

The Hammock HOA

Architectural Control Committee

The Hammock HOA is a design and appearances standard community. The Mission of the “ACC” is to maintain a consistent, orderly, and aesthetically appealing community by developing, re-evaluating and enforcing our neighborhood’s architectural standards. We will do this through careful and timely consideration of homeowner requests and with open communication during this process.

Like most planned high-quality communities, The Hammock HOA has a process of architectural control. Prior to making modifications to the exterior appearance of your home or yard, an ACC Modification Form must be submitted to and approved by the ACC Committee for the purpose of assuring that all structures and landscaping within the development are in conformity and harmony with ACC Design Standards as outlined in this document, and the existing neighborhood standards.

Note: This Design Standards document does NOT replace, nor does it represent changes to The Hammock’s Declaration of Covenants, Conditions, Restrictions and Easements.

GOAL OF THIS DOCUMENT

The goal of this document is to:

1. Provide clarification as to the accepted Architectural Design Standards that govern the lots and structures within The Hammock HOA.
2. Provide guidance to homeowners as to what modifications, changes, upgrades, improvements, additions, or deletions to the exterior of house and property are acceptable and the process by which they can gain approval for them.
3. Assist the Property Management Company in understanding the community standards when performing a requested tour of the neighborhood for adherence to the Hammock CCRs

This document is not inclusive of all possible situations. Each request will be reviewed on its own merit and with submission and respect to the ACC Design Standards.

Adherence to these Standards benefits all members of The Hammock HOA neighborhood by helping govern the use of the land and to preserve, protect and increase property values and quality of life.

WHAT THIS MEANS TO YOU AS A HOMEOWNER

Note: due to the positioning of a home on a lot, it may preclude the ability to implement certain modifications based on the impact to the neighborhood (e.g. sheds, pools, solar panels, etc.)

You must maintain your property in good condition and repair and in compliance with the HOA Architectural Design Standards. HOA members are governed by our Declaration of Covenants, a legal document that lays out the guidelines for the planned community. The Covenants are legally binding.

When you purchased your home, you automatically become a member of the HOA. Basically, the Covenants and the ACC Design Standards, which they permit, are the rules of our neighborhood. They govern what you can, can't, or must do with respect to your home. If you don't abide by the Covenants and ACC Design Standards the HOA might impose penalties for any violations.

WHAT IF MY PROPERTY IS NOT IN COMPLIANCE WITH ACC DESIGN STANDARDS?

Our Management Company (upon HOA Board request), as well as Board Members and Committee Members will periodically inspect and observe the neighborhood to determine that standards are being met. If areas for improvement are observed:

- You may contest an HOA concern and/or have a valid reason for delaying or not taking action.
- Additionally, there are occasions when a “needs improvement” letter is sent in error, or to a wrong address. In these cases, it is important to contact the management company so that the records can be noted or a discussion opened with the Board, to avoid fines.
- Section 15 and Section 6.C of the Declaration of Covenants, Conditions, Restrictions and Easements for the Hammock describes the notification of violation and the fine process
- A schedule of fines is found at the end of this document.

Fines and/or Restoration Assessments will be placed as a lien against the offending property. If legal services are required to collect such liens; homeowners may be responsible for paying for these legal fees.

Homeowners have the right per Article 15.C.2 to challenge the facts of a notice or challenge fines by written request for a hearing before the Board, which must be received by the Board within ten days of the date of such notice.

Rights and Authority for enforcement of these Design Standards are described in Article 8 of the Declaration of Covenants, including the imposition of monetary fines.

APPROVAL PROCESS

DESIGN STANDARDS CRITERIA

Judgements of acceptable design alterations are based on the following criteria which represents the “design standards” or the generally accepted and uniform dimensions and materials that give us our harmonious neighborhood. These criteria are guidelines and are not inclusive of all possible situations that may require ACC judgement.

Validity of Concept. The proposed alterations must be appropriate for the surrounding area it will affect.

1. Compatibility/Congruity. The proposed improvement must be compatible with the architectural characteristics of the applicant's own property and the neighborhood setting. The design must be similar in architectural style, quality of workmanship, use of materials, color and construction for your specific location within The Hammock HOA.
2. Location and Impact on Neighbors. The alteration must be in harmony and congruity with the landscape, existing structure(s) and the neighborhood as a whole (Drainage solutions for example).
3. Color. While The Hammock HOA does not have a singular defining list of paint colors that would dictate color selection, the vast majority of houses in all The Hammock HOA neighborhood have muted, subdued earth tones. This existing color theme enriches and enhances the other attractive features of our neighborhood's spacious, natural, tree-lined setting. Therefore, the color standards provided in this document recognize and embody the already existing color themes of our subdivision. This allows a wide range of attractive house appearances, does not require or encourage a “cookie cutter” appearance, and still maintains the existing character and presentation of the neighborhood. Owners must apply for ACC pre-approval before painting their house, even if the same colors are being used.

