

Highland Shores

Homeowners Association

Architectural Guidelines

January 2025

Highland Shores Homeowners Association

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OBJECTIVES

The overall objective of this document is to serve as a guide to both the members of the Architectural Review Committee and homeowners in developing, maintaining, and enhancing Highland Shores' aesthetic qualities. These guidelines and standards address building standards for new construction as well as improvements for which homeowners will most often submit applications to the Architectural Review Committee (ARC). They are not intended to be all inclusive or exclusive, but rather serve as a guide to acceptable building standards for new construction and address the improvements that may be made in the community of Highland Shores.

The specific objectives of these guidelines are:

- To provide standardized, objective procedures to be used by the Architectural Review Committee (ARC) in reviewing applications in accordance with the goals set forth in the Bylaws and Covenants of the Highland Shores Homeowners Association and the actions of the Board of Directors.
- To assist homeowners in preparing an acceptable application to the Architectural Review Committee.
- To increase the homeowner's awareness and understanding of the Declaration of Covenants and Restrictions.
- To describe the organization and procedures involved with the architectural standards established by the Covenants.
- To aid homeowners in planning and designing both new construction and exterior improvements that are in harmony with the immediate neighborhood and the community as a whole.

TABLE OF CONTENTS

	<u>Page Number</u>
1. INTRODUCTION AND ADMINISTRATIVE PROCEDURES	1
1.1. Declaration of Covenants and Restrictions	1
1.2. Responsibilities of Property Owners	1
1.3. ARC Review Criteria	2
1.4. Amendments to the ARC Guidelines	3
1.5. Review Procedures	3
1.6. Appeal of an ARC Decision	3
1.7. Enforcement Procedures	4
1.8. Role of the ARC	5
1.9. Changes That Require ARC Approval	5
1.10. What To Include In an Application to the ARC	6
 2. ARCHITECTURAL GUIDELINES	 7
2.1. New Construction	7
2.1.1. Minimum Square Footage Requirements	8
2.1.2. Work Site Requirements During Construction	9
2.1.2.1. Work Site Clean Up	9
2.1.2.2. Disposal of Scrap Materials	9
2.1.2.3. Restroom Facilities for Workers	9
2.2 Major Exterior Changes	9
2.2.1. Fences	10
2.2.5. Recreation and Play Equipment	10
2.2.11. Exterior Painting	10
2.2.12. Boat Docks/Access Stairs, Waterfront Decks	10
2.3. Minor Exterior Changes	11
2.3.1. Antennas and Satellite Dishes	11
2.3.2. Dog Houses and Runs	12
2.3.3. Attic Ventilators	12
2.3.5. Sidewalks and Pathways	12
 3. MISCELLANEOUS	 12
3.1. Maintenance Guidelines	12
3.2. Landscaping and Vegetable Gardens	14
3.3. Exterior Seasonal, Decorative Lighting	15
3.5. Permanent Grills	15

3.6. Mailboxes	15
3.8. Trash Cans	15
3.9. Firewood	15
3.11. Vehicles / Recreation Vehicles	15
3.12. Property Signage	16
3.13. In-Home Business	16
3.14 Job Site Allowances While Under Construction	17

1. INTRODUCTION AND ADMINISTRATIVE PROCEDURES

All residents benefit from the planning and design elements that are an important part of the development of the Highland Shores Community. The purpose of design controls is to assure residents that the standards of design quality will be maintained. This, in turn, protects property values and enhances the community's overall environment.

This booklet is designed to provide guidelines to both the ARC and property owners, for both new construction and improvements to existing structures.

1.1. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS

The authority for maintaining the quality of design in the community is founded in the “Declaration of Covenants, Conditions, Restrictions and Easements for Highland Shores Subdivision,” subsequently referred to in this document simply as “The Covenants,” which are a part of the deed to every property in Highland Shores. These covenants establish the Highland Shores Homeowners Association (HOA) and the Architectural Review Committee (ARC).

