

Homeowners Covenants and Restrictions Quick Reference

The goal of the Berkeley Park Architectural Control Committee (ACC) is to achieve and ensure uncompromising harmony and consistency in the appearance and ambiance of our neighborhood. This is accomplished through compliance of documented covenants and restrictions.

This is a quick reference for the most frequently questioned items in the Covenants and Restrictions Document. It should not be considered inclusive of the complete recorded document.

Recommendation: if you have any doubt or if the answer to your question cannot be found in this document or the full Covenants and Restrictions document, please contact the ACC through HOA MGT at (865) 558-3030 or shannonkear@hoamanagementcorp.com. Account Manager is Shannon.

1. **Exterior Materials.** Generally, finish building materials shall be applied consistently to all sides of the exteriors of buildings. Exterior materials shall be approved by the Architectural Control Committee (ACC).
2. **Roof shingles** shall be a minimum thirty-year warranted dimensional shingle with colors of weathered wood, slate blend or charcoal gray. Any deviations must be approved by the ACC.
3. **Exterior colors** shall be applied consistently to all sides of the buildings. Color selection must be harmonious with natural materials and surrounding adjacent property. All exterior wood must be painted to match the trim color or shall be complimentary to the building exterior.
4. The ACC has the authority to approve and restrict the location, size, and placement of **antenna, satellite dishes, outdoor speakers and other such devices**. The general guideline is to not be visible from the street.
5. **No signs** allowed except for limited exceptions (Open House, For Sale). Check C&R Article X, Section 7 for complete description.

6. Any **fence or wall** must be prior approved by the ACC. In general, fences or walls are not allowed as they are often contrary to the landscaping concept and sense of community we promote. However, fences are permitted in backyard areas from an approved set of fencing types adopted by the ACC (black wrought iron or facsimile) and must match materials of the adjacent house. Fences are only allowed in the back yard defined as that portion of the Lot from the primary rear wall line of the house back toward the rear property line for a distance of 35 feet.
7. **Swimming pools, spas, recreational and playground equipment** must be approved by the ACC. Trampolines must not be visible from the street. Basketball goals must be installed in ground (bolted in ground and removable) or portable. Goals cannot extend in front of the front corner of home. (Please refer to C&R Article X, Section 14 for full list of requirements and restrictions.)
8. All homeowners are to hire the same company to perform **garbage and recycling** service to minimize the number and frequency of garbage removal vehicles in the neighborhood. The Board of Directors will confirm annually the selected garbage service.
9. Only one **mailbox** is allowed on any lot. All mailboxes must be of a common design and purchased by the homeowner from an approved supplier; contact information will be kept by the Board of Directors. Note: The HOA will normally have the common design metal boxes, pineapples, posts, etc. in stock, sold at cost.
10. No outside **clotheslines** are permitted.
11. **No trailer, trailer house, boat or recreational vehicle** shall be parked on any lot of any of the streets.
12. No **bird baths, frog ponds, flag poles, lawn sculpture, artificial plants, bird houses, rock gardens, or similar types of accessories and lawn furnishings** are permitted on any homesite without prior approval of the ACC.
13. No **window air conditioning units** may be located in any part of any dwelling or accessory structure.
14. Any **screen porch** must have a dark color screen, no bright color or silver finished screen may be used.
15. **Exterior lighting** shall be limited to the minimum necessary for safety and decoration and must be concealed up lighting or down lighting. No color lens or lamps are permitted.

16. **Pets** are welcome but no animal shall be allowed to become a nuisance. All pets must be kept inside the residence except when being walked with a leash. No structure for housing or confinement of any animal shall be permitted on any lot.
17. All **interior window treatments** such as drapes and blinds shall have a solid light colored appearance from the exterior and are subject to approval by the ACC. Window screens are not allowed on any window facing the street.
18. **All front and side yard areas within each homesite shall be completely sodded.** All front, side and rear yards on lots 1, 14, 27, 28, 32, 39, 49, 58, 70, 73 and 85 shall be sodded. All areas within home site not covered with pavement, buildings, shrubs, or ground cover shall be covered with three inches deep of mulch..
19. **Automatic sprinkler systems** are required to be in working order and used as needed to keep lawns in acceptable condition as deemed by the Board.