



Towns on Thompson

Rules and Design Guidelines

ADOPTED JULY 1, 2022

TABLE OF CONTENTS

SECTION	PAGE
1. GENERAL PROVISIONS	1
2. FENCE SPECIFICATIONS	2
3. PARKING	4
4. FLAG SPECIFICATIONS	5
5. SATELLITE DISHES AND TV ANTENNAE	6
6. MISCELLANEOUS	7
7. PET PROVISIONS	9
8. ARC REQUEST FORM	10

SECTION 1.

GENERAL PROVISIONS

PURPOSE

Towns on Thompson (the “Community”) is protected by mandatory covenants, known as the Declaration of Covenants, Restrictions and Easements (the “Declaration”), the purpose of which is to enhance the community lifestyle of the residents of the neighborhood, to protect and maintain the aesthetic character of the neighborhood and to ensure an architecturally harmonious community.

Until all of the homes in the Community are sold, the Board of Directors of the Association, as well as the members of the Architectural Control Committee, (“ACC”) are appointed by the Declarant. These rules and guidelines are intended to assist homeowners in obtaining Board or ACC approval of common requests made under the covenants.

APPROVALS AND VARIANCES

ANY ALTERATION WHATSOEVER TO THE EXTERIOR OF YOUR HOME OR TO YOUR LOT REQUIRES PRIOR WRITTEN ACC APPROVAL.

You have purchased your home because you like the look of this community. Be aware that the Board (or ACC, as applicable) will not approve any request that deviates from the architectural design, color scheme, etc. that is currently established for the community.

Compliance with the ACC rules and these guidelines does not guarantee approval of any application. Furthermore, the Board (or ACC, as applicable) may, in its sole discretion, deviate from these written guidelines if a determination is made that such a variance is consistent with the general intent of the guidelines or the well-being of the community. All alterations must be requested and approved prior to installation and no granting of a request shall prevent the Board or ACC from denying a request in other circumstances.

PLEASE REMEMBER THAT YOU MAY ALSO NEED THE APPROVAL OF THE LOCAL BUILDING AUTHORITY OR OTHER REGULATING ENTITY BEFORE YOUR ALTERATION.

AMENDMENT

These Rules and Design Guidelines may be amended at any time and from time to time.

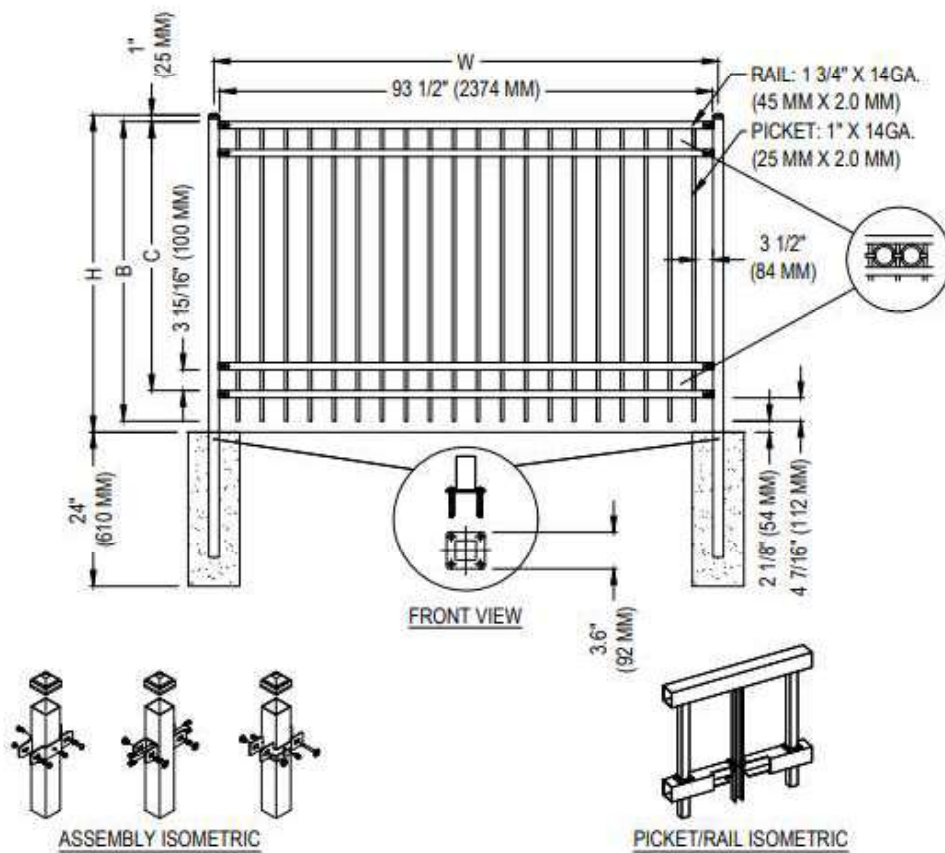
SECTION 2.