As a property owner, you should have received a copy of the Covenants in the homeowner's document package at least by settlement, if not before. These Covenants are binding on all homeowners. As a result, these covenants should be fully understood by each homeowner.

1.2. RESPONSIBILITIES OF PROPERTY OWNERS

The ARC will not knowingly approve a project that is in violation of any building or zoning codes. The responsibility of compliance rests solely with the homeowner, who will be held responsible for any building violations and the penalties they incur.

Some items require county review and permits. It is the homeowner's responsibility to obtain all required county permits/approvals. Winston County authorities should be contacted prior to beginning any work in order to verify what procedures must be followed and to obtain required permits. County approval does not preclude the need for ARC approval and vice versa.

All construction or alterations approved by the ARC must be commenced within six (6) months following the date of approval, and must be completed within the approved construction timeframe. In the event that construction/alteration is not commenced within the six (6) month period, the approval of the ARC will be considered void. The homeowner must then resubmit the application for approval before undertaking the project. Also, there shall be no exterior deviations from the plans and specifications approved by the ARC without the ARC's prior written consent.

Section 8.22 of the Covenants addresses continuity of construction and authorizes the ARC to levy fines for lapses in construction of more than 90 days, or if construction is not completed within the approved construction timeframe. The Board of Directors has approved a \$1,000.00 per month fee in these instances.

1.3. ARC REVIEW CRITERIA

The ARC evaluates all submissions on the individual merits of each application however, a standard set of criteria is necessary in order to provide each applicant with an objective review of their application. The following criteria represent in more specific terms, the general standards that will be used in reviewing and evaluating such application and design.

- Validity of Concept

The basic idea must be sound and appropriate to its surroundings.

- Location and Impact on Neighbors

The proposed alteration should relate favorably to the landscape, the existing structure and the neighborhood. The primary concerns are access, view, sunlight, ventilation and drainage. For example, fences may obstruct views, breezes or access to neighboring property; decks or larger additions may cast unwanted shadows on adjacent patio or property or infringe on a neighbor's privacy.

When a proposed alteration has possible impact on adjacent properties, it is suggested that the applicant discuss the proposal with neighbors prior to making an application to the ARC. It may be appropriate in some cases to submit neighbor comments along with the ARC application.

The size of the proposed alteration should relate well to adjacent structures and its surroundings. For example, a large addition to a small house may be inappropriate.

- Color

Earth tone colors are recommended. Color scheme should be approved by the ARC. Color may be used to soften or intensify visual impact. Parts of an addition to an existing house, such as roofs and trim should match the color of the existing house's roof and trim.

- Materials

Continuity is established by use of the same or compatible materials as were used in the original house. The options may be limited somewhat by the design and materials of the original house. For instance, horizontal siding on the original house should be reflected in an addition. On the other hand, an addition with siding may be compatible with a brick house.

- Workmanship

Quality workmanship is a standard that must be applied to all new construction as well as exterior alterations. The quality of work should be equal to or better than that of existing structures in the community. Poor construction practices, besides causing the owner problems, can be visually objectionable to others. Poor workmanship can also create safety hazards.

1.4. AMENDMENTS TO THE ARC GUIDELINES

The ARC will conduct an annual evaluation to determine if the guidelines need to be amended. Property owners may submit recommendations for changes or additions to the Guidelines at any time. The recommendations will be reviewed by the ARC and the Board of Directors. If approved for incorporation, the change will be included during the next scheduled annual update. All amendments must be approved, as were the original guidelines, by the Board of Directors.

1.5. REVIEW PROCEDURES

All applications for new construction, additions, architectural changes, or any type of exterior changes should be submitted to the Architectural Review Committee. Application forms are required, and will be made available upon request. The application will be reviewed for completeness. If the application is complete, the application will be forwarded to the ARC so that the review process may begin. If incomplete, the application will be returned to the homeowner for additional information.

The ARC has thirty (30) days to review an application. The decision of the ARC will be sent by letter to the applicant's address.

