

**Greystone Manor Homeowners Association**  
**Architectural Design & Maintenance Standards**  
**Condensed Version**

1/27/2021

The following information is provided in an attempt to ensure that the Association members are aware at a high level of the Design Standards applicable to Greystone Manor. This information is a condensed version of what you will find in the Architectural Design & Maintenance Standards document located on our Association's web page. The Board urges you to be familiar with the Architectural Design & Maintenance Standards.

This information should be used as a reminder of what we are all accountable to do as residents in Greystone Manor. It is not meant to be an all inclusive list or all inclusive verbiage of the requirements as outlined in the Architectural Design & Maintenance Standards.

Violation of our Architectural Design & Maintenance Standards will be handled in a progressive manner where possible. A friendly reminder followed by a written warning then an official violation notice and financial penalty. The nature of some of the outlined standards will require the Board to move very quickly to resolve the issue. Also, failure to seek ARC approval where required may result in an immediate fine, a stop and desist of work order and potential additional costs to the homeowner to restore property to its original state.

The Board would like your feedback on whether this information is helpful and what additional information you need.

- Yard or household trash and containers will not be visible on a home site from the road or from a neighbors property.
- Garbage and recycling bins are to be placed at the curb after 5pm the day before pickup and removed by midnight on pickup day.
- No burning of trash , debris, etc., is allowed.
- Yard advertising signs are not allowed.
- Individual lawn signs recognizing residents who graduate are permitted 2 weeks prior to and 2 weeks after graduation.
- Ribbons, balloons or decorations for special occasions can be displayed on mailbox or in yard for up to 48 hours.
- Lawns will be mowed on a weekly basis between April 1 and October 31 of each year and will include edging, weeding, fertilizing and watering, as needed, to ensure a neat and healthy appearance.
- Yards will use black mulch in front and side yards. Pine straw is acceptable in the back yard.
- Bermuda sod is the only approved yard grass.
- All grills must be located in the rear yard.
- Above ground pools are not permitted.
- Exterior decorations for Halloween can be displayed one month before Halloween and must be removed no later than two weeks after Halloween.
- Exterior decorations for Christmas can be displayed after Thanksgiving Day and must be removed no later than two weeks after Christmas.
- For all other holidays, decorations can be displayed for one week before the holiday and shall be removed no longer than one week after the holiday.
- With the exception of dogs, cats, or other usual and common household pets in reasonable number, no animals, livestock or poultry of any kind may be raised, bred, kept or permitted on any lot.
- New roof shingles must follow existing style and color and have a 20 year or greater life expectancy.
- Plastic furniture and artificial plants of any kind are not allowed on the front porches, yard, or around the front of the house.
- All window treatments, of any kind, which can be seen from the outside of any structure will be white or off-white in color.
- Mailboxes will be maintained in good working order, including periodic re-painting at all times.
- Road side parking during daylight hours is permitted when circumstances dictate it. This includes when vendors are providing services to the resident. No overnight on-street parking is permitted.
- Long term parking of non-functional or seldom used vehicles is not permitted except within a closed garage.
- No recreation vehicles of any kind are to be parked outside of a closed garage.
- Only battery operated or electric golf carts are permitted. Drivers must obey current laws at all times.

- All decks will be natural wood color, stained in a natural wood color or painted the color of the trim on the house.
- Only antennas/dish installations designed to receive direct broadcast satellite services and that is one meter or less in diameter or diagonal measurement are acceptable. These devices must be installed on the rear of the home.

**The following ALL require ARC approval before proceeding with any on site work.**

- Changes to the lot or structures on the lot.
- All outside hanging flags.
- Removal of any trees greater than 4 inches in diameter or any ornamental tree of any size.
- All construction and alterations to the exterior of house.
- All desired changes to external house colors.
- Display of sculptures, fountains and similar items.
- On site portable moving/storage/debris containers.
- Changes or additions to any external lighting. Exceptions include the installation and removal of seasonal decorative lights.
- New or expanded decks or patios.
- Installation of landscaping walls.
- Installation of arbors. Arbors must be located where they have minimal visual impact to adjacent properties and the street.
- Addition of any fencing.
- Installation of basketball goals.
- Addition of swing sets/play sets/trampolines.
- No changes to current mailbox type, design, color, etc.
- Installation of pools/spas/whirlpools.