FENCE SPECIFICATIONS

The Declaration requires you to obtain written approval from the ACC prior to the erection of ANY fence on your lot, including ANY invisible or like fence.

Fencing will be included on the Chaucer lot plans (Lots 1-20). No other Lots may install fencing. Any fence allowed under this Section shall be the Straight Top Aluminum Garden Fence style as shown on the next page.

STRAIGHT TOP ALUMINUM GARDEN FENCE
(BLACK)



TOTAL HEIGHT	PICKET HEIGHT	RAIL TO RAIL
H	B	C
3' (914 MM)	33" (835 MM)	27" (688 MM)
3.5' (1067 MM)	39" (988 MM)	33" (841 MM)
4' (1219 MM)	45" (1140 MM)	39" (993 MM)
4.5' (1372 MM)	51" (1293 MM)	45" (1146 MM)
5' (1524 MM)	57" (1445 MM)	51" (1298 MM)
6' (1829 MM)	69" (1750 MM)	63" (1603 MM)

POST SIZE	TOTAL LENGTH
	W
2" (50 MM)	96" (2438 MM)
2 1/2" (63.5 MM)	96 1/2" (2452 MM)
3" (75 MM)	97" (2463 MM)

SECTION 3.

PARKING

PARKING WITHIN THE COMMUNITY IS VERY LIMITED. The Declaration requires that all vehicles be kept upon a driveway (and without any part of it protruding past the driveway), in a designated parking space or within a garage. Parking along Thompson Street is public parking and is not controlled or monitored by the HOA of Towns on Thompson.

ASSIGNED PARKING

The driveway adjacent to your Home is a designated parking area and assigned for the exclusive use by you, your occupants, guests and family.

UNASSIGNED PARKING

Unassigned parking spaces include any designated, lined parking spaces other than the driveways adjacent to a Home. They are intended solely for guests use on a first come, first served basis. They may NOT be used as overflow parking by residents and are NOT for any one person's exclusive and/or permanent use.

GARAGES

Garages shall be used primarily for the parking of vehicles and NOT for storage or for any other purpose except for those otherwise provided in the Declaration.

ANY VEHICLE FOUND ON THE PROPERTY IN VIOLATION OF THIS PROVISION OF THE DECLARATION OR IN VIOLATION OF THESE RULES MAY BE TOWED WITHOUT NOTICE OR WARNING.

SECTION 4.

FLAG SPECIFICATIONS

The Declaration for your neighborhood requires you to obtain written approval from the ACC prior to the installation of a flagpole or the flying of a flag on your Lot; however, any installation of a flagpole or flying of a flag in compliance with the rules and specifications listed below will not require written approval.

- 1) Only the American flag is permitted.
- 2) The only approved mounting mounting/stanchion is a bracket permanently mounted onto the house structure. Free-standing flagpoles are not permitted.
- 3) The flag pole may not exceed eight (8) feet in length and the maximum flag size is three and one-half (3.5) feet hoist (width) and six and sixty-five hundredths (6.65) feet fly (length) (Size 7 flag).
- 4) The flag pole shall be of necessary and appropriate height so that the flag does not touch anything beneath it (such as the ground, furniture or plantings).
- 5) Only one flag may be flown at a time.
- 6) The flag must be clean and in good repair. The flag shall not be displayed in inclement weather unless it is an all-weather flag and shall not be displayed at night unless it is illuminated by existing lighting of the home as permitted by the Declaration.
- 7) Display of a flag as a drapery or window curtain shall not be allowed.
- 8) No display that, in the discretion of the Architectural Control Committee, is vulgar or offensive or depicts the American flag in a disrespectful manner shall be allowed.

ANY INSTALLATION OF A FLAGPOLE OR FLYING OF A FLAG NOT IN COMPLIANCE WITH THESE RULES AND DESIGN GUIDELINES MAY BE REMOVED BY THE ASSOCIATION AT THE EXPENSE OF THE OWNER. THE ACC FURTHER RESERVES THE RIGHT TO MAKE CHANGES TO THESE RULES AS IT DEEMS NECESSARY OR DESIRABLE.

SECTION 5.

SATELLITE DISHES AND TV ANTENNAE

So long as the Association does NOT install a centralized satellite dish or antenna, which it may do in its sole and absolute discretion, the Association shall permit installation of a DBS or MMDS antenna one (1) meter or less in diameter or a television broadcast service antenna. All installations of satellite dishes or antennae shall be performed by a qualified person knowledgeable about the proper installation of such devices. Installations shall be in accordance with Federal Communication Commission (FCC) rules, the rules and regulations of the Association as authorized by the FCC, and all applicable building, fire, electrical and related codes. Wiring and cabling shall be installed so as to be minimally visible and blend into material to which it is attached.