1.6. APPEAL OF AN ARC DECISION

Property owners have the right to appeal the decision of ARC. An appeal may be made if it appears that the following situations occurred:

- Proper procedures were not followed during the administration and review process.
- The decision is thought to be contrary to that stated in the covenants or these guidelines.
- The ARC decision was arbitrary, and had no rational basis.

Applicants appealing an ARC decision must base their appeal upon one of the above situations.

Property owners may file an appeal within fifteen (15) days after the rendering of the ARC decision and make an appeal thereof to the BOD. The request for appeal must be submitted in writing to the Secretary of the Association for submission to the Board of Directors.

Not less than fifteen (15) days, no more than thirty (30) days after the noting of such appeal, the BOD shall conduct a hearing thereon. Within fifteen (15) days of such hearing, the BOD may affirm, reverse, modify or remand the decision appealed. A majority of the BOD shall be required to reverse the decision of the ARC.

If additional application forms are required, or if there are any questions concerning the guidelines or application procedure, contact the Secretary of the ARC, in writing.

1.7. ENFORCEMENT PROCEDURES

The Covenants (Article VI, Section 6.02) require the ARC to insure compliance of all lots with the Association's architectural standards as set forth in the Architectural Guidelines. Enforcement of the ARC guidelines will be limited to the ARC guidelines that were current at the time of the application to the ARC. Updates to the ARC guidelines will not require conformance of a lot owner to a new guideline. Additionally, Section 6.08 of the Covenants allows the Association to charge a fee for violations of the Covenants or the Architectural Guidelines, not to exceed \$300.00. The Association may impose a violation fee at any time after a violation is confirmed, until such time as the violation is corrected. The following enforcement procedures have been adopted by the Board of Directors:

- All violations will be confirmed by a site visit by an ARC member.
- An attempt will be made to contact the resident in violation.
- If, within several days, no contact has been made, a violation notice will be sent.
- If the violation is not resolved within 15 calendar days after the first written notice, a second written notice will be sent by certified mail.
- If the violation is not resolved within 15 calendar days after the second written notice, a notice will be sent by certified mail informing the resident of the time and place of a hearing by the ARC concerning the violation.
- If the violation cannot be resolved by the ARC, the violation will be turned over to the Board of Directors with a recommendation for legal action.
- Vehicles in violation as outlined in the VEHICLES/RECREATION VEHICLES section below will be tagged with a notice stating that, unless the vehicle is brought into compliance within 15 days, legal action will be initiated against the resident in violation. Inoperable vehicles will be tagged with a notice that they will be towed at the property owner's expense.

1.8. ROLES OF THE ARC

The ARC is primarily responsible for fulfilling three very important roles in the Highland Shores Community.

First, the ARC is responsible for reviewing all applications for new construction to ensure that the structure complies with the standards established in the Covenants and these Architectural Guidelines.

Second, the ARC is responsible for reviewing applications for exterior improvements submitted by homeowners.

Third, the ARC is required by the Highland Shores Bylaws to "periodically inspect" the community for compliance with architectural standards. This survey effort is primarily concerned with the general appearance of the neighborhoods and ensures ongoing compliance with established guidelines and standards.

1.9. CHANGES THAT REQUIRE ARC APPROVAL

Article 6, Section 6.02 of the Declaration of Covenants and Restrictions explicitly states that the ARC shall review, study, and either approve, with conditions, or reject proposed improvements on the Property. For the purposes of these Architectural Guidelines, "Improvements on the Property," means all new construction as well as those exterior improvements, changes, additions, or renovations to existing structures, identified in these guidelines as requiring application.

Except as noted in this document, no improvements, alterations, repairs, change of paint colors, excavations, changes in grade or other work which in any way alters the exterior of any Lot, or the improvements located thereon from its natural or improved state, existing on the date such property was first subject to this Declaration, shall be made or done without the prior approval of the Architectural Review Committee. No building, residence or other structure, fence, wall or landscaping in lieu thereof, shall be commenced, erected, maintained, improved, altered, made or done on such property without the prior written approval of the Architectural Review Committee.

