

Neighborhood Appearance Policy

Current as of: April 24, 2024

For more information, contact: HOABoard@thespringsathighrock.org

Purpose

In private residential communities such as The Springs, rules and restrictions are established to ensure that development proceeds in an orderly and well-planned manner. Covenants and Bylaws protect the community from unattractive and irresponsible construction, enhance the overall beauty and cohesiveness of the development, maintain property values, and protect the unique natural environment of High Rock Mountain and Lake. In addition to establishing home building and renovation restrictions, The Springs has also established policies related to neighborhood appearance to help maintain a clean and cohesive atmosphere in the community.

From time to time, additions and / or revisions may be made to these policies. After adoption, the latest version will always supersede all others previously published.

Policies

1. **Garbage** – Garbage and/or garbage cans should not be left by or near the road except for pickup day (s). Ideally garbage cans are placed out the morning of pickup and removed that afternoon. If necessary, they may be placed at the roadside after 12:00 PM the day before pickup and must be removed from the roadside by 12:00 PM the day after pickup. Garbage cans may be kept near the house and screened from view from roads or the lake.
2. **Signs** - Other than the approved “For Sale” signs are not permitted without Board approval. Approved For Sale signs consist of 3-foot high (from ground level) 10” X 15” laminated green background with white lettering sign. A clear plastic 8” x 11” box, to display sales information, may be attached to the white pole below the sign. It is the responsibility of the Real Estate Company and landowner to make sure that the sign is

maintained (kept erect, horizontal, and repainted if necessary). Pruitt Signs Inc. can provide the approved sign. The phone number is 336-249-8288. Any unmaintained sign may be subject to removal.

3. **Gardens** - Vegetable gardens should be located behind the house.
4. **Oversized vehicles** - Unless located within enclosed garages, no boat and / or boat trailer over 28 feet in length, travel trailer, motor home, enclosed box trailer, or large truck (bigger than a pickup), shall be kept or located on any lot. Once the Certificate of Occupancy is issued, no commercial vehicles (trucks, cars, trailers, etc.) may be routinely parked in the driveway, on the property, or on the street. If a commercial service is being performed for the homeowner, commercial vehicles may only be parked while service is underway and not overnight.
5. **Standard-sized vehicles** - Residents are encouraged to use their garage to store their vehicles (i.e, car, truck, watercraft, trailer, motorcycle, UTV, golf cart, riding lawn mower, etc.). No more than a total of three (3) parked vehicles that are not located in garages, are allowed to be parked routinely (more than 1 week) anywhere on the lot and shall only be parked on surfaces that have been previously approved by the ARC. No vehicles should be routinely parked on the street. If a utility trailer is not garaged, it must be parked inconspicuously on the lot, or it will be counted as one of the allowed vehicles. If there are special circumstances where this poses a significant hardship, request for variances can be made to the HOA Board.
6. **Clothes lines** - Outside clothes lines and window mounted or through-wall air-conditioning units are not allowed.
7. **HVAC** - External AC units must be screened from street or lake view.
8. **Fires** - Open fires are not allowed in The Springs including burn barrels and open fire pits. Fire pits with a spark arresting screen are allowed. All wood-burning house chimneys must have a roof cap with a spark arrestor screen.
9. **Animals** - No animals or poultry of any kind may be kept or maintained on any of said lots, except a reasonable number of dogs and cats and other indoor household pets. Dogs or other pets must reside primarily in the home, not outside free or in any separate enclosure. Each owner must see to it that all of the owner's dogs are kept on the owner's property

unless under control or on a leash. No dogs shall be permitted to roam The Springs property.

10. **Unapproved ARC projects** - No fence (including invisible fences), wall, pool, outbuilding, propane tank, or any other accessory to the dwelling, or any other structure upon any lot shall be installed, erected, placed, maintained, or altered unless approved in writing by the ARC. All features must conform to all applicable requirements established in the current Architectural Review Requirements.
11. **Exterior appearance** - The exterior appearance of the property should be maintained to a proper and appropriate level. Yards should be maintained so there is no unsightly growth of grass or weeds. Extended (more than 1 week) use of pop-up tents or canopies, visible from the street, are not allowed. Debris of any nature should not be accumulated on the property.
12. **Mailboxes** -The “Davidson” mailbox is required. Any other mailbox structures are not approved and are subject to removal at the property owner’s expense. StreetScapes & WindowWorks (blevco66@gmail.com) can provide the approved mailbox. The phone number is (336)-946-2164. The mailbox is the only approved location for the house number. As mailboxes weather, they should be painted periodically to refresh their appearance.
13. **Parking** - There is to be no parking in road right-of-ways, no parking in other than marked areas near the boat ramp, and no unapproved use of any common areas.
14. **Exterior lighting** - All exterior lighting must conform to the following requirements:
 - 14.1. All lighting must be shielded, directed, and controlled to prevent annoyance to neighbors (light trespass). Dusk-to-dawn security lighting is prohibited.
 - 14.2. House-mounted floodlights are permitted for temporary illumination only and are to be used for limited periods of time.
 - 14.3. Landscape lighting fixtures must be mounted low to the ground, be low intensity, and be limited in number. General illumination of the house is prohibited.
 - 14.4. Wall mounted lamps must be low intensity, mounted near doorways only with a maximum of 1100 lumens (75 watt incandescent or equivalent bulb), and limited in number.

15. **Tree removal** - Few assets of The Springs are as precious to our community as our trees. It is the policy of The Springs HOA to preserve as many healthy trees as possible in our community and to encourage the nurturing of new trees, consistent with safety, residential development, and aesthetics. Often existing dead and or dying trees, standing or fallen, can be advantageous habitats for the living things that depend on their existence and can remain as a natural eco-friendly structure. When removal is necessary, standing dead trees anywhere on a lot may be removed once clearly marked during the foliage season and approved by the ARC prior to cutting. Trees down due to severe weather or naturally fallen, may be removed without ARC approval. Removal of trees otherwise than included here, come under the jurisdiction of the ARC Tree Policy documented in the ARC Rules and Requirements. Nothing in this policy overrides the constraints on lakefront property owners imposed by the authority governing High Rock Lake and its tributaries.

16. **Garage doors** - Homes with front facing garages are not to have garage doors open on a continuous basis except at times when an activity requires continuous access to the garage.

17. **Speeding / Reckless driving** - Security managed resources are designated to issue citations for excessive speeding. Severity will be based on location, additional traffic, construction zones, weather, and/or pedestrians.