The dish/antenna shall be installed on the rear upper roof area of the home.

If installation is in accordance with the above rules, then Owner shall notify ACC in writing using the attached form within seventy-two (72) hours of such installation and no further action by the Owner regarding installation is required.

If an acceptable signal CANNOT be received in the above approved location, then approval for an alternate location must be requested and approved by the ACC prior to installation. (Submit attached notification form as permission form for approval and provide the ACC with a statement of the proposed screening or other appropriate camouflage of any dish or antenna placed in any alternate location.)

Owner shall be responsible for the maintenance of any satellite dish or antenna. If the satellite dish or antenna is dislodged from its original position of installation, then reattachment must be performed within seventy-two (72) hours of dislodgement.

Owner shall be responsible for any damage to real or personal property or injury to persons caused by the satellite dish or antenna.

If the Owner removes the satellite dish or antenna, the Owner shall promptly restore the property to its original condition and to the satisfaction of the Association.

ANY INSTALLATION, MAINTENANCE OR REPAIR OF A SATELLITE DISH OR ANTENNA NOT IN COMPLIANCE WITH THESE RULES AND DESIGN GUIDELINES MAY BE REMOVED BY THE ASSOCIATION AT THE EXPENSE OF THE OWNER. THE ASSOCIATION RESERVES THE RIGHT TO MAKE CHANGES TO THESE RULES AND DESIGN GUIDELINES AS IT DEEMS NECESSARY OR DESIRABLE.

SECTION 6.

MISCELLANEOUS

GRILLS.

Each Owner and Occupant who uses a grill and other such equipment such as smokers must do so in accordance with municipal, county and state ordinances and laws, as well as the requirements of the Association's insurance policies. Use of outdoor grills, including but not limited to open flame grills and any liquid fuel grills, is NOT permitted indoors, inside any garage area, on any balcony or deck of a Home in Community, or within 10 feet or otherwise hazardous distance of combustible buildings, structures, or facilities. At all times, use of open flame grills must also be supervised by an adult operator.

COMMUNITY BULLETIN BOARDS.

1. All postings must be approved in advance by the Management Company. Only the Management Company or Board of Directors may put up and remove postings.
2. Only Owners in the Association are permitted to request a posting.
3. The only posting size shall be 4" x 6".
4. All postings will be removed 30 days after the date of posting.
5. Any posting that may violate the fair housing law (discriminate against people based on religion, nationality, mental or physical disability, race, color, sex or family status) is prohibited.
6. Any posting that related to illegal or illegitimate activity is prohibited.
7. Any posting with profane or pornographic material or references is prohibited.

TRASH CANS.

All garbage receptacles shall be stored out of sight at all times except on the days on which trash is removed by the designated garbage-collecting agency. Trash receptacles are to be stored **inside** your garage or home. If you desire to leave your trash receptacles outside your home or garage, you must request permission from the ACC to install a privacy fence enclosure for them, which request may be granted in the ACC's sole and absolute discretion. If a fence enclosure is permitted, it must be maintained by the owner in good condition and repair and in accordance with the requirements of the Declaration. The installation of a landscaping shield to screen trash receptacles is not permitted.

YARD ACCESSORIES AND LIGHTING.

No yard accessory, lighting, art, furniture, shed, greenhouse, dog house, playhouse, playground or sporting equipment (including but not limited to basketball hoops or goals, trampolines, hockey or soccer goals, baseball pitch/practice nets or batting cages), or other item visible from outside the Lot, whether portable or permanently affixed, is permitted in the front or rear yard of any Lot without prior ACC approval. All items must be stored out of view whenever not in use.

Holiday & Seasonal Decorations:

- Halloween: Oct. 1 – Nov. 15
- Fall Décor: Sept. 20 – Dec. 15
- Christmas Lights Installation: Nov. 1 (may be turned on starting Nov. 15)
- Christmas Décor: Nov. 15 – Jan. 10 (must be removed by Jan. 10)

However, Holiday/Cultural lights are only approved during the season and must be removed 15 days after the season.

SECTION 7.

PET PROVISIONS

As stated in the Declaration for Towns on Thompson:

No animals other than dogs, cats and birds are permitted on any portion of the Property. The Board of Directors shall have the ability to make specific exceptions to the above rules on a case-by-case basis in the Board's sole and absolute discretion.