Further, once a plan is approved it must be followed or a modification must be submitted to and approved by the ARC.

Each application is reviewed on an individual basis. There are not any "automatic" approvals, unless provided for specifically in these guidelines. For example, a homeowner who wishes to construct a deck identical to one already approved by the ARC is still required to submit an application. The one exception involves structures, such as decks, which are offered as builder options and are shown on original construction plans. These structures, if

built to exact specifications, will have already been approved and therefore do not require an application.

1.10. WHAT TO INCLUDE IN AN APPLICATION TO THE ARC

For some homeowners, the most difficult part of the application is adequately describing the request. Generally, the following items should be a part of every application:

- An ARC Application Form

An ARC application form can be requested from the Secretary of the ARC. It contains detailed instructions and lists the documentation required for submission to the ARC. An incomplete application will cause delays in approval, since the application must be returned to the homeowner for missing information before it can be submitted for a decision. Much delay and frustration can be averted by making sure your application contains all required information before submitting it.

The ARC requires a copy of the Alabama Residential Home Builder license and proof of liability and worker's compensation insurance as part of the application package.

The ARC, at its discretion, may disqualify a Residential Home Builder from building in Highland Shores for repeated or egregious infractions.

A lot owner may act as his own builder.

In no case, does the Highland Shores Homeowners Association or their agents accept any liability for the workmanship or injury of any licensed, unlicensed, insured, or uninsured home builder or subcontractor.

- Site/House Plans

For both new construction and additions to existing structures, a site plan is required. The site plan must show the location of the entire structure and must include dimensions of the structure and distances from property lines. For new construction, the location of the septic tank and all associated components must be shown. For additions to existing structures, the addition must be clearly delineated from the existing structure.

Plans for new construction must include elevation views of all sides of the structure. For additions to existing structures, elevation views only of the sides of the structure from which the addition can be seen, is required. Relationships of major architectural features such as existing and proposed roof lines, window sizes and alignment, building heights, roof slopes, etc., should be shown as they affect the applicant's house.

Although drawings of interior floor plans is not subject to ARC approval, the ARC requires them in order to ascertain the square footage of heated and cooled space of each level as well

as the overall square footage of the entry level. Minimum square footage requirements are outlined in the covenants in Section 8.07.

- Exterior Specifications

A description of exterior features should be provided for both new construction and additions/improvements. The description should include roofing type, exterior finishes to include material, type and color, exterior windows and doors, and landscaping (if provided by the builder as part of the initial construction). Include a description of any grading and/or drainage proposed to accommodate the structure.

Samples of the materials and colors to be used and an indication of the existing colors and materials should be provided. In most cases, a statement that the proposed porch, for example, is to be painted to match existing house trim or major house color is sufficient. Where materials and/or colors are compatible but different from those of the existing structures, samples or color chips must be submitted for clarity.

Earth tone colors are recommended. Color scheme should be approved by the ARC.

The use of metal siding and/or metal roofing is allowed.

- Drawings and Photographs

Other than the drawings specified above, no other drawings or photographs are required. However, providing additional drawings and photographs, if available, may help to expedite the review and approval process.

2. ARCHITECTURAL GUIDELINES

2.1. NEW CONSTRUCTION

Because Highland Shores is a new, undeveloped community, detailed requirements for new construction such as style of house, construction materials, and building standards are minimal. It is anticipated that, as time goes on, detailed requirements for new construction will be expanded in this document. Until such time, property owners desiring to build should refer to the Covenants and this document in its entirety.

Prior to planning new construction, property owners should pay special attention to Section 2.2, Major Exterior Changes where they will find specific requirements about porches and decks, fences, sunrooms, storm windows and doors, and paint colors, to name a few. These requirements pertain to new construction as well and should be taken into consideration when planning new construction.

