

ARBORWOOD HOMEOWNERS ASSOCIATION
RULES AND REGULATIONS
Updated March 2014

- 1) Roof replacements – color and type of shingles to be consistent with shingles being replaced. If you keep the exact same color and specifications of your current roof, you do not need ACC approval. Anything else requires ACC approval.
- 2) Fence staining – color to be consistent with rest of neighborhood fences, and done on a regular basis (every 1-2 years, depending on wear).
- 3) Front doors – color to be consistent with rest of neighborhood (e.g., no lime green doors) and restained/repainted as on a regular basis (every 1-2 years, depending on wear)
- 4) Driveway/sidewalk – Driveways and sidewalks need to be kept clear, clean and in good repair. Color or surface changes to driveways or sidewalks need to be reviewed and approved by the Architectural Control Committee (ACC).
- 5) Lawns – Lawns to be planted with grass and mowed on a regular basis. Dead trees and shrubs to be removed/replaced in a timely fashion. Shrubs to be kept neat and trimmed as needed.
- 6) Flower beds – Flower bed borders to be consistent with rest of neighborhood. Fruit and vegetable gardens should not be planted in front yards.
- 7) Filling holes/swells in lawns – any soil added to properties must not alter the existing drainage across yours or your neighbors' property.
- 8) “Planes, Trains and Automobiles” – where possible, vehicles should be parked in driveways and/or garages. This not only protects your valuable possessions, but makes it easier for drivers to avoid hazards such as pets, children and other vehicles.
- 9) Trash & Recycle-
 - a. Trash and Recycle bins must be placed curbside by 7 am on the day of collection, and, according to Town Ordinance, no earlier than 8 am the day before and no later than 8 am on the day after your collection.
 - b. Place bins within 2 feet of the edge of the street and handles should face your house, where the lids open to the street
 - c. The Postmaster requires carts to be placed far enough away from the mailbox so the carrier can access the mailbox without interference
 - d. Trash and Recycle Bins should be placed so that they are not viewed from the street.
- 10) Bulk Trash & Brush Collection-
 - a. Bulk Items must be no longer than 3' x 6'. Acceptable items include yard waste, appliances, furniture, and other household items such as water heaters and toilets. Appliances that contain Freon, PCB or other liquid or gaseous compounds must have that product removed by a certified technician who places a special tag on the item prior to collection. Hazardous or electronic waste will not be collected with regular bulk trash.
 - b. Brush must be cut in lengths not to exceed 4 feet and it must be bundled and tied and cannot exceed 50 pounds per bundle. You may place up to 2 cubic yards of brush or bulk at the curb per week.

11) Fences-

- a. Wrought Iron fence – these are the individual owners responsibility (Declaration page 4, section 1.10) and should be kept in well maintained condition -
- b. Brick Perimeter Fence Wall (along Morriss Road)) is referred to as a “Screening Wall” and per the plat is the responsibility of the HOA. The plat states they are dedicated to the HOA.
- c. Common Fence (shared fences between each home)- The upkeep which is defined as the maintenance, repair, replacement of the common fences separating two private properties is the responsibility of both property owners to include sharing the financial responsibility (costs for maintenance, repair, or replacement). This should not be a burden on either homeowner whom shares the common fence.