Acceptable Colors

- Subdued earth tones are the existing dominant color themes and are the preferred choice in house colors, both for the main body of the house and for trims.
- House colors should harmonize with the colors of other houses in the community (not just those in the immediate vicinity) and be appropriate to the style of the house.
- House colors should blend with the surrounding features on the lot.
- Wood stains shall project a “natural” wood appearance
- Exterior door colors shall naturally blend with the exterior of the house and trim colors.

Unacceptable Colors

- Very bold or bright colors or high gloss paints (e.g. fluorescent, neon, day-glow or similar colors)

- Colors that are in obvious discord with the surrounding area and with the dominant color themes found within The Hammock.
- Primary colors - pure red, yellow, blue, green - should not be considered as the “main” house, trim or exterior door color.
- No pinks, purples, oranges
- No metallic colors such as gold, silver, or bronze.
- House colors that mimic those of adjacent houses or directly across the street may not be approved because the resultant “cookie cutter” theme would contrast with the character of the neighborhood.

Color Coordination

- Multiple colors must harmonize with one another such that:
 - a) Colors and materials must blend to create an attractive and harmonious result.
 - b) Selected colors must harmonize with other colors on the structure, such as roofing, brick, or stone and must be harmonious with other colors in the neighborhood.
- 4. Materials. The same or compatible materials as those used in the original construction are desirable because they provide continuity.
- 5. Workmanship. The quality of workmanship should be equal to or better than that of the original home and/or surrounding properties.
- 6. Timing. Any alteration construction schedule must demonstrate a time frame that will minimize impact on surrounding neighbors.

Requesting an ACC review and approval:

HOW TO SUBMIT A REQUEST FOR ARCHITECTURAL REVIEW

1. Complete a copy of the ACC Modification Request Form. These forms can be obtained from our Management Company:

<https://sixes.cincwebaxis.com/hammock>

Please be as specific as possible to the nature of your project. Attach any pertinent drawings, color samples, or site plans. Be sure to follow and complete ALL required steps in the ACC Modification Request Form.

NOTE: It is the HOMEOWNER’S RESPONSIBILITY to comply with all building code requirements and obtain the necessary permits. The ACC does not validate code compliance. Approval by the ACC of any application indicates conformity with HOA architectural Design Standards and is in no way a certification that the structure is in accordance with governmental rule or regulation or that the structure complies with sound building practice or design.

2. Submit completed forms to the HOA Management Company:
<https://sixes.cincwebaxis.com/hammock>

Every effort will be made to complete the process as quickly as possible. *Allow up to 30 days after submission of the ACC to approve or deny your request with an explanation. *

If your request is denied you may appeal the decision by written notice to the HOA Board, which must be received within 10 days of the date of the notice of denial. *Improvement work should not commence without written approval of your community HOA Board and/or ACC Committee.* Homeowners commencing work without approval, regardless of the scope of the project run the risk of having to correct any violation at their own expense and may be subject to a daily fine until the project is approved and completed.

EXECUTION OF YOUR PROJECT

3. During approved work or construction, all vehicles connected with such work or construction should be parked to avoid damage to trees, paving, curbs, grass or adjacent properties. Modification work should be planned and constructed such that it will have minimal impact on the views from neighboring Lots and will not impact existing water runoff.

Improvement work shall be completed within the time frame as directed by the ACC in the Modification Request Approval Letter for the project or a new ACC Modification Request Form must be submitted for approval.

4. The HOA ACC shall have the right to take appropriate court action, whether at law or in equity, to compel the immediate completion, including landscaping, of any structures not completed within one (1) year from the date of commencement of construction. Construction shall be deemed to commence on the date of issuance of the building permit.

Home Standards

AIR CONDITIONING UNITS

Window-mounted air conditioning equipment and fan units, including evaporative coolers are prohibited.

ANTENNAS AND SATELLITE DISHES

ACC approval is required for any radio or television antenna

Satellite dishes should be installed according to Federal Communication Commission rules and should not be placed in plain view from the street, unless it is the only location that allows for receiving an acceptable quality signal.

Owners shall provide at least forty-eight (48) hour written notice to the Association regarding intended installation and the specific proposed placement on the Lot. If the proposed placement is in plain view from the street, the Association may require the Owner to provide written confirmation from the satellite installer that an acceptable quality signal can only be achieved in a location that is in plain view from the street. The written confirmation shall not be considered a pre-condition to installation but shall be provided by the Owner within seven (7) days from the Association's written request. If the written confirmation is not supplied to the Association within seven (7) days, the Association may require the Owner to re-locate the device to an area that is not in plain view of the street.

Preferred locations for the installation of a satellite dish are in areas of the lot where it is compatible with the natural setting of the home. These locations include:

- a) Entirely within and below the height of approved privacy fencing which fully encloses the rear yard.
- b) At ground level in the rear and screened or decorated with natural landscaping.
- c) Above the walking surface of the deck, providing that no portion of the device projects no more than 6" above the height of the deck railing.

AWNINGS

Awnings are not allowed in The Hammock neighborhood so any requests will NOT be approved.

