



## **COVENANTS CORNER: Common Violations**

For this issue, we thought that reviewing some of the most common violations would be interesting and informative. These include the topics we have discussed in previous issues, such as landscaping and trash cans, and also include new topics such as mulch and commercial vehicles. We provide more in depth information regarding the descriptions and dimensions as noted in the Design Review Guidelines, CCR's, and Signage Rules [HERE](#), with a brief overview below.

- **Lawn Grasses | Turf Standards** – Grass should be healthy, uniform, and free of weeds. Its surface area should exceed 90% on any 10 sq. ft. area. ([Design Review Committee \(DRC\) Guidelines, Chapter 8, page 49](#))
- **Mulch** – All shrub and groundcover areas, with the exception of groundcover beds, shall be mulched with shredded hardwood, pine bark nuggets, or pine straw. Mulching should have at least a 2"-3" layer. ([DRC Guidelines, Chapter 8, page 46](#))
- **Rubbish & Debris** – Accumulation of rubbish, trash, or garbage except between regular garbage pickups is restricted, and then only in approved containers which must either be stored in an enclosed garage or in the rear yard of a Unit. ([CCR's, Exhibit "C", section 2\(k\)](#))
- **Waste & Recycle Containers** – All trash and recycle containers must conform to standards and be kept within a garage or in a screened or landscaped area. They shall not be visible from the street or from public areas. ([DRC Guidelines, Chapter 8, page 60](#); [DRC Guidelines, Resident Appendix, page 93](#))
- **Fences** – Wood fences shall be painted, stained, or sealed. ([DRC Guidelines, Chapter 8, page 54](#))
- **Flags** – Decorative flags on poles attached to the house are permitted and are limited to only one flag/pole per house with a second flag permitted if it is the US or NC flag. ([DRC Guidelines, Chapter 8, page 61](#); [Signage Rules](#))
- **Seasonal Items** – Seasonal items (such as holiday lights and yard art) are allowed 30 days prior to a given holiday and are to be removed within 15 days thereafter. ([DRC Guidelines, Chapter 8, page 62](#))
- **Basketball Goals** – Free standing portable basketball goals and permanent goals mounted in the ground are permitted if the backboard is mounted perpendicular to the street, the goal post is located within the private property boundaries at least 10' from the front property line, and the goalpost is at least 6' inside the side property line. ([DRC Guidelines, Chapter 8, page 62](#))
- **Commercial Vehicles** – Parking of any vehicle (other than emergency vehicles in the course of their duties) in alleys within the Community is restricted. Also restricted is the parking of commercial vehicles or equipment, mobile homes, recreational vehicles, golf carts, boats and other watercraft, trailers, and stored vehicles or inoperable vehicles. ([CCR's, Exhibit "C", section 2\(b\)](#))

Howard Koch said, "You can be a good neighbor only if you have good neighbors." Thank you for being a good neighbor.