

Halcyon Summit Architectural Control Committee Guidelines and Site Standards

These guidelines, as drawn up by the ACC (Architectural Control Committee) to provide the lot owners therein with the best possible environment in which to reside.

All exterior modifications which include: fences, roofing, driveway expansion, in-ground pools, exterior painting and structural additions to the home require and ACC approval. The form can be found at www.halcyonsummit.com and must be filled out and submitted to www.hoa@partnersrealty.info for review along with– 2 copies of site plan, building plans, and description of materials to be used along with location of proposed structure.

Storage Buildings:

1. Approval by the ACC is required. Submit Request for Approval in writing to the ACC. The form can be found at www.halcyonsummit.com also submit – 2 copies of site plan, building plans, and description of materials to be used. Must comply with all local codes, zoning ordinances, covenants and ACC construction requirements.
2. Contact Line Locators at (811) to locate underground utilities prior to digging.
3. Structure must be located at the rear of the yard and screened from view from the street by fencing and/or landscaping. Contact the City of Montgomery for any additional requirements.
4. Structure cannot impede the natural flow of water from drainage swales installed on the lot and/or across the rear of the yard.
5. Metal buildings are prohibited.
6. Materials must match or compliment residence.
7. Trim and siding paint must match residence.
8. All construction material and debris must be cleaned up daily and cannot be placed on the street for removal.
9. Resin buildings (Rubbermaid) require no prior approval and must be in the back of the property so the building cannot be viewed from the street.

FENCE GUIDELINES

1. Approval of ACC is required before construction begins. Submit Request for Approval in writing to the ACC. The form can be found at www.halcyonsummit.com also submit 1 copy of site plan showing location of the fence, building plans and description of materials to be used.
2. Must comply with all local codes, zoning ordinances, covenants and ACC construction requirements.
3. Call Line Locators (811) to locate underground utilities prior to digging.
4. Structure cannot impede the natural flow of water from drainage swales installed on the lot and/or across the rear of the yard.
5. Fence post must be permanently set in concrete.

6. **Chain link or vinyl fence is prohibited.**
7. Fence material must be approved by the ACC. Material should be either black metal, black aluminum, treated pine, cedar or cypress.
8. Height requirement is 6 feet on all fences that are not located on the lake.
9. All fences along the lake must be no higher than 4ft.
10. The finished side of the fence must face the street.
11. All construction material and debris must be cleaned up daily and cannot be placed on the street for removal.
12. DO NOT REMOVE THE SURVEY PINS THAT OUTLINE PROPERTY LINES.

BENEFITS OF COMPLIANT PROPERTY MAINTENANCE

Properly maintained yards have the potential to improve and uphold the resale value of individual and collective properties of the neighborhood. Maintained yards deter insects and pests while also promoting neighborly relationships and the overall positive reputation of the community. Homeowners are responsible for reading and abiding by the set Covenants and Restrictions. Please contact the Halcyon Summit Homeowners Association (HOA) or Halcyon Summit Architectural Control Committee (ACC) if you have any questions about the compliance of your property. The covenants and restrictions and ACC application can be located at www.halcyonsummit.com.

Site Standards:

- **Landscaping:** Basic yard care for your entire lot includes, but is not limited to, regular mowing (**Not to exceed 5 inches in height**), weeding, treatment or removal of weeds, edging, fertilization, insect and pest control, trimming and neat appearance, including the removal of dead plants or trees. Please contact the ACC for any and all exterior modifications to your property.
- **Garbage Cans:** Must be kept in a manner so they cannot be seen from the street and should not be brought to street no earlier than dusk night before trash day and should be removed no later than 10pm on trash day.
- **Exterior Modifications and Additions:** Permanent structures must be submitted to the ACC for review.
- **Equipment and Supplies:** Driveways, walkways, yards, and other outdoor locations visible from the road are not to be used for storage of any equipment, including but not limited to appliances and tools.
- **BOATS, TRAILERS AND RECREATIONAL VEHICLES:** No boat, boat trailer, utility trailer, enclosed trailer, camper, motor home or similar recreational item shall be stored on any lot for a period more than 72 hour unless parked in a garage or elsewhere on the lot to not be visible from the street or any adjacent lot. No recreational vehicles or items can be parked on the street.
- **VEHICULAR PARKING:** Vehicle parking in non-paved areas shall not be permitted under any circumstances.
- **Vehicle Maintenance and Repair:** No vehicle maintenance or repair shall be performed on any vehicle upon any portion of the subject property, unless performed in a garage, except in an emergency. All repairs to disabled vehicles within the property must be completed within four hours from its immobilization or the vehicle must be removed.

- **Mailboxes:** All mailboxes must be same design, black in color and white numbers on both sides of mailbox plate.
- **Signs:** No sign of any kind shall be displayed in public view on any lot except one professional sign of not more than one square foot, or sign of not more than five square feet advertising the property for sale or rent, or signs used by builder to advertise the property during the construction and sales period.

PROHIBITED USES:

Without written approval by the Association or the ARC, no person shall do any of the following on subject property or Association property:

1. Permit the running or walking of animals except when on a leash.
2. Fell any trees or injure or damage any landscaping located on common HOA property.
3. Interfere with any drainage, utility or easement access.
4. Build or assemble any structures, recreational or common facilities, other than those approved by the ACC.

Revisions made to the ACC Guidelines item # 7 on 10-30-18 which allows Black metal or Black aluminum fencing to be installed with ARC approval.