BUILDING LINES AND BUFFERS

For the purpose of determining compliance or non-compliance with the building line and natural, undisturbed buffer requirements on the plot of land – terraces, cantilevers, patios, drainage facilities, detention ponds, lawn furniture and recreational equipment shall not be considered as a part of the structure.

CHIMNEYS

Chimneys must either be masonry or enclosed in the same finish material as the exterior of the home to which they are attached.

COMMON AREA

Homeowners are not allowed to alter, by any kind of planting or building of any structure, any common area, easement or right of way located next to or close to their property. Such alterations include but are not limited to storing of personal property, firewood, gardening implements, machinery, or installation of semi-permanent play equipment. Other modifications are such things as allowing the accumulation of debris of any kind, establishment of gardens, and/or otherwise adding, removing or modifying any trees, shrubs or other plantings located in the areas referred to above. Violations of these standards are also subject to fine and/or restoration assessment actions.

DECKS

ACC approval is required for all deck installations, modifications and extensions, including but not limited to deck coverings and awnings and stairs. The ACC will use the following criteria in determining whether to approve an application to construct a deck:

- a) Decks must be located in rear yards only.
- b) All decks (elevated and on-grade lower-level structures), including rails, stairs, landings, supporting posts, fixed seating, planters and other similar accessories, must be constructed only of cedar, redwood, pressure treated lumber, or composite wood-look decking).
- c) The color of decking material paint or stain must be harmonious with the existing house color as well as the color palette of the community.
- d) Deck fencing/railings must conform to existing decking designs and if none exists, they should be consistent with the homeowner's and adjacent homes.
- e) Elevated decks have an under-deck area which can have a negative visual impact on adjoining neighbors, particularly when used as an informal storage space. The use of decorative screening or landscaping to minimize adverse visual impacts is encouraged and may be required by the ACC, particularly in the case of high decks.

DECORATIVE OBJECTS.

All exterior decorative objectives, whether natural or man-made, which were not part of the original construction design should meet the following criteria. Examples of such objects include (but are not limited to):

- Bird baths
- Bird feeders
- Bird houses
- Garden decorations
- Freestanding flag poles hanging the American Flag
- Fountains
- Landscape rocks
- Driftwood
- Sculptures
- Decorative ironwork
- Mirrors
- Plaques
- Signs
- Weathervanes
- Wind chimes

- a) Objects must not contain colors or color combinations considered excessively bright, or overly reflective or luminescent. The color or colors of an object must complement the overall appearance of the home and not distract from it in a way that draws excessive attention to the object.
- b) Items must be compatible in general style and in quality of materials and workmanship with the architectural characteristics of the applicant's home, adjoining homes, and the neighborhood setting.
- c) Objects must not substantially intrude by sight, sound, or smell upon adjoining homes or the neighborhood setting.
- d) Objects must be made of suitable natural or man-made materials capable of withstanding outdoor weather conditions and must be capable of maintaining an attractive appearance. An object may be allowed to become mossy, rusty or weathered only if it is appropriate to such an object and only if it presents an attractive appearance compatible with the home, adjoining homes, and the neighborhood setting.
- e) Objects constructed of fiberglass, plastic, rubber, or similarly highly artificial mass-produced materials are generally prohibited unless the ACC determines that they are of high quality and a natural, unobtrusive appearance.
- f) Objects shall not create an adverse impact on the natural environment by their installation or location.
- g) The ACC will consider such issues as an alteration in the rate or direction of water runoff, the removal of trees or other substantial plants, and/or the creation of attractions, which are hazardous to wildlife by their nature or location.

- h) Objects shall not create a hazard to public safety.
- i) Objects must be of an appropriate size and within an acceptable scale which is harmonious with the home and its location. Items must not be so numerous to present a cluttered or overwhelming appearance.
- j) Objects must avoid using words and designs that are, by their nature, inflammatory, offensive, or vulgar to the community.
- k) Temporary flagpole staffs, which do not exceed six feet in length and are attached at an incline to the wall or pillar of the home are permitted.
- l) Small Flags or banners that are of a temporary nature and are displayed for special occasions are permitted.

Holiday Decorations are permitted to be put up anytime during the month of the holiday but must be removed no later than 15 days after the holiday date.

If the appropriateness of a decorative object(s) is questioned by neighbors, or during neighborhood inspections, the ACC will evaluate the object solely in terms of design, execution, visibility, impact and general appropriateness to the neighborhood setting. The ACC will apply a narrower set of standards to objects located in front yards or positioned where they can be fully viewed from the street to the applicant's front, side and rear yards. The ACC will not judge the individual aesthetic or artistic merits of any object but rather will make its evaluation solely on the object's impact. If an object is determined to have a negative impact, the homeowner will be requested to remove it via the compliance notification process described on page 2 and may become subject to fines if the object is not removed. Any homeowner who is unsure of the impact of a decorative object they consider installing is encouraged to complete an ACC Modification Form and obtain approval prior to installation.