2.1.1. MINIMUM SQUARE FOOTAGE REQUIREMENTS

Section 8.07 of the Covenants specifies “Minimum Square Footage.” It states, “No dwelling shall be erected on any Lot having less than 1,800 square feet heated floor-space, with a minimum footprint of 1,200 square feet heated floor-space. However, the Architectural Review Committee reserves the right to approve the construction of a home that does not meet the minimum square footage requirement herein designated if, in the opinion of the Architectural Review Committee, the lot size is deemed inadequate for the minimum square footage, or if the construction proves to be a hardship for any particular lot.”

It should be noted that although not specifically stated in the covenants, the “heated floor-space requirement” is further defined by these guidelines as “living space.” Heating a garage for example, does not qualify that space to be included in the minimum square footage calculation.

For the purposes of these guidelines, the “footprint” of a home will be defined as the entry level of the home, as seen from the street or as one approaches the home if not visible from the street, through which guests would enter the home. The two examples that follow are offered for purposes of clarification. It is impossible to provide examples for all types of lots and house configurations therefore, prior to having detailed construction floor plans developed, owners are encouraged to query the ARC if there is any doubt that the house they are considering does not meet these square footage requirements.

Example 1: Jane and John own a lakefront lot where the street side of the lot is at street level and the lakeside of the lot slopes toward the water. They want the lower level of the home to be built into the slope on the water side, and the upper level to be level with the street side of the lot. Since the upper level is the only level seen from the street and the level through which guests would enter, it must be a minimum of 1,200 square feet, heated floor-space. That means the lower level that is built into the slope on the water side must be at least 600 square feet of heated floor space in order to meet the overall 1,800 square feet heated floor space requirement. They could of course, make the lower level bigger however, the upper level must be at least 1,200 square feet.

Example 2: Jim and Julie own a corner, interior lot that is elevated in the rear and slopes toward the street. The lower level will be built into the slope on the street side and the back of the upper level will be level with the ground. Since both levels will be seen from the street, the “footprint” determining factor is the level at which guests will enter, in this case, the lower level. Therefore, the heated square footage of the lower level must be at least 1,200 and the upper level at least 600.

In the case of a level lot, the footprint of the house is the area of the house in contact with the ground. Therefore, a two story house with each level containing 900 square feet meets

the overall 1,800 square foot requirement but DOES NOT meet the 1,200 square foot footprint requirement.

A basement or loft area will count toward the overall 1,800 square foot requirement as long as those areas are heated and cooled.

2.1.2. WORK SITE REQUIREMENTS WHILE UNDER CONSTRUCTION

Property owners are responsible for ensuring that their builder is aware of, and complies with the requirements below.

2.1.2.1. WORK SITE CLEANUP

For the safety of both workers and residents of Highland Shores, it is essential that the worksite area be cleaned of extraneous debris, scrap lumber and other scrap materials on at least a weekly basis. It is preferable for the weekly cleanup be accomplished on the last day of the work week, prior to the weekend.

2.1.2.2. DISPOSAL OF SCRAP MATERIALS

The builder will provide a receptacle to be used to store and remove debris and scrap materials from the work site. Whether the container is a roll-on/roll-off dumpster, a large industrial type dumpster, or a large trailer with sides, the builder must ensure that the container is emptied on a regular basis.

2.1.2.3. RESTROOM FACILITIES FOR WORKERS

The builder will provide restroom facilities for workers to use while on site. The facility can be a port-a-potty which is cleaned on a regular basis, or a small trailer designed as a restroom facility with a holding tank.

2.2. MAJOR EXTERIOR CHANGES

Major alterations are generally considered to be those which substantially alter the existing structure either by subtraction and/or addition. Major building alterations include, but are not limited to, construction of screened rooms, porches/decks, greenhouses, sunrooms, fences, and other additions to a home, etc. Major exterior changes must be approved in writing by the ARC

2.2.1. FENCES

PRIOR TO INSTALLATION OF ANY FENCE, APPLICATION TO THE ARCHITECTURAL REVIEW COMMITTEE MUST BE SUBMITTED AND APPROVED.

