

BARLOW
ARCHITECTURAL GUIDELINES
Table of Contents

- APPLICATION INFORMATION
- COVENANT ENFORCEMENT PROCEDURES
- NEIGHBORHOOD LIVING STANDARDS – ADOPTED 10/1/23

Standard Number 1	Patios and Walkways
Standard Number 2	Exterior Decorative Objects Front Porch Flower Pots Lighting, Holiday Decor, Etc.
Standard Number 3	Garden Plots
Standard Number 4	Play Equipment Play Houses and Tree Houses
Standard Number 5	Basketball Goals
Standard Number 6	Private Pools
Standard Number 7	Fences
Standard Number 8	Exterior Landscaping, Maintenance, & Composting
Standard Number 9	Firewood
Standard Number 10	Decks
Standard Number 11	Exterior Building Alterations
Standard Number 12	Trash Collection
Standard Number 13	Signage
Standard Number 14	Vehicles, Parking, & Traffic
Standard Number 15	Satellite Dishes
Standard Number 16	Solar Panels
Standard Number 17	Outside Furniture
Standard Number 18	Fire Pits

- FENCING EXHIBIT
- REQUEST FOR MODIFICATION REVIEW FORM
- SATELLITE DISH INSTALLATION NOTICE

APPLICATION INFORMATION

The following exterior modifications, and only these modifications, do not require an Architectural Request for Modification Review Form ("Form") to be submitted, if certain conditions are met:

- Patios (Standard 1)
- Exterior Lighting (Standard 2)
- Garden Plots (Standard 3)
- Play Equipment (Standard 4)
- Basketball Goals (Standard 5)
- Children's Wading Pools (Standard 6)
- Ornamental Trees and Shrubbery (Standard 8)
- Repainting with same color (Standard 12)

A complete Architectural Request for Modification Review Form must be submitted through the Covenants Committee for all other types of modifications. When plans are required, they must be submitted with the Form.

COVENANT ENFORCEMENT PROCEDURES

The Association Manager and Board of Directors will refer to Section 13 in the Declaration of Covenants, Restrictions and Easements for Compliance and Enforcement procedures.

Apparent Covenant violations – as may be reported by any source – must be submitted in writing to the Association Manager to be referred for appropriate action.

1. If a violation cannot be resolved by the Association Manager the matter will be referred to the Board of Directors for resolution.
2. In addition to all other remedies and to the maximum extent lawful, the Board of Directors of the Association shall have the right to (.1) impose Individual Assessments for fines on an Owner for failure of an Owner or any of the other parties or (.2) suspend the rights of an Owner whose Assessments are more than 30 days delinquent.

STANDARD NUMBER 1

Patios and Walkways

1. Submission of Approval for a concrete patio is required and must follow the following:
 - The patio does not extend beyond the left and right sides of the house and does not extend to within ten (10) feet of the side property lines nor further than twenty (20) feet from the rear of the home, and
 - The patio does not exceed four (4) inches above the ground at any point.Submission of Approval for a concrete walkway is required and must follow the following:
 - The walkway does not extend beyond the left and right sides of the house and does not extend to within ten (10) feet of side property lines, and
 - The walkway does not exceed four (4) inches above the ground at any point.
2. Approval must be submitted for patio covers, awnings, trellises, permanent seating, railings, and all other items not enumerated above.

STANDARD NUMBER 2

Exterior Decorative Objects, Front Porch Flower Pots, Lighting, etc.