DOG HOUSES

- Doghouses require ACC approval
- Must be compatible with the applicant's house in terms of color and material. They must be located where they are visually unobtrusive to neighbors and the use of appropriate screening is encouraged and may be required in some cases in order to minimize any negative visual impacts.
- Dog runs are prohibited. Constraining devices such as post and leash which allows an animal to roam unattended beyond the boundaries of the homeowner's property are prohibited.
- Invisible dog fences must be approved by the ACC and shall only be in the rear of the home

DOORS

FRONT DOORS. Front entry doors should be consistent with the styles and colors of doors throughout the neighborhood.

FRONT STORM OR SCREEN DOOR additions require ACC approval.

- a) Screen doors must be full view, with kick plates no greater than 12 inches in height and no panels other than glass or transparent screening intended to impede insects. "Full view" is defined as allowing an uninterrupted view of the underlying door but may include so called "split full view" doors with two separate removable panels, provided that the cross bar securing the panels is no greater than two inches in width. The latter does not include doors which have screening permanently installed behind the glass (like a storm window), because that would diminish the "full view" of the underlying door. Discreet decorative etching on the (glass) border of single panel glass doors will generally not disqualify the door as "full view".
- b) Storm or screen doors installed over the front door (the front door is the principal entrance to the home whether facing the street or on the side), must exactly match the color of the underlying door or that of the immediately surrounding trim. Storm or screen doors at the side or rear of the house should also match the underlying door or the surrounding trim.

SECURITY DOORS OR BARS. The use of security bars or grates on windows and doors is prohibited.

GARAGE DOORS. Garage doors shall be coordinated with all other garage doors on the structure and complement the dwellings architecture and the design standard of the neighborhood. An ACC application is required for changes to existing garage doors.

DRIVEWAYS/SIDEWALKS

- Driveways and sidewalks shall not be painted or stained.
- Changes to driveways, sidewalks and parking areas require ACC approval.
- Paving material must be concrete unless otherwise authorized by the HOA.

EROSION CONTROL AND STORM DRAINS

Homeowners are in most cases responsible per the state and county storm water authorities as well as the HOA Covenants to manage storm water runoff occurring from their properties. As our subdivision has matured, it is important to keep in mind that drainage patterns change. Over time, fences, swimming pools and other landscaping have been built. Trees and bushes and other vegetation have grown. The drainage grates and piping that were originally installed by the developer may now be blocked, eroded or inadequate. Without proper homeowner planning and maintenance, all these items can adversely affect storm water runoff. Property owners should be aware that they may have legal rights and/or responsibilities regarding storm water runoff entering and exiting their property. These rights and responsibilities are almost entirely private in nature and are properly handled in a civil context by and between adjoining property owners.

Homeowners are responsible for controlling erosion conditions on their property. Erosion that is not corrected and impacts common areas, sidewalks, streets or creates unsightly conditions will be considered a violation. Unsatisfactory conditions that are typically observed and may be considered a violation if not remedied include but are not limited to:

- a) Heavy run-off
- b) Yard erosion
- c) Sediment deposited on sidewalks and roadways
- d) Culverts filled with debris impeding water flow

Serious erosion, siltation or water retention issues should be evaluated and remediated by the homeowner's landscape or engineering professional. There are however some actions that can be taken by homeowners to control run-off.

Some corrective actions or items which may alleviate erosion concerns are listed below. Note that many of these recommendations, although they can easily be made by a homeowner, constitute landscape changes, architectural changes or garden structures and require ACC approval before installation. Also, whenever redirecting storm water, make sure it is discharged to a suitable area.

- a) Protect consistently eroding bare spots with lawns, other ground cover or mulch.
- b) Install rail barrels
- c) Install a rain garden
- d) Determine if you need soil amendments
- e) Build swales
- f) Install French drains
- g) Inspect and maintain gutters.
- h) Inspect gutters during rain and if you observe spillover, it is an indication of an undersized gutter system.
- i) If a spillover from the gutters is occurring during heavy rain, protect the drip line by planting vegetation along it or spreading a layer of gravel.
- j) Redirect gutter discharge by using downspout extensions
- k) Install splash blocks (concrete or plastic) at the bottom of gutter drainpipes. If erosion still occurs, place stones along a flow path at the end of the splash guard to protect the underlying soil.
- l) Install decorator rock to control water flow.

EXTERIOR MAINTENANCE

Homeowners are responsible for continued maintenance of all structures and grounds, which are part of their lot.

- Keep buildings and structures in good condition and repair including all exterior finishes: brick, metal, stone and wood.

- Homeowners are responsible for inspecting their own property periodically to ensure that there is no faded or peeling paint, cracks or mold, rotting wood, loose mortar or spalled masonry.
- Wood surfaces such as door and window trim, bay windows, dormers and garage doors should be caulked, sanded and painted every few years to keep them in good condition. An ACC application is required for all paint work, other than touch up painting.
- Rotted or otherwise damaged wood components must be repaired or replaced. Siding must be clean and free of significant warping or bubbling.
- Decks, fences and other exterior structures such as sheds and children's recreation/play equipment must be kept in good repair. It is recommended that all wooden portions of decks, fences, privacy screening, landscaping constructions, and other structures such as storage sheds, children's recreation/play equipment, etc. be treated periodically with stain and/or wood preservative to maintain and enhance their condition.
- Violations of these maintenance standards are subject to fine and restoration assessment actions.

