on neighboring properties.

4A - Vehicles, Parking and Traffic - Guidelines:

1. Homeowners are responsible for providing sufficient parking within their driveway or garage for all vehicles normally parked and/or situated on their lot.
2. Parking on lawns or other grassed areas is not permitted.
3. Vehicles are not to block sidewalks (park across sidewalks).
4. Guest vehicles parked on a street for more than 14 days (not necessarily consecutive) in a one month time period, should report the make, model, color, year and license plate number to the Property Management Company/Crime Watch Committee.
5. All vehicle operators should observe all local, County and State traffic regulations at

all times while in the Neighborhood.

6. The operation of golf carts, motorized scooters, non-licensed mopeds or mini-bikes, go-carts and ATVs is not allowed on streets, sidewalks, paths, or common areas.

5A - Garden Plots

Require Form:

> Plots located in front of homes on Corner Lots.

Do Not Require Form:

> Plots located behind the rear of the house

> Plots greater than 150 square feet or ¼ of the rear yard

> Plants not exceeding four (4) feet at full growth.

6A - Patio Furniture

Only furniture manufactured for outdoor use will be allowed on any porches, patios or decks viewable from street.

7A - Landscaping Installation, Maintenance, and Composition

1. A Form is **not required** to be submitted for the addition of six (6) or fewer ornamental trees or shrubs on a one time basis. However, a Form must **be** submitted for screen plantings (row or cluster style), property line plantings, and ornamental plantings of seven (7) or more, **and** when additional plantings are installed in addition to original one time basis planting of six (6) or fewer plants. Forms must include a description of the types and anticipated mature sizes of trees or shrubs to be planted and a site plan showing the relationship of plantings to the house and adjacent dwellings. Dead shrubs and trees must be removed and replaced within 90 days of the plant's demise.
2. General maintenance of the area from the front property line to the center line of the street (also applies to the side street for a corner lot) is the responsibility of the individual homeowner. Each owner is responsible for removal of debris, clippings, etc., from this area, and should report any problems that might be noted with the asphalt or drainage to the Property Management Company. All planting areas should be watered, weeded and mulched as necessary. At the end of the growing season, all dead annual planting material should be removed. It is required that bare earth is covered with pine straw, mulch, or similar covering to prevent soil erosion.
3. Landscaping should relate to the existing terrain and natural features of the lot, utilizing plant materials native to the Southeastern United States. The amount and character of the landscaping must conform to the precedent set in the surrounding neighborhood.
4. All mulched landscape beds must be covered with natural pine straw, mulch, or wood shavings, rock or other natural material. No artificial mulch or other bed covering may be used without specific approval of the Board of Directors or its designee. Flower beds, sidewalks, driveways, fence lines and tree rings must be weed free and grass borders must be trimmed to required lawn height. All non-landscaped areas, including side yard, back yard, and area between sidewalk and street, must be covered with a viable lawn within 12 months of closing on home. These areas must also continue to be viable and maintained at a grass height of no more than 5 inches at any part of the lawn. Lawn shall be trimmed neatly around sidewalks/driveways, A/C Units, planting beds, patios, and lawn decorations.

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(VIABLE SHALL BE DEFINED AS GREEN HEALTHY TURF GRASS DURING NORMAL GROWING SEASON. WITH MINIMAL WEEDS & BARE EARTH)

5. The preferred landscape bed edging is a neat four to six (4" — 6") inch deep trench. Other edging, if used, shall not exceed three (3") inches above the turf height and be of a uniform type. Any other style edging must be submitted for approval.
6. Each owner shall keep his lot and all improvements thereon in good order and repair, including, but not limited to, seeding, watering, mowing, the pruning and cutting of all trees and shrubs, raking as necessary, and the painting or other appropriate external care of all buildings and improvements. This should be done in a manner and with such frequency as is consistent with good property management and the precedent set in the surrounding neighborhood.
7. Outdoor storage of garden tools, hoses, garbage cans and recycle containers must be neatly stored or screened from view from the street or kept behind shrubs or a fence panel installed for this purpose. Any tools or items stored under a deck or porch must also be screened from view. Landscape supplies such as bags of mulch, fertilizer, bales of pine straw, and plants must be screened from view except during use or installation.
8. Composting may be done by individuals or communal groups. If desired, composting shall be done with strict adherence to the following guidelines:
 - A. All yard waste must be containerized. Only acceptable means of composting may be used. No dumping in wooded areas, cracks or holes in the ground, or other location is allowed.
 - B. Containers cannot exceed one cubic yard in size.
 - C. The composting unit must be located behind the house and screened by hedges or similar greenery so that it does not affect the aesthetic appearance from the street or adjacent property.
 - D. Contents of composting units may consist of herein listed items only: grass clippings, leaves, shrub pruning's, flowers, weeds, sawdust, small limbs, and wood ash.
 - E. Unacceptable composting items include, but are not limited to: meat, bones, dairy products, fish, greasy foods, animal feces, poultry, unchopped wood, wastes, and diseased plants.
 - F. Before installation, a Form must be completed and submitted to the Landscaping Committee for approval or disapproval. Umbrellas, furniture and outdoor accessories must be secured from sustaining or causing wind damage.
9. All Garbage Receptacles and Recycling Containers must be kept screened from view at all times other than trash service day. All receptacles are required to be removed from the front of the unit by 10:00am of the day following trash service.