1. Approval must be submitted for all exterior decorative objects not explicitly excluded below. This includes items both natural and man-made, including, but not limited to, items such as bird baths, wagon wheels, sculptures/statuary, fountains, antennas, flower pots, free-standing poles of any type, flag poles, and items attached to approved structures
 - Up to 4 neatly-maintained flower pots that are visible to the street and 10 neatly-maintained flower pots in the back of the house that blend with the exterior architectural scheme of the house
 - Up to 2 small yard flags or decorative items up to 2 square feet each, clean and in good shape
 - One bird bath or fountain up to 9 square feet in size
2. Approval is required to be submitted for a single attached flagpole, not to exceed six (6) feet in length, attached to the front portion of the house or attached to the house in the garage entry area. Seasonal, sports, state or American flags may be displayed so long as the flag is no larger than 3' by 5'.
3. Except as provided below, Approval must be submitted for all exterior lights or lighting fixtures not included as a part of the original structures. This includes string lighting that is used decoratively on screened-in and/or fully-outside porches and decks. Approval is not required if lights meet the following criteria:
 - Path lighting does not exceed twelve (12) inches in height, and
 - The number of lights does not exceed twelve (12), and
 - The total wattage does not exceed 100 watts, all lights are white or clear, non-glare, and located so as to cause minimal visual impact on adjacent properties and streets.
4. Front entry area decorations must be in keeping with the style and colors of the house. Plants and flowers in pots must always be neat and healthy. Neatly maintained front porch flower-pots (maximum of four (4)) that blend with the exterior color of the house, containing evergreens/flowers do not require the submission of Approval.
5. Objects will be evaluated on criteria such as location, proportion, color, and appropriateness to the surrounding environment.
6. Holiday decorations and lighting may be installed in a reasonable manner, in the sole discretion of the Board of Directors or its designee, for the various recognized holidays. Holiday decorations and lighting may be in use for a period not to exceed thirty (30) days before the date of a nationally recognized holiday to be removed no later than fifteen (15) days after the date of a nationally recognized holiday.

STANDARD NUMBER 3

Garden Plots

1. Approval must be submitted for garden plots with the following conditions met:
 - The plot is located behind the rear of the house and must be located between the right and left sides of the house and in the rear yard;

- The size of the plot is limited to 150 square feet or ¼ of the rear yard, whichever is smaller;
 - The maximum height of plants is less than four (4) feet at full growth; and
 - The plot shall be screened if viewable from any public right of way (sidewalk, road, etc.).
2. Garden plots set on lots at angles, and houses on corner lots will be considered on an individual basis when Approval is submitted.

STANDARD NUMBER 4

Play Equipment

1. Approval is required to be submitted for all play equipment. Installation will only be considered if location is:
 - In the rear yard;
 - Within a screened and fenced area of the rear of the house, if yard is fenced; and
 - Does not exceed ten (10) feet in height and will have a minimum visual impact on adjacent properties.
2. All play equipment, including, but not limited to, swing sets, slides, seesaws, jungle gyms, etc., exclusive of wearing surfaces (slide poles, climbing rungs, swing seats, etc.) will generally be required to blend into the surrounding environment through the use of earthen colors comparable to dark green or brown.

Play Houses and Tree Houses

1. Approval must be submitted for all play houses and tree houses.
2. Play houses and tree houses must be located where they will have a minimum visual impact on adjacent properties. In most cases, material used **must** match existing materials of the home. The tree house/play house may not be larger than 100 square feet and must be located within the rear yard.

STANDARD NUMBER 5

Basketball Goals

1. Basketball goals may **not** be attached to the house. Portable goals may not be maintained for periods of more than twenty-four (24) hours in the street or at the curb.

STANDARD NUMBER 6

Pools

1. Approval is not required to be submitted for children's portable wading pools (those that are emptied at night) that do not exceed eighteen (18) inches in depth and whose surface area does not exceed sixteen (16) square feet.
2. Pools exceeding sixteen (16) square feet located above the ground are not allowed.
3. In Ground Pools are prohibited.

4. Approval must be submitted for all exterior spas or hot tubs. Above-ground spas or hot tubs should not be visible from streets. They should be reasonably screened from neighbors' houses.