EXTERIOR PAINT COLORS

- ACC approval is required for repainting any substantial portion of the home, including siding, doors, shutters, trim, or roofing, even if the existing color scheme will be repeated. Small areas of "touch up" maintenance with existing colors do not require an ACC application.
- Exterior paint colors must be compatible and harmonious with the colors of nearby structures, as described in the design color criteria on page 3. When approving exterior color changes, the ACC will look to determine that a well-balanced and coordinated color scheme is maintained through the community.
- Trim color and door color must be compatible with the color scheme of the home as well as that of nearby structures and the design standards of the neighborhood.
- Gutter color may be the same color as the trim, accent or siding color or coordinate with brick or rock siding.

EXTERIOR SIDING AND OTHER FINISHES

- Siding, brick, or stone must be consistent with the existing architectural features of the house and the neighborhood design standards. Stucco is NOT allowed
- The exposed part of retaining walls and foundations shall be made of brick, natural stone, landscaping timbers, railroad ties, concrete, exterior insulating finishes like "Dryvit," or veneered with brick or natural stone.
- Plywood, exposed concrete block, exposed concrete or vinyl siding are not acceptable.

FENCES

ACC approval is required for the construction or modification of any fence or wall. General guidelines for the construction and approval of fences are:

- a) Fencing must conform to city/county codes.
- b) Fences will be approved only on the lines bordering the backyard.
- c) Fences cannot extend forward past the rear plane of the house.
- d) Fence posts are to be secured by concrete footings.
- e) Fences and fence footings shall be located inside the homeowner's property line.
- f) Framing and support structures are to be on the inside of the fence facing the interior of the homeowner's property.
- g) Fences, including supporting posts, pickets, rails and gates must be constructed only of cedar, redwood, pressure treated lumber, wrought iron/aluminum or black vinyl coated galvanized chain link.
- h) Side and rear lot line fences may be open, split-rail, picket, wrought iron, privacy or black chain link as previously listed.
- i) Wood fences shall be maintained as painted/stained and in harmony with the colors of the home. The maximum height for a fence is six feet. Maximum height is defined as the tallest point in any fence, including the posts.

FENCE MAINTENANCE

Homeowners are responsible for proper maintenance of their fence, including maintaining the finish and an upright position. The recommended treatment for all wood fences is a clear stain and must be maintained to look as close to new as possible. This will require either annual or every other year maintenance in order to maintain the required appearance. As your fence ages, it may become necessary to first strip and treat the fence prior to reapplying a clear stain.

FIRES AND FIREWOOD

- Firewood shall be kept neatly stacked only on the rear ground level of the homeowner's property within the yard.
- Firewood should be stacked in piles which do not exceed six feet in length and four feet in height for both aesthetic and safety considerations. Other than a limited quantity of firewood intended for immediate use, firewood shall not be stacked on patios or decks. Tarps covering (brown or gray in color) woodpiles are allowed only if the woodpile is completely screened from view from the street and neighbors.
- No person shall burn rubbish, garbage, or any other form of waste on any Lot or in the Common Property. Leaf and yard debris burning is not permitted.
- Recreational fires in a fire pit or outdoor fireplace are permitted.
- Chiminea and propane patio heaters are permitted.

FLAGS

Homeowners may display a flag without prior ACC approval under the following guidelines:

- a) Homeowners may display seasonal, decorative, and sports related flags of an appropriate size and good condition
- b) Flags must not be offensive in nature or violate accepted community standards.
- c) Homeowners displaying the flag of the United States of America should refer to the United States Flag Code (36 US Code 10) for guidelines on properly displaying the flag.

FRONT YARD FURNITURE

Front porch furniture should be wood, wrought iron or wicker. No furniture should be left on the front lawn on a permanent basis.

GRILLS

Grills must be placed in the rear yard of the house and as far as practical from the adjacent property lines.

LANDSCAPE MAINTENANCE GUIDELINES

An ACC application is NOT required for minor landscape improvements such as foundation plantings, lawns, shrubs flowers and trees with mature height of less than 20'.

Trees that can reach heights greater than 20' shall require a request and approval.

Note: Trees that are less than 20' in height are (as examples)

- Crape Myrtle
- Redbud
- Dogwood
- Japanese maple
- dwarf pine

Trees that are typically larger than 20' in height

- Maples
- Oaks

- Poplars
- Birches

Homeowners are responsible for continued maintenance of their grounds including trees, pine islands and plantings in a healthy and attractive condition consistent with neighborhood standards. Such maintenance shall include the care and maintenance of any portion of the lot labeled or used as drainage easements. In the case of undeveloped lots (excluding those lots which are NOT visible from a street in the neighborhood, in which case no guidelines are required to be met) are exempted from Landscape and Lawn guidelines, however the plant material on the undeveloped lot is required to be kept lower than 12" at all times.