Materials and Colors

Fencing should be compatible with the architectural characteristics in the applicant's house and the prevailing architectural characteristics in the adjacent houses. Continuity of style should be considered. Fencing materials and colors shall be approved by the ARC.

2.2.5. RECREATION AND PLAY EQUIPMENT

Recreation and play equipment shall be approved by the ARC.

2.2.11. EXTERIOR PAINTING

Color changes apply not only to the house siding but also to the doors, shutters, trim, roofing, and other significant architectural elements including but not limited to porches, storage sheds, decks and sun control devices.

No application is required for repainting or restaining a specific object to match its original color which has already been approved by the ARC

When submitting an application for exterior paint color change, the Association member must include the following:

- A list of all proposed color changes and their locations.
- A sample of each proposed color change should be attached to the EXTERIOR ALTERATION APPLICATION for evaluation by the Architectural Review Committee.
- Estimated start and completion date.

2.2.12. BOAT DOCKS/ACCESS STAIRS/WATERFRONT DECKS

Highland Shores currently has no specific criteria for boat docks, access stairs, and/or waterfront docks. However, homeowners must submit an application to Alabama Power with specific details of intended construction and provide proof of Alabama Power's approval to the ARC prior to commencing construction. The ARC does require an application however, no fee will be charged.

2.3. MINOR EXTERIOR CHANGE

2.3.1. ANTENNAS AND SATELLITE DISHES

An application is not required however, the ARC should be consulted prior to installing, upgrading or replacing a satellite dish(s) or antenna on your property. Exterior television and radio antennas located more than two meters above the ridgeline of the roof are prohibited. Satellite dishes over one meter in diameter are prohibited. Installation of more than one type (satellite dish, radio antenna, TV antenna) is acceptable if multiple broadcasting systems are desired (i.e., receiving local and international programming).

The goal of the Association is to have all direct broadcast satellite dishes, antennas, multi-channel or multi-point distribution service devices placed in locations that are as architecturally and visually pleasing as possible, to the neighborhood as a whole. Satellite dishes or television antennas and all wiring and materials associated with the dish or antenna shall be concealed and as unobtrusive as possible. All unused satellite dishes must be removed when installing a new dish or when upgrading a dish or antenna. Under no circumstances are antennas and dishes allowed to be located or partially located in or over Association Common Area or on a neighbor's property.

The Association requests that homeowners direct their installers to determine the best location on the owner's property that will adhere to these guidelines. The Association is aware that many installers (because of lack of time or lack proper equipment) will place satellite dishes or antennas in the most convenient location for the installation company and not take the time to consider what is best for the owner or the Association. If owners have questions about the proper location of their satellite dishes or antennas, the ARC should be contacted for guidance BEFORE the dish or antenna is installed.

- Primary Locations. The primary location for mounting antennas and/or dishes is normally the lowest edge of the roof line. The Association requires that antennas and satellite dishes NOT be placed on the street side of the roof and NOT be visible from the street, except in cases where signal reception is not acceptable from a Secondary or Alternate location as defined below.
- Secondary Locations. Roofs of attached sheds, sunrooms, or other attached home extensions are acceptable secondary locations only if an adequate signal is not available from a primary location as defined above.
- Alternate Locations. Satellite dishes and antennas are not allowed on tops of fences, to overhang on a neighbor's property or over Association Common Areas. Satellite dishes and antennas located on the inside portion of the owner's fence must not be seen above the fence line unless the owner can document that the signal reception is unacceptable in one of the primary or secondary locations listed above. If it is necessary to place the satellite

dish on a deck, the dish should be located next to the house and/or low on the inside of the deck railing out of public view. No part of dish or antenna may be seen above the deck railings.

(Alternate locations may only be used when adequate signal reception is not possible from any of the locations listed above in the “Primary and Secondary Locations” sections above).

2.3.2. DOG HOUSES AND RUNS

Dog houses must be compatible with the applicant's house in color and material or match a natural wood fence and must be located where they will be visually unobtrusive, such as in rear yards or in wooded areas.