Cats may not be left or kept unattended outdoors. Dogs must be kept on a leash and be under the physical control of a responsible person at all times while outdoors unless contained. No dog may be left unattended outdoors on any balcony or deck. Any feces left by an animal upon the Common Areas (including the street) must be removed immediately by the owner of the animal or the person responsible for the animal. No Owner or Occupant may keep, breed or maintain any pet for any commercial purpose or keep or maintain a dog whose persistent barking causes annoyance or nuisance to any other resident of any other Unit.

No animal determined to be dangerous, trained to be used for protection or which has an aggressive nature, in the Board of Directors' sole and absolute discretion, may be brought onto or kept on the Property at any time. The Board of Directors' may, without notice, have removed by the appropriate animal control authority any animal that presents an immediate danger to the health, safety or property of any Person or institute legal action to have the animal removed for any violation hereunder and such costs and expenses shall be assessed against the Unit as a specific assessment.

Each Owner and Occupant who keeps an animal on the Property agrees to indemnify and hold Declarant, the Association and their respective directors, officers and agents harmless from any loss, claim or liability of any kind whatsoever arising by reason of such animal.

The Board shall have the ability to make specific exceptions to the above rules on a case-by-case basis if necessary to comply with federal or state law.

The Board of Directors has determined in its sole and absolute discretion that the following dog breeds are dangerous or have an aggressive nature and may not be brought onto or kept on the Property: doberman pinscher, chow, akita, rottweiler, pit bull, mastiff and husky. This provision shall not be construed to interfere with any provision under the Americans with Disabilities Act, the Fair Housing Amendments Act, or any similar applicable federal, state or local law, ordinance or regulation, such as provisions related to service animals in compliance with aforesaid Acts.

The Board may, at any time and without prior notice, require the owner of any animal that causes annoyance or nuisance to any other resident of any other Lot to remove said animal from the Property.



Beacon
Real Property | Real Solutions

Architectural Modification Request Form

Owner Name: _____

Date: _____

Property Address: _____

Contact Phone: _____

Association Name: _____

Email: _____

County Name: _____

Describe Proposed Modification:

Proposed Start Date: _____

Proposed Completion Date: _____

Work done by myself: _____ Work done by contractor: _____

Contractor Name: _____

Contact information: _____

Required Submittals:

Materials: type, color, stain, paint chips, roof type, fence type, size, dimensions

Improvement drawing attached:

Yes ☐

No ☐

Survey of your property attached:

Yes ☐

No ☐

Drainage Improvements included:

Yes ☐

No ☐

Access required across common area:

Yes ☐

No ☐

County permit obtained:

Yes ☐

No ☐

Notes:

- Architectural modifications can take 30 days to process. Do not start without written Association approval.
- All permits are responsibility of the property owner. County or city approval does not constitute Association approval.
- Damage to adjoining lots or common area is the owner's responsibility.
- Owner is responsible to reimburse the Association for damage to common area caused by any reason, including drainage problems
- Mechanical equipment, pumps and motors must be placed to prevent excessive noise to the neighbors
- Attaching fences to the neighbor's existing fence or posts must be obtained from the neighbor
- No modification placed on the ground shall extend higher than six feet or above the fence, whichever is greater
- All improvements must be made within any written Association guidelines
- You may purchase any brand paint, but the color must be converted to Sherwin Williams paint code for review by the committee. All major manufacturers can convert the code to Sherwin Williams.
- Requesting to repaint your house its existing color is not allowed. Paint fades over time. Choose a color and submit it with your application.
- Materials may have to be submitted in person to the committee if not able to be presented another way. Roof shingles, HardiPlank, fence sections, lighting, etc. Owner must arrange meeting with ACC in this circumstance.
- Landscape modifications must be submitted on a drawing showing plant types, location, number, trees by species.
- Hardscape improvements involving poured concrete or other impervious surfaces must include information about necessary drainage improvements
- Retaining walls must be submitted in dimensional and material detail.
- No modification will be approved that causes or may cause erosion on a neighbor lot. Pine straw alone is not a solution for erosion.
- All improvements must be within setbacks established by the County
- All fence installations must be on the property line unless otherwise approved by the Association due to topography or similar.
- No modification can be installed in a drainage easement or in such a manner to interfere with drainage swales, drainage inlets of the developer's original drainage system. See your recorded property plat for details or obtain one from the County.
- Outdoor sound systems may not be installed to interfere with neighbor quiet enjoyment

While neighbor approval is not required to obtain ACC approval, consideration of the impact of your improvement on neighboring lots is considered by the ACC. Owners should discuss any potential impact on the neighbor as a courtesy but is not required.

The thirty-day time frame for approval begins after the application is fully and completely submitted, all details necessary to act on it.

Modifications must be installed as approved by the ACC. An inspection of the improvement will be made upon completion to assure the modification has been done to specification.

Improvements made without approval are subject penalties and fines up to and including removal.