

**Architectural Control Committee
(ACC)**

**Design Guidelines
and
Maintenance Standards**

for

Inverness Ridge Subdivision

By

**The Inverness Ridge Homeowners
Association, Inc.**

Inverness Ridge

Homeowners Association

Dear Inverness Ridge Homeowner:

Enclosed you will find a copy of the Inverness Ridge Design Guidelines and Maintenance Standards that will be used by the Architectural Control Committee (ACC).

The Design Standards along with the Declaration of Protective Covenants shall apply and apply to all Lots and to all Structures erected or placed thereon. All Members, Non Members and Owners of a Lot or Lots in the Inverness Ridge Subdivision are governed by the Declaration of Protective Covenants and the Design Guidelines and Maintenance Standards published by the ACC.

The Declaration and the By-Laws grants the Board of Directors broad powers to enforce the architectural review powers and the design and maintenance standards to all members, non members and owners of a Lot or Lots in the Inverness Ridge Subdivision. These include the power to:

- levy fines
- enter lots and correct or remove violations
- to suspend voting or recreational facility use privileges,
- and/or to bring legal action for force removal or correction of violations

Before fines are levied and, when practical, before other enforcement actions are taken, violating homeowners will be notified in writing of the violation and the proposed sanction to be imposed in accordance with Article VIII, Section 8.01 of the Declaration of Protective Covenants, and the homeowner's right to request a hearing before the Board of Directors or the Covenant Committee.

These design standards have been put in place to maintain the value and beauty of the Inverness Ridge subdivision.

According to section 5.05 of the Inverness Ridge Protective Covenants, the ACC committee shall from time to time adopt, promulgate, amend, revoke and enforce guidelines (the "Design Standards") for the purpose of:

- i. Governing the form and content of plans and specifications to be submitted to the ACC for approval pursuant to the provisions of this Declaration;
- ii. Governing the procedure for such submission of plans and specifications;
- iii. Establishing guidelines with respect to the approval and disapproval of design features, architectural styles, exterior colors and materials, details of construction, location and size of structures and all other matters that require approval by the ACC pursuant to this Declaration: and
- iv. Assuring the conformity and harmony of external design and general quality of the Development.

These design standards will be the foundation on which the ACC committee will base any decisions regarding requests, violations, and other ACC related issues. It is our responsibility as a *homeowner* to take pride in our home and our subdivision, and to be respectful to our neighbors.

Your ACC committee is Benchmark Homes and the listed Advisory members below. If you have any questions, please call your respective ACC committee member. Please note, as ACC committee members change, you will receive notification via our HOA newsletter.

Member	Address	Phone #
Booker Gray	1206 Lainster Drive	678-945-0611
Norma Johnson	5967 Rosie Lane SE	770-745-3473
Dodie Angst	5930 Rosie Lane SE	770-819-8496

The ACC thanks you for your cooperation.

I. Introduction

Purpose of the Design Guidelines and Maintenance Standards

One of the primary purposes of the Declaration of Covenants and Restrictions for Inverness Ridge ("Declaration") is to provide a framework of rules and regulations to assure that the property within our community is maintained and improved in a manner compatible with the high quality of the Inverness Ridge Subdivision. One important means of maintaining the integrity of our community and protecting and enhancing our property values is through the Association's exercise of its powers to review and approve changes to the exteriors of lots, homes and yards within the community. The Declaration and the Association's Bylaws strictly prohibit additions or alterations to lots or the exterior of any structures on lots in Inverness Ridge without the prior written approval of the Associations Architectural Control Committee (the "ACC").

However, to provide a greater guidance and flexibility to **homeowners** who wish to make improvements to their homes and landscaping, the Board of Directors and the ACC have formulated these guidelines and standards. Except where circumstances dictate otherwise, requests for ACC approval of improvements will be granted when the proposed improvements conform to these guidelines and standards. Please note, however, that these Design Guidelines are not an all inclusive list of permitted improvements. Rather, they are designed to address the more common improvements.