2.3.3. ATTIC VENTILATORS

Attic ventilators or other mechanical devices requiring penetration of the roof should be as small in size as functionally possible and should be painted to match the roof. They should be located generally on the least visible side of the roof and not extend above the ridge line.

2.3.5. SIDEWALKS AND PATHWAYS

All pathways or sidewalks, regardless of material, should be set back at least 4' from the property line and generally be installed flush to the ground.

Application Contents

Completed applications require the following information:

- Site plan showing the exact location of the pathway or sidewalk.
- Materials to be used including color. If using brick, type should blend with that on the house (if any).
- Method of installation plus a description of grading changes required, if any, and the resulting impact on neighbors.
- Estimated start and completion date.

3. MISCELLANEOUS

3.1. MAINTENANCE GUIDELINES

Property ownership includes the responsibility for maintenance of all structures and grounds which are a part of the property. This includes, but is not limited to, items such as mowing

grass, removal of trash, and structural maintenance. Maintenance affects the visual character and economic values of the property and neighborhood, and in some cases, safety.

- Exterior Appearance

Residents are responsible for maintaining the exterior of their dwellings and any other structures on their lots, such as decks, fences, sheds, and playground type of equipment.

While it is difficult to provide precise criteria for what the Association deems as unacceptable condition, the following cases represent some of the conditions which would be considered a violation of the Association Covenants:

- • Peeling paint on any part of the exterior of the home.
- • Dented mailboxes, or mailboxes and/or stand in need of repainting.
- • Playground equipment which is either broken or in need of repainting.
- • Fences with either broken or missing parts.
- • Sheds with broken doors or in need of painting or other types of repair.
- • Decks with missing or broken railings or parts, or parts in need of re-staining or painting.

Most residents, undoubtedly, would not allow any of the above conditions to exist, as they seek to preserve and protect their investment in their homes and to limit their personal liability by keeping all improvements on their lots in good condition. The Association expects that all residents will do this necessary maintenance to prevent any of the cited conditions from occurring in Highland Shores.

- Mowing

Turf areas need to be mowed at regular intervals.

- Flowerbeds and Mulched Areas

Planted beds must be kept in a neat and orderly manner. Planted flowerbeds and mulched areas, especially those in highly visible areas (such as front and side yards) must be kept in a trimmed, orderly and weed-free manner. Mulched beds must be watered on a regular basis in order to prevent dead or dying plantings. The above criteria also apply to decorative rock gardens.

Flower gardens visible from the street must be bedded in mulched or decorative rock or maintenance-free ground cover.

Mulching of entire street side yard without plantings or landscaping is not allowed. All mulched and landscaped front yards require an approved Exterior Alteration Application from the Architectural Review Committee. Maintenance-free ground cover (ivy, vinca, etc.) is preferred. Homes with mulched yards on severely sloping yards must contain the mulch with a rock or brick border to prevent run-off.

- Trash Removal

Each resident is responsible for picking up litter on his property and preventing windblown debris from originating from his land. Residents are prohibited from storing piles of accumulated yard debris on their lots. If a resident wishes to properly store yard debris on his lot, he may choose to build a structure for composting

At no time is the Association Open Space considered a dumping ground for organic or inorganic debris. Organic debris such as leaves, grass clippings and branches may not be dumped on Open Space.

Removal of trash and debris from all Association areas accumulating from resident usage will be completed as necessary. Remember that the removal of trash costs the Association dollars, and voluntary resident and neighborhood cleanup, in addition to controlling litter at the source, saves everyone money.

- Erosion Control

Each resident is responsible for seeing that their lot area is protected from erosion and that storm drain structures are not blocked so as to cause additional erosion problems which will silt up ponds and stream valleys.

- Animals

Refer to Article VIII, Section 8.09 of the Covenants for information on animal regulations.

- Beekeeping

Beekeeping, whether as a recreational activity or gainful occupation or otherwise, is prohibited within the Highland Shores Community.