LAWNS/YARDS

Grass Lawn Care must include:

- a) Mow regularly to no higher than 3" (4" for Fescue) so as to reduce visibility of weeds
- b) Keep debris free, including but not limited to grass clippings, leaves, trash, animal droppings.
- c) Over-seeding of lawns is permitted

Acceptable substitutes for grass can be mulch:

When shredded or chopped wood mulch, pine bark or pine straw is used in lieu of grass lawn, the mulch must be refreshed as necessary to prevent weeds, thinning of the mulch exposing earth underneath and excessive fading of the material which is presenting an unattractive appearance. The recommended reapplication of mulch in lieu of a grass lawn/yard is annually, however it is not required until an unattractive appearance becomes noticeable.

Rock is also permitted for use in planting beds in lieu of the above.

Unacceptable LAWNS/YARDS are:

- Bare earth
- "Natural plantings"
- Clover (as a lawn)
- Any plantings that are not grass or mulches as described above (sometimes called xeriscaping, native lawns, or low-maintenance lawns)

FLOWERS, SHRUBS AND ISLANDS (as planted in any area of the home visible from a street in the neighborhood.) Planting beds shall be maintained in a "presentable" condition.

- Flower or vegetable/herb beds, shrubs and pine islands should be free and clear of weeds.
- Once a plant has died or becomes unsightly it should be removed.
- Annuals and perennials should be dead headed as needed throughout the growing season
- Shrubs must be trimmed as needed throughout the year

Exposed earth or red clay is not permitted and should be covered by one of these methods and refreshed as needed:

- Plant with appropriate ground cover
- Cover with approved mulching material (such as chopped wood mulch, pine bark, rocks or pine straw)

MULCH

- When shredded or chopped wood mulch or pine straw is used in lieu of grass lawn or in a planting bed, the mulch must be refreshed as necessary to prevent weeds, thinning of the mulch exposing earth underneath and excessive fading of the material which is presenting an unattractive appearance
- Other mulch material, including rock mulch must meet neighborhood aesthetics.
- Grass clippings as mulch is not acceptable in front yards.

TREE MAINTENANCE

Homeowners must maintain trees on their property in a healthy and safe condition. Trees located on homeowner property that overhang common areas and neighborhood streets are required to be trimmed to a minimum seven (7) foot height of the lowest hanging branches on those trees.

TREE REMOVAL

As per Hammock CCRs (Article 8.Q)

LANDSCAPE INSTALLATIONS

ACC approval is required for any major change to existing hardscape in areas visible from a neighborhood street, including but not limited to:

- a) Installation of railroad ties, garden timbers, dry-stacked or mortar-set stones, or similar

- b) Structures which will form a wall over 12 inches high and more than 8 feet long. Include a plan for all planter boxes showing that site drainage has been successfully accommodated.
- c) Installation of any proposed improvement, which is of such a scale or type that is inconsistent with the existing design features of the home, adjacent units and the surrounding area.
- d) Use of rocks for drainage.
- e) Vegetable gardens, while allowed, must be located behind the rear plane of the house totally within the property boundaries. They must be located so as to minimize their visibility from neighboring properties and streets.

LIGHTING

- Any exterior lighting which replaces, or is in addition to, the existing lighting on the house or lot that is mounted greater than 3 feet from the ground, must have ACC approval prior to installation. Such alterations or additions must be compatible in style and scale with the applicant's house, and applications must include their location, number, and wattage. **Note** - colored bulbs are not allowed in landscaping fixtures.
- Lighting with intensity and overly bright lamps will not be approved.
- Fixtures including low voltage ground-mounted styles that may be wholly or partially concealed by plantings or mounted to decks or stairs and with white or white/yellow bulbs are permitted without approval.

The ACC reserves the right to require correction, including but not limited to removal or modification of lighting found to cause adverse impact after installation.

MAILBOXES

The Hammock mail is delivered to a CBU (Cluster Box Unit). No additional mailboxes, package delivery boxes or newspaper tubes are permitted. The HOA Board may consider installation of a community package delivery box in the future.

No postings, advertisements or notices of any kind are to be placed on any area of the Mailboxes (CBU) without written Hammock Board approval.

OFFENSIVE ACTIVITIES

- No noxious, offensive or illegal activities shall be carried out within any lot, nor shall anything be done which is or may become an annoyance or nuisance to other homeowners.
- Each owner shall refrain from any act which could reasonably cause embarrassment, discomfort, nuisance or annoyance to other owners or occupants.

- No owner or occupant of a lot may use or allow the use of a lot in any way which may endanger the health or reasonably annoy or disturb other owners or occupants.
- No disturbing noise is allowed between the hours of 12:00 a.m. and 7:30 a.m.
- No owner shall do any work which, in the Board's reasonable opinion, would jeopardize the soundness or safety of the property or structure or otherwise reduce the value.
- It is the Board's sole discretion whether acts unreasonably interfere with the rights, comfort or convenience of other owners or occupants. (The Hammock HOA Covenants 6.28)
- Fireworks must be contained within the boundaries of the homeowner's property and shall not be used on any street within The Hammock community. No aerial fireworks are allowed (handheld sparklers, firecrackers, noise makers are allowed).
- Fireworks are only allowed on July 4th and New Years Eve holidays.