As stated in Article V, Section 5.02 of the Declaration of Covenants, the purpose and duties of the architectural control committee is "to review and approve any proposed installation, construction, or alteration of any Structure on any lot." Because of the uniqueness of each home and lot within Inverness Ridge, certain improvements or modifications suitable for one lot may be inappropriate for another lot. Therefore, in exercising these architectural review powers and applying these guidelines, the ACC may apply different standards for different lots to reflect those differences. For example, the ACC may allow an improvement to a home which cannot be seen from any street or another lot within the community, but prohibit the same improvement if it can be seen from a street or from another lot.

The Architectural Control Committee (ACC)

The ACC is composed of elected members of the Inverness Ridge Board of Directors. The ACC and Board are responsible for enforcing the architectural controls and maintenance standards in Inverness Ridge. The ACC and the Board have developed these Guidelines. The Declaration of Covenants and By-Laws give the ACC discretionary powers to determine the aesthetic impact of design, construction, and development at Inverness Ridge, including architectural style, colors, textures, materials, landscaping, and overall impact on surrounding properties.

It is not the intent of the ACC or the Board to create a uniform appearance within Inverness Ridge, nor to discourage creative improvements by homeowners. In fact, one of the prides of Inverness Ridge is the great variety of high quality homes. The intent of the ACC is to ensure that all improvements are aesthetically compatible with the high standards of our community. During the plan review process, the ACC intends to be fair, impartial, and understanding of individual goals.

II. Overview of the Exterior Modification Approval Process

General Information

To obtain ACC approval for exterior modification, **homeowners** must submit to the ACC an Application for Approval of an Exterior Modification. A copy is attached to these guidelines, but additional copies may be obtained from the ACC or Board of Directors. Homeowners are requested to provide as much detail as possible when submitting an application to the ACC. This will eliminate confusion and reduce the time required to respond to the homeowner. The Declaration and By-Laws require each homeowner to submit plans and specifications showing the exterior of homes. The plans should also be specific as to planned start and completion dates, materials to be used, size and location of improvements (including a lot survey if appropriate) and exterior colors. The ACC will respond to each application in writing, within 30 days from the day all final documentation has been received.

Step 1 - Submitting Plans

Detailed plans and specifications and all supporting documents for proposed improvements must be submitted with an application to the ACC at Inverness Ridge Homeowners Association, P.O. Box 1203, Mableton, GA 30126. All submitted plans become the property of the Association and will not be returned, but will be maintained for future reference and verification.

Once a completed application and full plans are received, they will be date stamped and will be reviewed by the ACC in the order in which they are received. A member of the ACC will notify the homeowner by phone of the approximate date and time of an on-site review, if the ACC determines a review is appropriate. In many cases, the homeowner's participation is not required for the on-site review, but is always welcomed.

Step 2 - On-Site Review Process

The purpose of the on-site review is for the ACC members to assess the impact the improvement may have on neighbors and the general quality of the community. The on-site process usually is brief. However, we recommend that a homeowner be available for questions for complex plans.

Step 3 - Decision Process

Upon completion of the Application review and any on-site review, the ACC will stamp the Application with one of three decisions and will contact the homeowner directly to explain the decision. The three responses are as follows:

- i. **Plans Approved as Presented** - The Application and plans were accepted as submitted, and the homeowner can begin the requested improvements immediately.
- ii. **Plans Approved with Stipulations** - The Application and plans were accepted with specific conditions. The homeowner should review the conditions and, if in agreement, can begin the improvements immediately. If the homeowner disagrees with ACC conditions, the homeowner may submit revised plans and work with the ACC to reach an acceptable plan, but ACC approval must be obtained prior to proceeding with the Change Request.
- iii. **Plan Denied as Presented** - If the homeowner's Application and plans were denied, an explanation would be provided by the ACC. The ACC will recommend one or more alternative solutions. If the homeowner is receptive to one of these solutions, the homeowner may submit revised plans to the ACC for approval.