STANDARD NUMBER 7

Fences

1. For any type of fencing, including invisible fences, to be considered, Approval must be submitted.
2. All Forms must include the following information:
 - Dimensions – Maximum fence height is 6 feet.
 - Site Plan – An exact site plan denoting the location of the fence, house, and property lines must accompany the Form. Fences, including invisible fences, shall not be located closer to any street than the rear edge of the home. However, on corner lots, the fence shall not be closer to any side street than the building line of the lot.
 - Indicate if there is existing fencing on any abutting property; if so, note the style on the request form. See 'Permission to Attach to Existing Fence' form on the Association's website page.
 - All fence posts for all fences must be set in concrete.
3. Fence types that may be approved for installation are referenced in the attached Exhibit.
4. Wrought iron or aluminum fences must be black and cannot exceed 5 feet in height.
5. Fences may not be installed past the rear corner of the house.
6. All fencing must follow the grade of the lot and may not exceed a height of 6 feet for white vinyl privacy fences or 5 feet for black aluminum/wrought iron fences at any point.
7. Fences installed adjacent to Association-maintained retaining walls must be installed 3 feet away from the wall with gates swinging inward.
8. All applicable city and/or county laws and regulations that apply to the location, dimensions, and other characteristics of fences shall also apply.
9. If you would like the Association to continue maintaining the rear-yard enclosed area of your property, please confirm the regular lawn maintenance schedule and ensure your fence gates remain unlocked on scheduled maintenance days.
10. Interior porches – Should the house plan include an interior, corner porch, the fence may begin at the frontmost corner of the porch instead of the rear corner of the house. An interior porch is defined as a porch located on the rear corner of the house, built into the first floor of the house, and covered above by a second-floor heated living space.

STANDARD NUMBER 8

Exterior Landscaping, Maintenance, and Composting

1. Approval must be submitted for screen plantings (row or cluster style), property line

plantings, and ornamental plantings or additions in landscape beds.

2. Approval is not required to be submitted for landscape or hardscape modifications designed and installed as part of original construction by the builder.
3. Any additional planting beds shall be covered with pinestraw, mulch, or similar covering to match that installed by the builder at construction.
4. Forms must include a description of the types and anticipated mature sizes of trees or shrubs to be planted and a site plan showing the relationship of plantings to the house and adjacent dwellings.
5. Landscaping should relate to the existing terrain and natural features of the lot, utilizing plant materials native to the Southeastern United States. The amount and character of the landscaping must conform to the precedent set in the surrounding neighborhood.
6. All mulched landscape beds must be covered with pinestraw, mulch, or similar coverings to match that installed by the builder at construction.
7. Landscape bed edging shall be a neat four to six (4" – 6") inch deep trench. Other edging, if used, shall not exceed three (3") inches above the turf height and be of a uniform type. Any other style edging must be submitted for approval.
8. Outdoor storage of garden tools and hoses must be screened from view and kept behind shrubs. Any tools or items stored under a deck or porch must also be screened from view.
9. Composting may be done by individuals with approval. If desired, composting shall be done with strict adherence to the following Standards:
 - All yard waste must be containerized. Only acceptable means of composting may be used. No dumping in wooded areas, cracks or holes in the ground, or other location is allowed.
 - Containers cannot exceed one cubic yard in size.
 - The composting unit must be located behind the house and screened by hedges or similar greenery so that it does not affect the aesthetic appearance from the street or adjacent property.
 - Contents of composting units may consist of herein listed items **only**: raw produce scraps, grass clippings, leaves, shrub prunings, flowers, weeds, sawdust, small limbs, and wood ash.
 - Unacceptable composting items include, but are not limited to: meat, bones, dairy products, fish, greasy foods, animal feces, poultry, unchopped wood, wastes, and diseased plants.
 - Before installation, Approval must be completed and submitted to the Covenants Committee for approval or disapproval.
10. Residential Rain Barrels:
 - Rain Barrels must be entirely screened from view of the street and neighboring Lots and may only be considered on rear of home.
 - The sodded area between the curb and sidewalk must remain sod. All areas intended to be grass shall be Bermuda sod.

STANDARD NUMBER 9

Firewood

1. Firewood piles are to be maintained in good order and must generally be located at the rear of the home in a covered holder designed for that purpose.
2. Woodpile coverings are allowed only if the cover is an earthen color and the woodpile is screened from the view of the street.

