

HARBOR BLUFFS OWNERS' ASSOCIATION, INC.

In accordance with The Covenants and Restrictions of Harbor Bluffs (the "Covenants") and Article IV, Section I of the Bylaws, which authorize the Board of Directors to adopt rules and regulations governing the use of the Lots, and in furtherance of Sections 9 and 11 of the Covenants relating to Garages and Ancillary structures, the Board of Directors hereby adopts the following standards and guidelines.

**IMPORTANT:** Pursuant to Section 3 of the Covenants, all exterior modifications, improvements, alterations, additions or changes to a Lot must be approved in writing by the Building and Planning Committee regardless of whether such modification, improvement, alteration, addition or change is consistent with the standards set forth herein.

1. Carports: Carports are strictly prohibited.
2. Clotheslines: Only retractable clotheslines are permitted. No items shall be left on a line overnight or for extended period of times. Lines shall be retracted when not in use. Clotheslines shall not be visible from any street.
3. Dog Houses / Runs: Animal runs are not permitted. Dog houses are permitted in fenced-in yards provided they do not exceed 46 inches in length x 33 inches wide x 33 inches in height. Wood houses shall be natural or painted to match house. Plastic houses shall be putty color.
4. Fountains: Fountains not exceeding 60 inches in height are permitted. Fountains may not encroach upon setbacks. The fountain water shall be kept fresh and not be stagnant.
5. Play Structures: Play Structures shall not exceed 12 feet in height. Structures shall not encroach the setbacks. With the intent to authorize pre-manufactured structures made of long lasting and aesthetically pleasing material, the following material for pre-manufactured play structures are approved:
  - i. Pre-manufactured vinyl, or
  - ii. Pre-manufactured vinyl-coated steel, or
  - iii. Pre-manufactured Pressure Treated Lumber

Pre-manufactured shall mean a structure that is designed and sold commercially in a pre-assembled or ready to assemble manner.

6. Garages and Garage Doors: Garages must be attached to the main dwelling. No detached garages shall be permitted.

7. Garden arbors and Trellises: May be permitted on a case by case basis depending on design, material and location, which must be within setbacks.
8. Pavilions, Gazebos and Outdoor Kitchens: These structures shall be permitted provided they do not encroach on Harbor Bluffs setbacks and further provided they comply with the following:
  - Only permanent concrete based structures shall be considered (the structure must be anchored to the concrete foundation).
  - Roofing material must be tile, slate, metal or shingle and must be in harmony with the roofing material on the main dwelling.
  - No decking shall be raised more than four (4) feet above grade.
  - The structure shall not exceed 400 square feet in total ground dimension, or twenty (20) feet in height.
  - The owner must obtain all appropriate and required building permits and must provide the Association with a copy of the building permit within ten (10) days from obtaining same.
  - The terms “pavilion” and “gazebo” do not include sheds, aluminum buildings, carports or detached garages, which are all strictly prohibited.
9. Portable Storage Units: One POD or similar portable storage unit may be permitted on site during active construction but no longer than six (6) months unless special approval granted by the association for an extension. A special exception may be granted by the Building and Planning Committee if active construction is still ongoing after six months and necessitates the continued use of a portable storage unit for storage of material and/or construction tools/equipment. A POD or similar portable storage unit may also be on site for a temporary period of time, not exceeding three days (72 hours) during any 30-day period for the loading and/or unloading. Prior notice must be given to the management office before placing such structures on a Lot. (Adopted 4/12/22)
10. Sheds and Outdoor Buildings: Sheds and outbuildings are not permitted. “Rubbermaid” style storage boxes are permitted provided they do not exceed six feet in height and 16 square feet in floor area and are not visible from the street.
11. Tiki Huts: May be permitted on a case by case basis depending on design, material and location, which must be within setbacks. Approved Tiki Huts must be maintained in a clean, neat and orderly appearance.

12. Generators: Generators at grade must be shielded by landscaping or fencing so as not to be visible from the front of the home or any street side. Generators that are required to be raised due to FEMA regulations must be shielded by decorative surround such as privacy lattice so as not to be visible from street or neighboring property. All generators shall be submitted for approval by the Building and Planning Committee prior to installation. (Adopted on 4/12/22)

**No other detached or ancillary structures other than those set forth above shall be permitted.**

## **ARTIFICIAL TURF**

Adopted by the Board 1/12/2015

Artificial turf shall be considered on a case-by-case basis however, it must meet the following minimum standards:

- Artificial turf can be placed in backyards only, behind
- The back line of the dwelling structure and out of sight from the street.
- Artificial turf shall be treated as impervious, not more than 40% of a backyard shall be covered in impervious material.

Other standards shall be considered, and approval will be at the discretion of the Board of Directors.