

## VILLAS OF TUSCANY

### Association Rules, Regulations, and Guidelines May, 2001

**Purpose:** The purpose of these regulations is to develop a set of standards to maintain the character of the Villas of Tuscany community, and the quality and values of the homes in the neighborhood.

#### **Birdfeeders and Birdbaths**

There will be a limit of two birdfeeders per unit. Only one birdbath is permitted and must be in the rear of the lot and must be removed during winter months. The Developer or Homeowners Association must approve the size, shape, style, material, design, color, appropriateness, and location of any birdbath and all birdfeeders.

#### **Decks**

The Homeowners Association or the developer must approve the application of lattice onto existing decks. Decks and steps must be sealed with natural stain, no color, and maintained by the homeowner. The Developer or the Homeowners Association must approve size, shape, style, material, design, color, appropriateness, and location of all decks.

#### **Fences**

All fencing cannot exceed 4' in height above grade. The surrounding landscaping should be tastefully done and kept in harmony with the community. The placement of all fences, and landscape fencing must be first submitted in writing to the Developer or the Homeowners Association for prior approval as to size, shape, shape, style, material, design, color, appropriateness and location. These items are to be maintained by the homeowner.

#### **Front Porches**

Wrought iron or natural painted or stained furniture is permitted on front porches but no more than three pieces. The Developer or the Homeowners Association must approve all swings. Hanging baskets are permitted but no more than three baskets. Planters and pottery pieces must be limited to three, and no window planters are allowed.

#### **Lawn Ornament and Statuary**

The Developer or the Homeowners Association must approve the size, shape, style, material, design, color, location and appropriateness as well as the number of lawn ornaments, statuary, and fountains. These items are not permitted on the front porch or in the common areas. They are only permitted to be placed at the rear of the lot or the easement enjoyment area. Pottery fireplaces are permitted on back patios. Residents are not permitted to attach any flag holders to home or use flag poles.

### **Landscaping**

Landscaping in the rear of the unit is not to exceed 25' back and cannot exceed the width of the home.

The Developer or the Homeowners Association must approve the size, shape, style, material, location, and appropriateness of any additional landscaping. No perennials or vegetable plants are to be planted in the existing beds. Homeowners are asked to plant vegetables or perennials in pots. Annuals can be planted in the existing beds but must be removed at the end of the growing season. All landscaping additions, which have been approved, purchased or placed by the homeowner, will be the responsibility of the homeowner. All landscaping must be contracted through the maintenance landscaper. If the property is not properly maintained, the Developer or Homeowners Association may elect to take over and the homeowner will be billed directly.

### **Lights**

The homeowner may only add additional lights and landscape accent lighting to the exterior of home upon prior approval from the Developer or the Homeowners Association. The homeowner must provide the number, location, and plans to the Developer or Homeowners Association. "Malibu" or plastic lights will not be permitted. The Developer or the Homeowners Association will approve the size, shape, style, material, design, color, appropriateness, and the location.

### **Mulch**

The following items can be used as mulch: Plant material (ground cover, Pachysandra, Ivy or Myrtle), Boulders, Riverbed Gravel or Premium Bark Mulch (which must match the mulch used throughout the development). No artificial boulders, artificial stones, limestone, lava rock, red brick, marble, or wood chips may be used as mulch.

### **Patios**

Patios are restricted to no more than 250 square feet in size and must be placed in the rear of the house and within the lot. The patio must be immediately adjacent to the back of the footprint of the house. Plans for all patios must be submitted to the Developer or Homeowners Association in writing for approval for size, shape, style, material, design, color, appropriateness, and location.

### **Patio, Deck and Lawn Furniture for the Rear of Home**

Lawn furniture is permitted to no more than two pieces per 50 sq. ft. not including a patio umbrella. Planters and pottery pieces must be limited to four pieces per patio or deck. All pieces of furniture and pottery pieces must be stored inside during winter months.

### **Retaining or Freestanding walls**

Seat walls or Serpentine walls cannot be more than 18" in height. Walls may be graduated, dry stacked or mortar and must contain frost footers. Natural stones in earth tones or those matching stone on the homes is strongly encouraged. The Developer or the Homeowners Association for size, shape, material, design, color, appropriateness, and location must approve all walls.

### **Storm Doors**

The storm doors placed on front doors must be the full glass view. All doors must be white or match front door.. The approved manufacturer is Forever and the style is "Forever View" which is available at Home Depot . The retractable screen door is available through Empire Retractable Screens ( 1-216-351-5660) and must also white. .Additional information is available through the Builder or the Homeowners Association if this door becomes unavailable, the Homeowners Association Board will select suitable substitutes. [Home Depot Macedonia 330 - 908 - 1300]

### **Swing Sets, Jungle Gyms, and Child Activity Centers**

Swing sets, jungle gyms, child activity centers, hammocks, trampolines, attached basketball hoops and other similar structures are not permitted. Portable recreation equipment must be stored in garage when not in use.

### **Walkways**

All additional walkways, other than those installed by the builder, must be 3 feet in width or less. The edge of the walkway closest to the home must be constructed at least 18 inches from the home and not more than 24" from the home. The Developer or the Homeowners Association must approve size, shape, style, material, design, color, and location of all walkways.