Approved Plans

Once plans are formally approved in writing by the ACC, homeowners can begin working on the improvements or alterations. All work must be done in accordance with the plans as approved by the ACC. All changes or modifications to approved plans must be submitted to the ACC for review and approval. Failure to incorporate ACC stipulations or to follow approved plans will be deemed an unapproved change, and therefore, would be in violation of the Declaration and these Design Guidelines.

Enforcement

The Declaration and the By-Laws grants the Board of Directors broad powers to enforce the architectural review powers and the design and maintenance standards to all members, non members and owners of a Lot or Lots in the Inverness Ridge Subdivision. These include the power to:

- levy fines
- enter lots and correct or remove violations
- to suspend voting or recreational facility use privileges
- and/or to bring legal action for force removal or correction of violations

Before fines are levied and, when practical, before other enforcement actions are taken, violating homeowners will be notified in writing of the violation and the proposed sanction to be imposed in accordance with Article VIII, Section 8.01 of the Declaration of Protective Covenants, and the homeowner's right to request a hearing before the Board of Directors or the Covenant Committee.

Disclaimers

Approval of an Application and plans by the ACC in no way constitutes a certification that the proposed alteration or improvement has been built in accordance with any governmental rules or

regulations or that the proposed alteration or improvement complies with sound building practices. These Design Guidelines have not been reviewed for engineering or structural design or quality of materials, but, rather, primarily on the basis of aesthetic considerations.

While the ACC has the authority to require structural or design modification to proposed improvements when determined appropriate, these Design Guidelines should not be considered or relied on as standards for safety, structural integrity or soundness of design of any construction or modification, or for ensuring compliance of any activity or construction with building codes, zoning regulations and other governmental requirements. These things must be determined by, and are the sole responsibility of, each Owner within the Community. Homeowners are responsible for compliance with all applicable building codes and permitting requirements.

Please remember that, like the Design Guidelines, plans and specifications are not reviewed for engineering or structural design or quality of materials, and by approving such plans and specifications, neither the ACC, the members thereof, nor the Association assumes liability or responsibility therefore, nor for any defect in any modification or improvement constructed from such plans and specifications. Neither the Association, the ACC, the Board, nor the officers, directors, members or agents thereof shall be liable for damages to anyone submitting plans and specifications for approval, or to any owner of property affected by the Declaration by reason of mistake in judgment, negligence or nonfeasance arising out of or in connection with approval or disapproval or failure to approve or disapprove any such plans or specifications.

III. Exterior House Standard

Painting/Siding/Brick/Stone/Roof

- Alterations to exterior color of the house or any structure, including but not limited to doors, shutters, roofs, brick, stucco, trim, brick and other siding, must be approved by the ACC.
- Brick Samples must be submitted to the ACC for approval. Bricks should be of standard size and proportion.
- Exposed concrete block or poured concrete must be covered with stone, brick, or siding to match the house.
- Stucco may be used as a building material
- Stucco may be used as a significant element in the house design, but not merely as a foundation material.
- The ACC may require that stucco be painted where severe discoloring is apparent
- All roof stacks and vents must be located on the rear slopes of the roofs
- The material and color of gutters and down spouts must be uniform with the exterior color to match the house or otherwise approved by the ACC.

Stairs

All front and/or side stairs should be kept in good condition, free of rust spots, stains, cracks, etc. to maintain the outward aesthetic appearance of the neighborhood.

Hand Railings

All exterior hand railings must be kept in good condition. This includes, but is not limited to rust spots, broken or loose railings, etc. All handrails must be of black, wrought iron metal unless otherwise approved by the ACC.

Front Porches

Flower containers (per flower container standards), wood and wrought iron benches and chairs, and statues not exceeding 30" in height are allowed on front porches. No artificial trees, plants, flowers, or plastic chairs and benches are allowed on front porches.