STANDARD NUMBER 10

Decks

1. Approval must be submitted for **all** decks.
2. The Form must include a site plan denoting location, dimensions, materials, and color.
 - In most cases, the deck may not extend beyond the right and left sides of the home.
 - Materials must be cedar, cypress, or #2 or better pressure-treated wood. Any other decking materials must be specifically approved by the Board of Directors or its designee.
 - Color must be natural, stained, or painted to match the exterior of the home.
11. Vertical supports for wood decks must be a minimum of four by six (4" X 6") inch wood posts OR painted metal poles, boxed in to give the appearance of wood columns.
12. The following, without limitation, will be reviewed: location, size, conformity with design of the house, relationship to neighboring dwellings, and proposed use.
13. Owners are advised that a building permit may be required for deck construction.

STANDARD NUMBER 11

Exterior Building Alterations

1. Approval must be submitted for **all** exterior building alterations, including, but not limited to, storm doors or windows, removal or installation of shutters, construction of driveways or parking pads, garages, carports, porches, attached storage space, and room additions to the home.
2. The original architectural character or theme of any home must be consistent for all components of the home. Once the character is established, whether it is traditional, contemporary, etc., no change may alter that character.
3. A paint color change requires that the following information be submitted along with the Form:
 - A list and sample of all colors to be changed and all colors that will remain the same and the proposed location of the colors.
 - A photograph of your home, four (4) homes across the street, four (4) homes to the left, and four (4) homes to the right. In the event there are not four (4) homes across the street or on either side, include photographs of all available homes and note the discrepancy on the Form.
 - Area of home to be re-painted.

4. Storm windows and doors must be made of anodized bronze or anodized aluminum with baked enamel finish compatible with the primary and trim colors of the house. The Form must contain the following information:
 - Picture or drawing of all windows or doors on which storm windows or doors will be installed;
 - Picture depicting the style of storm window or door to be installed; and
 - Color.
5. If authorities make any changes to the plans as approved by the Covenants Committee, the owner must submit changes for re-approval, prior to construction.
6. Detached buildings are not allowed.
7. Owners are advised that a building permit may be required for certain exterior building alterations.
8. Approval must be submitted for all dog houses, including a site plan denoting location, dimensions, materials, and color. All dog houses must be located where they will have a minimal visual impact on adjacent properties.
 - Materials must be cedar, cypress, or #2 or better pressure-treated wood.
 - Color must be natural, stained, or painted to match the exterior of the home.
 - No plastic or metal dog houses are allowed.

STANDARD NUMBER 12

Trash Collection

1. All refuse must be placed in a trash receptacle (such as a trash can) with a lid to keep the garbage contained. Residents must ensure that trash receptacles and recycling bins are stored so that items contained within do not spill prior to pickup.
2. Trash receptacles and recycle bins shall be stored inside the garage or at the rear or side of the home. Acceptable screening for corner lot storage includes fences that are permanently installed (not portable) consistent with the Association guidelines and landscaping.
3. Receptacles may be placed by the curb the night before pickup and must be returned to storage by the end of the day it is picked up.

STANDARD NUMBER 13

Signage

1. For Sale or Lease Signage: One professionally lettered directional sign stating “Home For Sale” or “Home For Lease” may be placed, by a realtor or by an owner from Friday evening, not earlier than 6:00 p.m., to Sunday evening, not later than 6:00 p.m., only. The size of the directional signs may be up to two (2) square feet and may have a maximum height of four (4) feet above ground level. These signs may be placed on common areas at the entrance(s) to the neighborhood and/or on common areas within the neighborhood. No more than one directional sign may be placed on any one common area. No directional sign

may be placed in front of any neighborhood monument sign. Placement on private Lots will be between the requestor and individual homeowners. Potentially interested homebuyers would follow these signs to the particular house. The individual realtor sign may continue to be displayed in the front yard of the house, in accordance with the Covenants.

- For Sale or Lease signs from neighboring neighborhoods are allowed if they meet the specifications above.
2. **Political Signage:** Signage representing, advertising or advocating any political candidate, party or issue may be allowed using the same general guidelines for “For Sale” or “For Lease” Signage, allowing one sign only per lot and not signage may be located in common areas. Signs of a political nature may be displayed no sooner than forty-five (45) days prior to an officially recognized election and must be removed within seven (7) days after the election.
 3. **Event or Personal Recognition Signage:** Signage, including but not limited to, graduation announcements, sports recognition, birth announcements, scholastic or other personal achievement signs are allowed. These signs may only be displayed for a period not to exceed two (2) weeks.
 4. Signs/notices are not allowed to be posted to mailboxes, lamp posts, or any other common area property without the permission of the HOA.

