

The Townes at Buckwalter, HOA

Rules and Regulations

Exhibit A

No intrusions to brick or siding allowed.

FURNITURE

FRONT PORCH:

All furniture must be specifically made for “**outdoor**” use.

Material: Wood, Metal, Wicker, Resin wood, or Teak.

Color: White, Black, Natural (stained), Earth tones

Quantity: 1 small table with either 2 chairs or 1 bench

No plastic furniture or folding chairs allowed on front porch.

If you desire to use a piece of furniture other than described above or you are unsure of what is permitted, submit your request for approval to the ARC (Architectural Review Committee), as exceptions may be made.

REAR PATIO:

All furniture must be specifically made for “**outdoor**” use.

Any color, material, & style will be allowed, if it is specifically made for “outdoor” use.

Rugs or carpet must be constructed of “outdoor material.”

No indoor furniture, carpet, or rugs allowed.

If your back patio is visible from the common/street area, additional restrictions may be enforced regarding color and/or the quantity of items.

POTS, PLANTERS & SHEPHERD HOOKS

FRONT PORCH:

Material: Decorative pots/planters only, no nursery liners

Color: White, Black, Natural, Earth tones

All labels, stickers, price tags, and barcodes must be removed.

Dead or unsightly plants/flowers must be replaced with healthy plants, or the container must be removed from the front porch. No dead plants and no empty containers allowed.

Revised 9/15/2010

Shepherd Hooks:

One (1) shepherd hook will be allowed in the front OR side plant bed only, for hanging baskets.

Material: Wrought iron
Color: Black
Quantity: 1
Size: not to exceed 6' (six feet) tall when in the ground.

BACK PATIO:

Material: Decorative pots/planters only, no nursery liners.
Color, Qty, Size: Any

All labels, stickers, price tags, and barcodes must be removed.
Dead or unsightly plants/flowers must be replaced with healthy plants, or the container must be removed from the back patio.
If your back patio is visible from the common areas, additional restrictions may apply.

Shepherd Hooks:

Two (2) shepherd's hooks will be allowed by the back patio, in plant beds (plant beds must be approved by ARC) for hanging baskets.

Material: Wrought iron
Color: Black
Quantity: 2
Size: not to exceed 6' (six feet) tall when in the ground.

STEPPING STONES & EDGING/BORDERS

Stepping Stones:

Stepping-stones will be allowed directly off the back patio; stepping-stones may not exceed 3' out from the patio slab and may not exceed the length of the patio slab.

Material: Concrete
Color: Natural earth tone colors
Size: not to exceed 3' x the length of existing patio slab.

No rock or volcano rock material permitted along the patio line.

Edging/Boarders:

All edging &/or boarder material must have written approval from the ARC.

Patio Enclosures

Please apply for approval prior to enclosing or screening any back patio. Wood is not permitted for screen or other enclosures. Only white aluminum is permitted. Again, ARC approval must be received before any patio enclosure/screening begins.

STORM DOORS

White storm doors with all glass are allowed. All other storm/screen doors must have ARC written approval before installation.

FLAGS

Only US (American "Stars & Stripes") flags are allowed.

Flag flying requirements:

1. Flags must be in good condition at all times. If the flag is faded you will be required to replace it or take it down immediately.
2. Flags may be no larger than 3' X 5' on 4'-5' maximum size pole.
3. The mount must be 6' from the ground and attached to the house with rust free screws. The mount must be made of a rust-free material such as plastic, aluminum, or stainless steel, in **WHITE ONLY**.
4. The HOA is not responsible for any damage incurred to the home or property because of the flag or flag holder.
5. No nighttime illumination of the flag is permitted.

TOYS, BICYCLES & MOTOR VEHICLES

Toys and bicycles maybe kept on rear patio if kept in good condition and stored in a neat and orderly manner. Motor vehicles are not permitted on any patio, porch, sidewalk, or common area. Exceptions will be made for handicap-assisted vehicles, please contact management to receive authorization.

Other

If you would like something not mentioned above, please submit a request for approval from the ARC.

No intrusions to brick or siding allowed without written approval from the Architectural Review Committee (ARC).