Doors/Windows/Shutters

- Any alterations to the exterior of the house, including replacement or installation of doors, windows, shutters, trim and exterior siding, must be approved by the ACC.
- Sheets, reflective material and similar items are not acceptable as window treatments. Acceptable window treatments may include but are not limited to, sheers, blinds, plantation shutters, or white lined curtains.
 - All broken, torn, or otherwise damaged window treatments must be replaced immediately.
 - Glass blocks are not permitted in doors or windows that are in front of the house.

Garage/Parking

- Homeowners are encouraged to keep vehicles in their garage and are requested to keep garage doors closed at all times when not in use.
- No vehicle of any type should be parked in the street overnight
- No school bus, truck or commercial vehicle over one (1) ton capacity, house trailer, mobile home, motor home, recreational vehicle, camper, habitable motor vehicle of any kind, boat or boat trailer, trailers of any kind, or like shall be permitted on any lot at any time, except in garages, or other approved screened areas.
- Homeowners are prohibited from parking vehicles of any kind on their lawn or the sidewalk
- Each home shall have a garage constructed for parking vehicles. The Builder is responsible for constructing garages on all homes and that reconstruction at model homes as a condition of the sale.

Exterior Lighting

All installation or modification of exterior lighting requires ACC approval. Exterior lighting shall be consistent with the character established in the community and shall be limited to the minimum necessary for safety, identification and decoration. Outdoor light posts shall be black in color unless otherwise approved by the ACC. Colored lens; lamps or bulbs of any type are not permitted.

Decks/Patios/Lattice Work

All decks must be located on the back of the house and not extend out past the sides of the house. Decks may wood used for any natural deck requires ACC approval. All plans to build new or expand existing decks, patios or latticework must be submitted to the ACC for approval. Homeowners are encouraged to submit a landscaping plan to address areas under and around decks.

Satellite Dishes

No satellite dishes larger than one meter in diameter or transmission antenna of any kind are permitted on any lot. A satellite dish one meter in diameter or less may be installed, without prior ACC approval, on the rear of the roof slope, on a rear deck or patio, or in a rear yard, in a location not visible from the street, which still permits an acceptable signal to be received. All cables or wires for the dish should be concealed. If an acceptable signal cannot be received in any such location, then ACC approval may be requested for an alternate location.

Trashcans

- Containers for garbage or other refuse shall be hidden or in screened sanitary enclosures of a design and construction matching the house, and shall be maintained under sanitary conditions. No exposed garbage will be permitted. Incinerators for garbage, trash or other refuse shall not be used.
- Containers must be removed from the street and or curb within 8 hours of trash pickup.

Mailboxes/Street Numbers

Alteration of mailboxes requires ACC approval. Mailboxes shall be of a type consistent with the character of the subdivision and the home, and shall be placed and maintained to complement the house and the neighborhood. Mailboxes must be black in color, metal, and of similar design to existing homeowner's mailboxes. No wooden mailboxes are allowed. Mailboxes must be kept in good condition (i.e., no dents, no rust, mailbox securely fastened to post, etc.).

General Appearance

- Outside clotheslines are not permitted
- No lumber, brick, stone, cinder block, concrete or any other building materials, scaffolding, mechanical devices or any other thing used for building purposes shall be stored on any Lot except for the purposes of construction on such Lot and shall not be stored on such Lot for longer than that length of time reasonably necessary for the construction for which the same is to be used.
- No dumping of trash or weed clippings on any vacant lots or common property areas
- Empty lots are to be maintained and clear of trash, debris and unsightly weeds at all times by the builder or his appointed superintendent
- No exposed aboveground tanks will be permitted for the storage of fuel or water or any other substance.
- No structure, landscaping or other item which obstructs horizontal sight lines at elevations between two and six feet above the street shall be erected, placed, planted or permitted to remain on any portion of any corner lot within any triangular area formed by the common boundaries of such lot and the right of way and a line connecting said common boundaries at points on each of said common boundaries thirty feet from the points of the intersection of said boundaries. In the case of any rounded lot corner, the thirty feet shall be measured from the point formed by common boundaries as extended. The same sight line limitations shall apply to that area of every lot within a ten-foot radius emanating from the intersection of any boundary line of any lot with the edge of a driveway pavement. Trees may be planted and maintained within any such areas only if the foliage line is maintained at a sufficient height so as not to prevent obstruction of such sight lines.
- The pursuit of hobbies or other activities, such as, the assembly and disassembly of motor vehicles or other mechanical devices, which might tend to cause disorderly, unsightly or unkempt conditions, shall not be pursued or undertaken in the front yard of any lot, or in any driveway, or

other place where such condition is visible from any street.

