

## Highland Oaks Homeowners Association

### Highlight of Covenants

This document is intended for informational purposes only and is provided to give the residents of Highland Oaks HOA easily accessible information concerning our covenants and community standards. It in no way is to serve as a replacement for the covenants. For further clarification, please consult our Governing Documents. They may be found on our community website at [www.myhighlandoaks.com](http://www.myhighlandoaks.com) or under the governing documents tab on the Association Management Advisory Group (AMAG) website for Highland Oaks.

Please refer to the General Architectural Review Committee (ARC) Guidelines for more information.

#### **Exterior Maintenance:**

- The community wide standards for the Maintenance of Landscaping requires homeowners to mow their front, back, and side yards and edge the grass so it is neither growing into the sidewalk nor hanging over the curb. All clippings must be properly disposed of and not left on the sidewalk, curb, or street.
- Bedding areas should be maintained in presentable fashion with ground cover (mulch, ivy, pine straw, or rocks of a neutral color) so as to blend harmoniously with the natural environment.
- All trees and or bushes should be maintained at a level to allow 7 feet vertical clearance and 1-foot horizontal clearance so as not to obstruct sidewalks or other common areas.
- Paint should be maintained so as not to have chipping, flaking, or discolored paint.
- Pressure washing homes and driveways should be completed regularly to remove mold, mildew, and staining.

#### **Exterior Restrictions:**

- Landscaping lights are limited to the interior of flower beds or sidewalks to ensure proper maintenance and should not be installed in the yard or other locations on the property.
- Holiday decorations should be removed in a timely fashion after the passing of the respective holiday but under no scenario should they remain for a period of more than 30 days from the holidays passing.
- No signs of any kind shall be permitted unless approved by the ARC. "For Sale", "For Rent", and home security signs are permitted.
- No exterior clotheslines are permitted.
- No window air conditioning units may be installed.
- No artificial vegetation is permitted.
- Trash, garbage, debris, or other waste matter of any kind may **NOT** be burned within the community. Fire pits that burn wood are allowed. Burning grass and leaves is not permitted.

- Firewood must be kept between the rear dwelling line and the rear property line and concealed from public view.
- All garbage receptacles and bags must be concealed from public view except on collection days.
- It is the responsibility of the homeowner to prevent any unclean, unhealthy, unsightly, or unkempt condition on private lots.
- Sculptures, fountains, flags and similar items **MUST** be approved by the ARC.
- Solar energy collection panels must be approved by the ARC.
- Vegetable gardens are restricted to the rear dwelling line and rear property line.
- No exterior security devices including window bars are permitted.

### **Pets and other Animals:**

- No animals, livestock, or poultry of any kind may be raised, bred, kept, or permitted on any lots except for dogs, cats, and other common household pets. No pets shall be kept, bred, or maintained for commercial purposes.
- Pets must be kept on-leash, restrained, or under control both on and off the owner's property as per Gwinnett County Animal Control law. Owners are responsible for dog waste clean-up.

### **Vehicle Parking Restrictions:**

- All vehicles should be parked in owner's driveways and not block the sidewalk. Overnight parking in the street should be avoided for safety reasons.
- If absolutely necessary, vehicles must be parked on the proper side of the street facing with the flow of traffic. **No vehicle may be parked in the common area overnight.** Vehicles that are parked in the common area overnight are subject to being towed at the owner's expense. If unavoidable, overnight parking in the common area may be requested by contacting our management company at 678-407-1115.
- Owner's may not store any towed vehicle, boat, recreational vehicle, motor home, or mobile home in the community for more than 24 hours unless they are stored within the owner's garage.
- Vehicle repair or restoration projects are prohibited in driveways.
- Vehicles are not permitted to block driveways or points of entry/exit in the community.
- Vehicles that block access for emergency vehicles are subject to nuisance violations. They may also be reported to Gwinnett County code enforcement at 770-513-5004.