STANDARD NUMBER 14

Vehicles, Parking, and Traffic

1. Restrictions related to parking and storage of vehicles within the community are addressed by Section 12.8 of the Association's Declaration.
2. All vehicle operators should observe all local, County and State traffic regulations at all times while in the Neighborhood.
3. The operation of golf carts, non-licensed mopeds or mini-bikes, and ATVs is not allowed on streets, sidewalks, paths, or common areas.

STANDARD NUMBER 15

Satellite Dishes

1. No transmission antennas or satellite dishes of any kind, and no direct broadcast satellite (DBS) antennas or multi-channel, multi-point distribution service (MMDS) antennas larger than one (1) meter in diameter, shall be placed, allowed, or maintained upon any portion of the Neighborhood, including any Lot, without the prior written consent of the Board of Directors or its designee. DBS and MMDS antennas and satellite dishes one (1) meter or less in diameter and television broadcast service antennas may be installed only if reasonably screened and located as approved by the Board of Directors or its designee and installed in accordance with the rules and regulations of the Federal Communications Commission and of the Association, both as may be amended from time to time. However, the Board and Declarant and its affiliates reserve the right to (but shall not be obligated to) erect any type and size of master antenna, satellite dish, or other similar master system for the benefit of the Neighborhood. Each Owner and Occupant acknowledges that this provision benefits all Owners and Occupants and each Owner and Occupant agrees to comply with this provision despite the fact that the erection of any

individual outdoor antenna or similar device would be the most cost-effective way to receive the signals sought to be received.

2. A standard modification Form must be submitted for any installation of more than one satellite dish or antenna
3. A satellite dish or antenna may be mounted on the ground of the owner's property, the rear exterior wall of the house, or the roof.
4. Placement should be in the rear of the home as signal allows. If a rear-mounted location is not feasible due to poor quality of reception or the orientation of the house, Approval must be submitted and is subject to approval by the Covenants Committee prior to installation.

A sidewall location may be approved if the following Standards are met:

- Located near existing air conditioning condensers, gas meter, and electric meter;
- Mounted on the wall with the top of the device no higher than five (5) feet above grade.
- Mounted on the ground within five (5) feet of air conditioning condensers, gas meter, and electric meter, and within two (2) feet of house sidewall.
- Color of device shall be utility gray or similar color to match adjacent utility devices; and
- Ground mounted devices shall be screened from street view by adequate and approved landscaping materials.
- No device may be mounted on a pole/post.

STANDARD NUMBER 16

Solar Panels

1. Solar collectors must be installed to be as inconspicuous as possible.
2. Where possible, collectors should be placed on the rear of the home or on the side that has the least public exposure
3. Collectors must be attached to the roof, not free standing or ground mounted.
4. No support structures, plumbing, piping, or conduits should be visible on rooftops.
5. Piping running down from the attic or roof to the side electric panels, or from lower-level roofs to the attic, should be camouflaged along the corners of the house – in a way similar to the rain gutters. Where possible, piping should be placed behind gutters.
6. Any tree removal required to permit increased solar exposure to the collectors must adhere to the tree removal guidelines.

STANDARD NUMBER 17

Outside Furniture

1. All outside furniture that is visible from streets or neighboring properties must be clean, tasteful, well-maintained, and fit with the architectural scheme of the house. This includes any furniture accessories.
2. Outside furniture should be kept on porches, patios, decks, or specially-designed pads. Approval is required for any exception to this placement.

STANDARD NUMBER 18

Fire Pits

1. Fire pits – both permanent and portable – are allowed but should always be used in a safe manner that does not create a fire hazard.

[Fence Exhibit – Next Page]

Fence Exhibits:



White Vinyl privacy fence max. height 6'



Black Aluminum or iron max. height 5'