IV. Landscaping Standards

Developing a Landscaping Plan

An alteration to landscaping on lots, which involves any re-grading of the lot, requires ACC approval, to include a detailed landscaping plan.

Lawns

- Lawns should be cut, edged and watered regularly to ensure a healthy green appearance during growth seasons.
- Lawns must be weeded regularly to avoid weed growth. Professional treatment is encouraged but not mandatory. However during growth seasons, lawns must be mowed at a minimum of every seven days.
- No grass clippings and or weeds shall be left on the street or curb.
- All yards shall be appropriately and fully landscaped and maintained with a combination of grass, trees, shrubs, and/or defined planting or flowerbeds.
- All yards and lawns shall be maintained at all times in a condition compatible with the high standards and quality of the community, as determined by the ACC and the Board.
- Any changes to existing or new landscapes including, but not limited to, driveways, walkways and patios, require approval of the ACC prior to construction.

Lawn Yard Furniture and Structures

- All lawn/yard furniture, decorative structures, including, but not limited to, rock gardens, ponds, waterfalls, statues or similar types of accessories, require ACC approval, and only may be located in the back of the house so as to not be visible from the street.
- Decorative structures shall not be permitted in front or side yards unless approved by the ACC

Flower Containers

- Certain flowerpots and planters are permitted without ACC approval on the following locations: the front porch or entrance of the home, along walkways or driveways adjacent to the home in the pine islands contiguous with the house, and in the rear yard.
- They are not permitted in the front or side yards in the middle of the lawn or in other pine islands.
- All containers should be standard design (i.e., no figurines, icons, etc.) and be made of wood, pottery, wrought iron, terra cotta or cement, and their color should be harmonious with the surrounding environment.
- No artificial plants, trees or flowers are allowed, and only a reasonable number of containers are permitted.
- Containers or locations not meeting these standards require ACC approval.

Pine Islands/Trees/Bushes

- Any significant new islands or flowerbeds, or expansions of existing islands or beds, require a landscaping plan to be submitted for approval.
- No landscaping plan or ACC approval is required for appropriate planting in existing islands or flowerbeds.
- Pine islands and beds must be maintained with regular edging and fresh pine straw, bark or mulch. Landscaping should relate to the existing terrain and natural features of the lot, utilizing plant materials native to the Southeastern United States.
- All plant beds must be covered with pine straw, natural chopped bark or mulch.
- Landscaping walls require ACC approval and must be made of either stacked stones, brick to match the home, or pressure treated pine or appropriate material, except as otherwise approved by the ACC.

Arbors/Swings

Arbors/Swings require ACC approval and are permitted in rear yards only. They must be located where they will have minimum impact on adjacent properties and streets. Homeowners are encouraged to include a landscaping plan with Swing/Arbor to minimize the neighboring view. Arbors and swings must be made of natural wood and be of earth tone colors, except as otherwise approved by the ACC.

Fencing

Invisible electrical fences in rear yards for dogs are permitted without ACC approval, except that dogs shall not be permitted to be left unattended in such areas and become a nuisance. Chain link fences are not permitted.

Fences are permitted in the rear or, in appropriate cases, side yard only. Applications should include a complete description of the fence, materials and a site plan showing the fence location in relationship to property lines.