3.2. LANDSCAPING AND VEGETABLE GARDENS

- Landscaping

Care should be exercised in the planting and maintenance of trees and shrubs to prevent obstruction of sight lines required for vehicular traffic. Also, the views of neighboring units and shade patterns of larger trees should always be considered.

3.3. SEASONAL, DECORATIVE EXTERIOR LIGHTING

No application or Architectural Review Committee approval is necessary for seasonal, decorative lighting and decorations. All Decorations and exterior lighting will not be displayed more than forty-five (45) days before the holiday event and must be taken down and removed from all structures and property within thirty (30) days after the event.

3.5. PERMANENT GRILLS

Permanent grills should NOT be visible from the street and placed as far as practical from the adjacent property lines.

3.6. MAILBOXES

Specifications for mailboxes are determined by the United States Postal Service (USPS).

3.8. TRASH CANS

Trash is to be placed for pickup in containers manufactured for trash storage purposes only. Paper products are not sufficient. Containers should be stored so that they are screened from view from the street.

3.9. FIREWOOD

Firewood shall be kept neatly stacked and located to the rear of the residence, within owners property line.

Location should be in such a manner as to minimize visual impact. In certain cases, screening may be required.

3.11. VEHICLES/RECREATION VEHICLES

• Storage of Boats, Trailers, Campers, Mobile Homes or Recreational Vehicles

The following may be stored in open view on residential property:

- Any boat or trailer, motor home or other self- contained camper, trailer or fifth wheel trailer.
- Any vehicle that exceeds seven feet in height, nine feet in width, or 18 feet in length.

The following may not be stored on the residential property:

- Any mobile home.
- Any pop-up camp/tent trailer or other similar recreation-oriented portable or transportable facility or conveyance.

- Non-operational vehicles and any other vehicle not defined above which could not normally or regularly be used for daily transportation including dune buggies, golf carts or any other automotive equipment not licensed for use on the highways of Alabama.

Motor vehicles, including motorcycles, may only be parked on designated paved parking areas.

3.12. PROPERTY SIGNAGE

Real estate signs (offering property for sale or lease), political signs (advocating a declared candidate), and commercial contractor signs (advertising a contractor who is performing work on a lot) may be placed on a lot subject to the following limitations and restrictions:

- All signs must meet Winston County regulations, if any, with respect to size, content and removal.
- One (1) sign, per lot, is approved for display in the front yard only.
- Political signs are considered a seasonal display and can only represent a declared candidate. All signs must be removed within 48 hours after election.
- Real estate signs must be removed within 48 hours of lease signing or closing.
- Commercial contractor signs may be displayed when the work is in progress. The sign must be removed within 48 hours of work completion.
- No signs may be posted on the common area.
- Promotional signs installed by a developer or home builder are permitted while sales activity is occurring.

3.13. IN-HOME BUSINESS

While in-home business is encouraged as a source of income and community diversity, customer-oriented businesses are not allowed.

The following special requirements must be met:

- No sign or other advertising device of any nature shall be placed upon any lot.
- No exterior storage of business-related materials will be allowed.

3.14. JOB SITE ALLOWANCES WHILE UNDER CONSTRUCTION

Upon approval by the Board, at the recommendation of the ARC during the application process, a lot owner may have a temporary construction job site trailer consisting of a fifth wheel type camper, travel trailer, modular building or any similar type structure on the lot during the construction timeframe only. The location of the job site trailer shall be shown on a site plan and shall be approved by the ARC. In general, the location shall be as far from the road as practical. The job site trailer shall have provisions for temporary water, power, and waste. Also, a temporary shed/storage container may be placed on the lot for the purpose of securing building material, tools, and supplies during the construction timeframe only. Temporary construction fencing may also be installed around the construction site during the construction timeframe only. The temporary construction job site trailer, temporary shed/storage container, and construction fence may not be placed on the lot prior to the beginning of the construction timeframe or remain after the end of the construction timeframe. The ARC may levy a fine of up to \$500 per week if these temporary construction items are present on the lot outside of the approved construction timeframe.