PARKING AND VEHICLE STORAGE

No owner or occupant may permanently keep or bring on the property more than 4 vehicles per lot at any time. Vehicles may be allowed for up to 10 days on a temporary basis.

Vehicles may not be parked on the streets within the subdivision for greater than 48 hours without written consent from the Board. Parking is not permitted in blocking access to another owner's lot, obstructing the flow of traffic in any grassy area or otherwise creating a hazardous condition.

Work vehicles kept at home shall be no longer than 16' in length. If any vehicle is parked in violation of the Association's rules and regulations, the Board may place a notice on the vehicle specifying the nature of the violation and stating that after twenty-four (24) hours the vehicle may be towed.

If a vehicle is parked and is blocking another vehicle or access to another owner's lot, or the flow of traffic is obstructed, or otherwise creates a hazardous condition, no notice shall be required, and the vehicle may be towed immediately. If a vehicle is towed in accordance with this Section, neither the Association nor any officer or agent of the Association shall be liable to any person for any claim of damage as a result of the towing activity.

STORAGE. Motorcycles, golf carts, boats, and miscellaneous types of vehicles are to be stored within garages or basements or in rear of the home and out of sight from any neighborhood street or any other homeowner's property. Said items shall under no circumstances be parked on the street.

Disabled vehicles shall be considered disabled if they do not have a current license tag, insurance coverage or are noticeably inoperable. A vehicle is considered stored if it

remains on the property for 14 days without written consent of the board. Disabled vehicle storage is not permitted except within garages.

PATIOS

Patio remodels or expansion or installation of a new patio requires ACC approval.

- Patios must be located in rear yards
- Visible portions of patios must be constructed only of brick, slate, stone, or concrete interlocking pavers. Colors should coordinate with the existing materials and colors of the home and typically be neutral earth tones (such as gray, blue-gray, brown or red).
- Any impact on existing drainage requirements, which might result from the construction of the patio must be considered, addressed in the application and architecturally and environmentally sound mitigation proposed.
- Construction of the patio must not adversely affect the existing drainage scheme for surrounding properties or common areas.

PETS

- A reasonable number of generally recognized household pets, as determined in the Board's discretion is allowed (The Hammock HOA Covenants 8.G).
- No owner or occupant may keep, breed or maintain any pet for commercial purposes.
- Homeowners with pets must adhere to The Hammock CCRs.
- Structures for the care, housing or confinement of any pet require ACC approval.
- Pets may not be left unattended outdoors unless in a fenced area and maintaining non-aggressive and reasonably quiet behaviors.
- Dogs must be kept on a leash and be under the physical control of a responsible person at all times while outdoors.
- Feces left upon the common property of dogs must immediately be removed by the owner of the dog or person responsible for the dog.

POOLS, HOT TUBS AND SPAS

- ACC approval is required for all pools, spas, hot tubs, surrounding decks, fencing and screening.
- All required building permits as required by Gilmer County shall be obtained and submitted as part of the Architectural Modification Request process.
- No above ground pools will be approved (small temporary children's pools less than 6' in width in place no longer than 1 day at a time are allowed).
- A pool must be located in the rear of the property. Applications for in-ground pools must include details concerning safety, fencing and screening, location of existing

dwelling, location of property lines and easements, location of proposed pool, drawing, photo or product brochure of proposed pool with dimensions, materials and colors indicated.

- Safety fencing for pool enclosures must meet County code requirements.
- Hot tubs and spas are acceptable so long as they are in the rear of the house and out of sight or appropriately screened from the street.

RECREATIONAL/PLAY EQUIPMENT

Semi-permanent play equipment, which either constitutes a structure or is appurtenant to an existing structure, requires ACC approval.

- Generally, such equipment (examples: trampolines, play houses, swing sets, etc.) must be placed in rear yards. All elements of the equipment must be within the homeowner's lot boundaries.
- The equipment must be compatible in scale and design with the lot size. The design and any screening are additional considerations in evaluating whether or not there will be an adverse visual impact.
- The equipment must not be readily visible from adjacent roadways and common areas. Natural colors are encouraged. Play set colors are subject to ACC approval, so please do not buy first and assume that it will be approved. ACC will use current market trends, as well as neighborhood aesthetics, as guidelines when approving play sets. The maximum height for play sets should be limited to 8 feet. A picture, ad, or internet link is acceptable when submitting ACC application. The ACC will consider a landscape plan for screening if the equipment faces adjacent roadways and common elements.
- Recreational equipment must be maintained in a state of good repair.

BASKETBALL GOALS

As per CCRs, section 8.K will be reviewed on a case-by-case basis.

RETAINING WALLS AND FOUNDATIONS

The exposed part of retaining walls and foundations shall be made of brick, natural stone, landscaping timbers, railroad ties, painted concrete, or veneered with brick or natural stone.