Except with ACC approval otherwise, all proposed fences must follow the ACC fence standards as designed below:

- Split Rail (unpainted) made of either Cedar or Pressure Treated Pine
- Ten-Foot (10") sections either flat or round boards
- Option of: Two-Rail 36" in height or Three-Rail 48" in height
- Wire Mesh (2" wide by 4" high) optionally may be installed on the inside of the fence to secure children or animals
- Wrought Iron or (Rough Iron)
- Gates must follow the same Split Rail requirements

Removal of Trees

No tree with a diameter greater than 6" (measured 2" from the ground) may be removed without ACC approval, except for dead, diseased or safety threatening trees when immediate removal is required. The ACC may require installation of trees for any trees so removed. Trees shall be pruned appropriately to maintain the health and appearance of the tree. With regard to the Metropolitan River Protection Act (MRPA), all homeowners should review said act for specific guidelines on removing trees, underbrush

and disturbing natural areas.

Recreational Equipment Standards

Basketball Goals

Basketball goals may not be affixed to the house. Basketball goals may be permanently mounted as approved by the ACC. Mobile basketball goals are permitted outdoors when in use in appropriate locations, or permanently in a location approved by the ACC. The goals must be kept in good appearance and condition (i.e., no rust, no broken parts, must have a net etc.).

Children Play Sets/Bikes/Toys

Children's play equipment or swings sets must be located where they will have minimum visual impact on adjacent properties and streets. The equipment should be manufactured of natural wood and accessories should be in earth tones or neutral colors. The design, materials, color and location of tree houses, swing sets, and other play structures require ACC approval.

Picnic Tables/Grills

All picnic tables, grills and outdoor furniture must be located in the rear yard where they will have minimum visual impact on adjacent properties and streets.

Pools/Spas/Whirlpools

Permanent aboveground pools of any type are not permitted. Wading pools are permitted in the rear yard and must be emptied and stored when not in use. In-ground pools, spas or whirlpools are permitted with ACC approval, but must fit naturally into the topography of the proposed lot and must also be located to provide minimum visual impact to the surrounding properties and streets. Pool enclosures are not permitted. Subdued colors are recommended for any structure, and adequate landscaping will be required to screen the structure from neighboring properties.

All in-ground pools, spas, or whirlpools must be approved by the ACC. Homeowners must submit a detailed site plan with their Application including these required documents:

1. Pool location and shape
2. Landscape locations (decks, walls, etc.)
3. Location of any safety fence around pool (limited to enclosing the pool area only and not the entire yard)
4. Yard fence location, design and style
5. Equipment location and landscaping plan to conceal from view of street and neighbors
6. Landscaping plan if needed
7. Description of all materials to be used for construction of the above items
8. Name(s) of contractors) doing the project
9. Projected start and completion dates
10. Copy of all County Building Permits that are required

Emphasis will be placed on the consideration of views of the pool area from the adjacent properties and the street.

Yard Maintenance Standards

- All yards must be maintained in a manner determined by the ACC and Board to be compatible with the high quality and standards of Inverness Ridge.
- Lawns - front, side and rear - should be regularly fertilized, edged and mowed
- Lawn clippings, weeds and edging debris should be removed from sidewalks, curbs and driveways by collecting for proper disposal or by sweeping or blowing back onto lawn.
- Do not blow or sweep into the street
- Weeds must be controlled and removed from lawns
- Wooded back yards should have downed trees cleared and underbrush controlled
- Planting beds should be kept fresh looking by maintaining neat edges, pine straw, bark and mulch, preventing intrusion of weeds and grass, providing sufficient moisture, keeping shrubs pruned and removing dead or unhealthy plants.
- No dumping of lawn clippings, weeds and edging debris on any Lot or within the Common area by the Owners.

