

**Golden Meadows Standards and Guidelines  
(Adopted 8/2008)**

**These guidelines are an addition to our covenants and are to better define what our covenants are stating. If a covenant is not mentioned in these guidelines then that covenant was deemed as not needing additional clarification. All covenants and guidelines should be followed.**

A. Erosion Control (6.04)

- No activity that may create erosion or filtration problems shall be undertaken on any lot without prior written approval from the ACC for plans for the prevention and control of erosion or filtration. This includes any elements of landscape or terrain that control or determine the location or flow of surface water and drainage patterns
- Special attention shall be given to surface drainage, so that surface waters will not interfere with surrounding home sites and natural drainage flows.
- Paved areas shall be designed to allow surface water to drain naturally and not allow water to collect or stand.
- Fill shall not be deposited or removed without prior written approval of the ACC.

B. Landscaping

- In order to preserve the natural beauty of the home site and so that the community may be preserved, no living tree having a diameter of four (4) inches or more, as measured two (2) feet from the natural grade, shall be destroyed or removed from the property.
- Shade trees shall not be planted in a location that would immediately or in the future create a nuisance to an adjoining home site.
- No tree shall be planted that obstructs the view of traffic.
- All dead trees must be removed. If any of the two required trees in a homeowner's home site die, the homeowner must replace those two trees.
- All areas, readily visible from the street within each home site, not covered with pavement, buildings, shrubs, ground cover or sod shall be covered with pine straw, mulch or other appropriate bedding material (i.e. lava rock, pea gravel, etc.)
- Vegetable gardens must be located behind the house and must not be readily visible from the street.

C. Statuary, Exterior Sculpture, Artificial Vegetation, Flags, and Similar Items (6.21)

- Exterior sculptures, benches, fountains, flags, free standing flag poles and similar items may not be placed in the front yard of a home site or on the front exterior of a dwelling without the prior written approval of the ACC.
- Freestanding flagpoles must be made of galvanized or stainless steel material and cannot exceed 20 feet tall, the flag must not be any larger than 4 X 6, any other flag besides the American Flag must have written approval.
- All manmade decorative structures in the front of the dwelling (not to exceed 2) that are less than twenty four (24) inches in height and twelve (12) inches in width and are of appropriate nature as not to offend any resident are allowable without approval from the ACC. Any additional decorative structures added to the front of the dwelling must have written approval.
- Birdhouses, Bird feeders or Bat Houses are allowed in back yards only. No other forms of wildlife habitat structures are allowed.
- Two double Sheppard's hooks with appropriate hanging baskets or humming bird feeders may be allowed in the front yard without prior approval.
- No artificial vegetation shall be permitted in any portion of the front yard of any property within the Community.

#### D. Signs (6.05)

- No sign (including but not limited to, commercial, political, for rent, graduation and similar signs) shall be erected or maintained on the home sites, except such signs as may be required by law and such signs approved by the ACC.
- All signs must be professionally fabricated.
- Security signs are allowed but are limited to one (1) sticker in a window viewable from the street, not to exceed a size of 4"x 4". One (1) yard security sign is allowed in a flower bed closest to the home, but not at the mailbox and cannot exceed a height of 12".
- Generally allowable signs include:
  1. Signs required by legal proceedings
  2. Not more than one (1) "For Sale" or "For Sale by Owner" sign with a maximum area of four (4) square feet and displayed in the front yard only.
  3. Directional signs for safety, if approved by the ACC.
  4. "For Rent", "For Lease" or any other "Lease Purchase" signage shall not be permitted in the yard of any home site, these type signs can be displayed in the front window of the home only.
  5. "Garage Sale" or "Open House" signs will be allowed only in the front yard of a home, Two (2) directional signs will be allowed at the front entrance and one (1) directional sign in the community. These signs will be allowed up to three (3) days prior to the event and must be removed immediately after the event.

#### E. Fences (6.14)

- No fence or fencing type barrier of any kind, including fencing enclosures for pets, shall be placed, erected or allowed or maintained upon any portion of the Community without the prior written consent of the ACC.
- Maximum height will be six (6) feet.
- All fences facing the public right of way shall consist of a decorative wood front and the remaining to be of all wood or black vinyl coated chain link, unless approved by the ACC.
- Fence must start at both rear corners of the home. Exceptions will be handled on an individual basis depending on home site location, other structures on home site and if tying into an existing resident's fence. (If tying into an existing homeowners fence, resident must have written approval from neighbor and a legal encroachment agreement must be recorded and a copy given to the Board)
- The finished side of the fencing shall face the neighboring properties.
- Wood fences may be stained in natural wood colors only. (Any other color that is questionable as to its naturalness must be approved by the ACC)

#### F. Recreational Equipment (6.17)

- Recreational and other playground equipment (i.e.... swing sets, jungle gyms, play houses, trampolines and basketball goals) shall be placed or installed only behind the house unless otherwise approved by the ACC.
- When not in use, all children's toys and bikes shall not be visible from the street.
- Portable basketball goals must be maintained in good working order, must be used on a concrete surface or in the backyard, cannot be laying down on the ground when not in use, cannot be used in the street
- Basket ball hoops, backboards and poles shall not be permanently erected, constructed or installed without the prior written approval of the ACC.
- Tree houses or platforms of a like kind or nature shall not be constructed unless approved by the ACC.
- No above ground or in ground swimming pool shall be erected, constructed or installed on any home site without prior written approval from the ACC. Small inflatable children pools are allowed only in the back yard.
- Swimming pools must meet the following requirements:

1. The composition of the material must be thoroughly tested and accepted by the industry for such construction.
2. Homeowners are responsible for complying with all ordinances and laws concerning discharge of water and chemicals.
3. Fencing must surround all swimming pools, unless otherwise approved by the ACC or Board. Pools and hot tubs must not be visible from the street

#### G. Lighting & Decorations (6.21)

- All exterior lighting shall be consistent with the character established in Golden Meadows and shall be limited to the minimum necessary for safety, identification or decorations.
- Approval of holiday decorations and lighting is limited in duration to fifteen (15) days after such holiday has ended.

#### H. Mailboxes (6.19)

- All mailbox structures will be consistent with the standards of the neighborhood and kept in good repair. Any changes must be approved in writing by the ACC.
- The standards of the mailboxes shall be:
  1. Wooden post painted with High Gloss White exterior paint
  2. Black aluminum mailboxes only (No decorative enhancements)
  3. Black numbering on both sides of the mailbox post (No stickers, must be metal numbers)

#### I. Storage Buildings (6.14)

- No storage or outbuilding shall be erected without written approval of the ACC.
- All storage buildings must be located in the rear of the home site and placed on a permanent or semi permanent foundations. If placed on a semi permanent foundation, the foundation must be concealed with landscaping.
- Storage buildings must look similar to the main dwelling. Including similar color siding and roof shingles.
- Construction on all approved storage buildings must be completed within thirty (30) days of start date.
- All storage buildings must be maintained according to the same standards as are expected for homes.

#### J. Window Treatments, Window Air Conditioners and Window Fans (6.23)

- In no event should bed sheets, flags or foil of any kind be used as window treatments.
- No window air conditioning units or window fans may be installed in any window that is in plain view of the public right of way.

#### K. Rubbish, Trash, Garbage Cans (6.17)

- All rubbish, trash and garbage shall be regularly removed from each home site and shall not be allowed to accumulate.
- A side entry garage shall be allowed to place a trash can at the corner of the garage farthest away from the street. A front entry garage shall be allowed to place a trash can on the side of the home closest to the garage and shall not let weeds and grass get overgrown.
- Under no circumstance shall there be more than 2 garbage cans being stored in either location, if more than 2 garbage cans are needed then those shall be stored in the garage or rear of home.
- Any accumulation of trash that causes the garbage cans to overflow prior to garbage pickup day shall be stored in the garage or rear of home.
- Garbage or garbage containers may be left at the curb from 6pm the night before pickup to 7am on the following day the trash is picked up.

L. Maintenance (6.22)

- Home sites must be kept clean, mowed, weeded, appropriate bedding material and free of debris.
- All grass clippings cannot be left on sidewalks, streets and driveways after each cutting.
- All flower and tree beds must be kept free of weeds and creeping grass.
- No siding, shutters, brick, stone, doors or any other color on the exterior of the home shall be changed to a different color than the original unless approved by the ACC.
- All Basement homes shall not have exposed concrete foundations. All exposed concrete foundations shall be painted a similar color to the siding on that home and shall be maintained in good repair.
- Home sites must be maintained as to paint, roof, windows, trim, etc.
- All septic systems shall be maintained in good working order.

N. Animals and Pets (6.13)

- Pets are not allowed to roam free within the community. All Dogs must be on a leash and must be under physical control of a responsible person at all times or in an allowable fence.
- Feces left by dogs upon any property within Golden Meadows (i.e. Common Property, front entrance, vacant lots and occupied home sites) must be immediately removed by the dog's owner or person responsible for that dog.
- All owners and occupants keeping pets within the community shall comply with all applicable government ordinances.
- No pet shall be allowed to make an unreasonable amount of noise or to become a nuisance.

O. Parking and Vehicles and Garages (6.06 & 6.12)

- Resident parking shall be in the garage or driveway. Residents parking in the streets shall only be temporary and not to exceed 2 consecutive days in a 30 day period
- Visitors may temporarily park in the street.
- Parking in yards is prohibited.
- No inoperable, junk or abandoned vehicles shall be allowed on any property. Any restoration repairs must be performed where it cannot be seen from the public right of way.
- All Garages are to be enclosed with doors and in good working repair.

P. Damage or Destruction

- In the event of damage or destruction to any structure on a home site, the owner shall proceed promptly to initiate repair proceedings or to reconstruct in a manner consistent with the original construction.
- All debris or ruins shall be cleared as soon as possible.

Q. Occupancy of Homes

- All homes are Single Family Residences.
- Two (2) individuals regardless of age per finished bedroom. (ex. a four (4) bedroom home can have eight (8) individuals living in the home on a regular basis.
- Guests that are visiting can exceed the occupancy for a maximum of thirty (30) days.
- Any other exception to this shall be approved by the Board.