

ARC Guidelines For Vineyards HOA- 2017 Revision

1. Setback line

- 1.1. Cannot cross per building code

2. Fences – (*Referenced in the restrictive covenants, Article Eight - Use Restriction, #19)

- 2.1. No higher than 4 feet and no privacy
- 2.2. Made of black vinyl chain link, wood or vinyl
- 2.3. None off front of house, only off back corners
 - 2.3.1. Owner needs to check with town for setbacks and easements
- 2.4. Owner needs to provide specs to show where fence will sit on property and what fence will be constructed of
 - 2.4.1. Owner will receive written approval only if specs fit guidelines

3. Boats - (*Referenced in the restrictive covenants, Article Eight - Use Restriction, Item #24)

- 3.1. Originally boats were disallowed in covenants if not in the garage
- 3.2. Amended in 2004
 - 3.2.1. 22' or shorter
 - 3.2.2. Allowed only on concrete slip on side of house, not past front line of house
 - 3.2.3. Must have fitted boat cover (no tarps)
 - 3.2.4. Must be on actual boat trailer (no bricks or blocks)

4. Basketball goals - (*Referenced in the restrictive covenants, Article Eight -Use Restriction, Item #22, Amended on March 28, 2004)

- 4.1. No permanent in-ground or on-home goals unless located in backyard
- 4.2. Portable goals need to be stored away when not in use
 - 4.2.1. Stored either in the garage or up against the house
 - 4.2.2. None stored on street

5. Outbuildings - (*Referenced in the restrictive covenants, Article Eight -Use Restriction, #22)

- 5.1. Must be up against the back of the house and unable to be seen from the street in front of the house
- 5.2. Owner must provide specs on what it will be constructed of and where on the property it will sit
- 5.3. Sizes should not be over 100 sq. ft. in floor space
- 5.4. Owner must receive written approval before placing on the property

6. Mailboxes - (*Referenced in the restrictive covenants, Article Seven - Exterior Maintenance)

- 6.1. House numbers must have 3" white lettering only.
- 6.2. Font must be Bernard
- 6.3. Numbers need to be straight and centered.
- 6.4. All the rod iron needs to be in place
- 6.5. Mailbox must be straight, not leaning
- 6.6. Mailbox must not be dented, scratched, or rusted. In the latter two cases, they can be repainted.
- 6.7. Mailbox door and flag must be functional, preference is to replace, rather than repair
- 6.8. Post, rod iron, and mailbox must be painted black and maintained, not faded

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7. Summary

- 7.1. Everything must be in writing, signed and dated. Emails cannot be accepted as official documentation.
- 7.2. Homeowners must submit a request to the ARC with Drawing, Diagrams, and Specifications. If the ARC approves the request, we will send a letter stating that the homeowner may start construction on the project with a date deadline. Upon completion of the completion of the project, the ARC will inspect it and if it is finished according to the request as submitted the ARC will send a letter stating the approval has been granted.
- 7.3. No approval will be given from the ARC until the project is complete
- 7.4. All requests must be answered by the ARC within 30 days after the request has been submitted in writing
- 7.5. For the Mailbox numbers, we encourage you to contact **Stephen White Co** - 78 Buchanan St LaVergne TN 37086. Phone: **615 793-8817**
 - 7.5.1. **Replacement numbers** (for both sides) that match Vineyards fonts and 3" high letter size
 - 7.5.2. **Replacement number plate** (includes hangers and numbers preinstalled)
 - 7.5.3. **Mailbox only** - Sold at Home Depot - Model E1600B00 Gibraltar
 - 7.5.4. **Complete mailbox** – Get a quote from Stephen White Co.

8. Violations

- 8.1. Violations are subject to a \$100.00 fine per violation.
- 8.2. When a violation is reported to the ARC, and after the ARC verifies it as a violation, the ARC will send a notification to the homeowner.
- 8.3. The homeowner has two weeks to take action to correct the violation after the ARC has sent the notification.
- 8.4. If the homeowner has not taken action to correct the violation after the two weeks, a fine is assessed.
- 8.5. If the homeowner has not taken action after one week from the fine assessment, the matter is turned over to the VHOA lawyer and a lien is placed on the property.
- 8.6. If a homeowner receives multiple violation notices a year, the homeowner will be assessed a \$100.00 fine. It is not the VHOA's responsibility to manage a homeowner's property.
- 8.7. It is the homeowners responsibility to manage their property and communicate with the ARC