IV. Miscellaneous Items

Lots and Improvements Thereon

- All lots subject to this Declaration, together with the exterior of all improvements located thereon, shall be maintained in a neat and attractive condition by their respective owners.
- Such maintenance shall include, but shall not be limited to, painting, staining, repairing, replacing and caring for roofs, gutters, downspouts, building surfaces, trees, shrubs, grass walks and other exterior improvements; provided, however, that any such painting or staining shall be compatible in appearance and quality with the range of colors and materials then existing on other residences in the neighborhood.
- Upon the failure or refusal of any owners to maintain his Lot and the exterior of all improvement located thereon in a neat and attractive condition, the Architectural Control Committee designated committee or their authorized agents or employees may perform such maintenance as said Board or committee, in the exercise of its sole discretion, may deem necessary or advisable.
- Such owners shall be personally liable to the Architectural Control Committee for all direct and indirect costs as may be incurred by it in the performance of such maintenance, and the liability for such costs shall be a permanent charge and lien upon such Lot enforceable by the Architectural Control Committee by any appropriate proceeding in law or in equity.
- Notwithstanding the foregoing, nothing herein contained shall apply to the maintenance of any Lot as long as title to same is held by the Developer primarily for the purpose of sale.

Developer Lots

This section pertains to the Lots currently titled and held by the Developer for the purpose of sale. The Association expects the Developer or Builder to maintain any lots they control under the listed two (2) conditions. Any maintenance specified in this section will be the sole responsibility of the Developer and

or Builder within the Inverness Ridge Subdivision.

1. Lots that have been landscaped by the Developer shall be maintained in a neat and attractive condition at all times until property or lot has been sold. That maintenance should adhere to the following standards:
 - Lawns - front, side and rear - should be regularly fertilized, edged and mowed
 - Lawn clippings, weeds and edging debris should be removed from sidewalks, curbs and driveways by collecting for proper disposal or by sweeping or blowing back onto lawn.
 - Do not blow or sweep into the street
 - Weeds must be controlled and removed from lawns
 - Wooded back yards should have downed trees cleared and underbrush controlled
 - Planting beds should be kept fresh looking by maintaining neat edges, pine straw, bark and mulch, preventing intrusion of weeds and grass, providing sufficient moisture, keeping shrubs pruned and removing dead or unhealthy plants.
2. Empty Lots awaiting Development:
 - Should in no way be utilized to store trash outside of a container
 - Should be maintained and weeded as to preserve the design standards put in place to maintain the value and beauty of the Inverness Ridge subdivision.

The ACC and/or the Association Officers will communicate directly with the Builder and/or Developer when as such Lots are in question.

Doghouses/Similar Structures

All doghouses must be approved by the ACC. Homeowners must submit all detailed plans including site layout, material type, color and a landscaping plan. Emphasis will be placed on the consideration of views of the doghouse from the adjacent properties and the street.

Appropriately sized doghouses will be permitted only in the rear yard and must be located close to the house to provide minimum visual impact to the adjacent properties and street. The doghouse exterior colors must relate to the exterior of the house or be of neutral colors and be discreetly located so as to not cause a nuisance to neighbors.

Pet Management

- No dog or cat is allowed off a homeowner's property without a leash
- No dog or cat is permitted to be left unattended outdoors
- No pet is permitted to become a nuisance, a threat to safety, or a disturbance to other residents.
- Homeowners are responsible for cleaning up after their dog while walking in common areas or

other homeowner's lots, lawns and/or shrub beds. The Association may remove by appropriate authorities or by legal or other action violating dogs or cats.

Signs

No signs are permitted on any lot without ACC approval except:

- (1) professionally lettered builder or realtor sign or sign of the owner advertising the lot for sale, not be more than 24x36 inches in size in their front yard and
- (2) reasonable professional security systems signs
- (3) no signs are permitted on common areas except with ACC or Board approval

Additionally, homeowners may place one garage sale sign and/or one Open House sign on their lot. These signs should be no larger than 24x36 inches in size, and state the date, time and address of the sale/open house. They may be placed only the day before the event, and must be removed within 2 hours after the event has ended.

Home Maintenance

All homes and other structures on a lot shall be maintained and repaired in a condition compatible with the high quality and standards of Inverness Ridge, as determined in the discretion of the ACC and the Board. This shall include, but not be limited to:

- Pressure washing
- Painting
- Replacing broken windows
- Replacing loose or damaged shingles or other items as necessary to maintain the appearance of the property