ROOFING AND ROOFING MATERIAL

- ACC approval is required for replacement of, or changes to any roof or roof covering. Roofing material and color shall be architectural asphalt shingles in the same colors that are prevalent throughout the community.
- Gutters and roofing should be maintained clean and debris free.

SCREENED PORCHES AND SUNROOMS

ACC approval is required for the addition of a screened porch or sunroom.

Criteria for project approval includes:

- a) The size, scale, color, design, quality, and materials of the structure are architecturally and aesthetically compatible with the home, the lot, and the neighborhood.
- b) The structure is predominantly comprised of screened windows or panels secured to withstand any reasonably expected wind or weather without becoming a danger to homeowners, neighbors or passersby. Slatted windows are prohibited.
- c) The roof structure, gutter, downspouts and splashguards associated with the structure are functional and appropriate to mitigate water run-off and potential drainage impact on neighboring properties or common areas.
- d) If the applicant does not propose installing new gutters or downspouts, the application shall fully address the rationale for this omission. (The foregoing does not apply to below-deck screening within the footprint of an upper deck, unless a water barrier is erected above the screened-in portion, either under the decking, in which case runoff must be managed and addressed in the application.)
- e) The porch roof shall be shingled to match the existing roof.
- f) Covering of screened porches with panels or plastic sheeting shall be prohibited.
- g) Applications Forms for screened porches rooms must attach the following exhibits:
 - i. Architectural plans and drawings. If available, a picture or photograph of a similar structure (installed), to help the ACC visualize the improvement.
 - ii. Photographs of the existing house and site conditions.
 - iii. Identification of all exterior materials to be used and treatment of those materials, including type and color of screening; framing; and roofing material, including shingles.
 - iv. Explanation of how water runoff and drainage will be mitigated (e.g., gutters, downspouts, splashguards, French drains).

SHEDS AND OTHER OUTBUILDINGS

No shack, tent, trailer, camper, barn, garage, shed or other structure of a similar nature may be situated on any lot, *either temporarily or permanently*, unless approved in writing by the ACC. Such temporary structures are likely *NOT* to be approved.

Outbuildings of a permanent nature shall conform in exterior design and quality to the residence on each lot. Permanent detached buildings placed on any lot shall be located only behind the residence as such residence fronts on a street, any other condition will require specific HOA Board approval and locations other than behind the home are discouraged. If no suitable location behind the home is available, an alternate location will be considered, however, no guarantee of approval is made.

- Outbuildings will be limited to 160 square feet (e.g. 10' x 16')
- Outbuildings must conform in materials and color schemes with exterior of the home and its roofing material.

SIGNS

To maintain a neat, uncluttered appearance in the neighborhood, the use of certain types of signs is regulated. Permitted signs are intended to be placed on the private property of the homeowner, except where noted below.

- Signs required by legal proceeds are permitted, when necessary.
- Two professional security signs, not to exceed six by six inches (6" x 6") in size may be displayed within a dwelling on a lot.
- Home for Sale. Not more than one sign, not to exceed two feet by three feet (2' x 3'), is allowed on the homeowner's property and should be of the type and design most commonly associated with real estate home-for-sale signs.
- Contractor Signs. Contractor signs are allowed only while the work is being done.
- Signs are to be removed as soon as work is completed.
- All other signs advertising goods or services are not allowed.
- Signs placed on common property, such as street signposts, lamp posts, or at the entrance are not allowed and will be removed.
- Homeowners will be assessed for repairs if signs placed on common property damage the property.
- The HOA Board has the right to erect reasonable and appropriate signs on behalf of the Association.

TRASH AND TRASH CONTAINERS

- Trash containers shall be kept inside the garage or basement.

- If the home has neither a garage or basement, then the Trash Containers shall be made not visible from exterior view and protected from animal intrusion (examples - in a shed or within a “bear proof enclosure” and hidden with a fence)
- Trash containers must not be put out prior to the day before scheduled pick up and should be taken in the day of pickup. If you are traveling, please arrange to have a neighbor bring them in.
- No person shall dump trash or any form of waste on any lot or common area. Landscape trimmings and Christmas trees are not to be dumped into common wilderness areas. Homeowners conducting this activity or allowing their contractors to inappropriately dispose of trash will be fined.

WINDOWS

- Homes with windows facing any neighborhood streets will have window coverings.
- Window coverings should be drapes, curtains, blinds or internal shutters. No paper, sheets or other items shall be used as window covers.
- Window coverings will be of a neutral color for window facing neighborhood streets.
- Window replacement should be consistent with the styles and colors of the original windows and/or of windows throughout the neighborhood.
- ACC approval is required for windows replacement that will not be the same as the original windows in the home.

SOLAR PANELS

Solar panels are allowed with certain restrictions (Hammock CCR Article 8. BB)

- Require approval from the ACC prior to installation
- May not be installed on ground level - only roof panels are allowable.
- May only be installed on the main home (including attached garage) and not on any outbuildings
- May not be installed so as to be visible from street view within the Hammock (disregarding any seasonal views such as when trees are not leafed out).