

# RETREAT AT RAYFIELD HOMEOWNERS' ASSOCIATION

## HANDBOOK OF RULES, REGULATIONS, AND ARCHITECTURAL GUIDELINES

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## Article I. Introduction

### Section 1.01 Intent of Handbook

- This Handbook of Rules, Regulations, and Architectural Guidelines (the “Handbook”) is adopted pursuant of Article 8, Article 9, and Article 10 of the Declaration of Covenants, Conditions, and Restrictions for the Retreat at Rayfield Homeowners Association (the “Declaration”) and is designed to

provide an overall framework and comprehensive set of standards, procedures and rules for the development of the community in an orderly and cohesive manner.

- Compliance with the standards, procedures and rules of this Handbook is required, but does not constitute the sole basis for review of applications for approval under Articles 8, 9 and 10 of the Declaration, nor does it guarantee any approval of any submission or application. Each submission presented to the **Architectural Review Committee** (the “ARC”) will be approved or denied based on its own conditions. The committee has the expressed right to consider any and all factors it deems relevant. Committee decisions may be based on purely aesthetic considerations. Each owner and member of the Retreat at Rayfield Homeowners Association acknowledges that determinations as to such matters are purely subjective and opinions may vary as to the desirability and/or attractiveness of the proposed addition or modification. Decisions are made on a case-by-case basis, and although a modification or addition may have been approved in one instance, there is no guarantee that it will be approved again. The committee shall have thirty (30) days to review complete submittals.
- This document is not intended to replace the Declaration but rather to clarify and to simplify the process by which homeowners may customize and modify the exterior property associated with the home and home site. Additional conditions may apply to improvements and modifications of properties that are not found in this Handbook. Items not specified in this document must be approved by the ARC prior to any implementation. Both the Declaration and this Handbook should be reviewed by the homeowner in order to determine whether an improvement or modification will be approved by the ARC.
- Unless otherwise specifically exempted by the Declaration or this Handbook all proposed modifications and additions to homes and lots within the Retreat at Rayfield require application to and prior approval of the ARC (see attached form). \*Any homeowner who initiates alterations, additions, improvements or repainting without prior written approval by the ARC risks having to correct or remove said action at his/her own expense. \* Where this Handbook specifically permits an owner to proceed without prior approval, such permission shall only be effective so long as the owner complies with the requirements of the Declaration and/or Handbook.

## **Section 1.02 Architectural Submittal Process**

The Architectural Submittal Process is available on our website, following your login go to account info,

- All applications must include a detailed description of the planned project and must contain the following information, as applicable:
  - Survey (sometimes called a plot plan) map showing proposed changes to property.
  - Detailed design of structure(s) including dimensions
  - All materials of construction - include photos.
  - Utilities (water, gas, electric) changes

- Estimated length of construction
- All projects must be completed within ninety (90) days of approval. If it is not feasible due to the magnitude of the project, the committee must be notified, and an extension must be approved.
- Any utility additions must be underground and adhere to applicable code for such utilities.
- If an official Survey map is not available, please see our community's website for information on creating an acceptable substitute drawing.

## Article II. Maintenance

### Section 2.01 Performed by the Association and Residents

- The Association is responsible for the exclusive management and control of the common area. The association shall be responsible for the payment of all costs, charges and expenses incurred in connection with the operation, administration, and management of the common area.
- No resident shall cause any object to be fixed to the common property (including the planting of any plant material) or in any manner change the appearance of the common property.
- The cost of repair or replacement of any improvement maintained by the Association, in cases where the repair or replacement is required because of an act of negligence or omission of any owner (including guests, family members and tenants of the owner), shall be the responsibility of the owner.
- Residents are required to keep their property maintained in such a manner as to provide a neat and attractive appearance of a first-class residential neighborhood.
- The Retreat at Rayfield Community Association, at its sole discretion, reserves the right to temporarily maintain a homeowner's property if said property is deemed by the Board to be unruly, not consistent with community standards for a neat and attractive appearance or presents a health hazard due to high grass, weeds, or other negligent reasons. All fees associated with this action will be the responsibility of the homeowner to pay.

## Article III. Improvements to Lots

Items not specified in this document must be approved by the ARC prior to any implementation.

### Section 3.01 Retaining Walls

- Retaining wall installation of any kind, on any part of the lot requires approval prior to installation.
- Retaining wall must be made of stone or covered with a stone facing.

### Section 3.02 Fences

- Only black picket fencing in decorative metal will be approved. All fencing must be a minimum height of four feet (4') and maximum height of five feet (5'). Spacing between pickets shall be no less than 1 ½ inches and all such pickets shall be installed on the exterior. See Appendix-3 for example of approved

fencing.

- Chain link, split rail and wood or vinyl privacy fencing in any form is strictly prohibited. However, if said property falls within the requirements stated in section 9.23 (a.) of the July 27 2015 amendment to the Declaration, vinyl privacy fencing will be permitted in taupe color only.
- Fences are not permitted in the front yard and must tie into the home at the furthest back rear corners of the dwelling. Under no circumstances may an applicant erect a fence outside of the property line. In the event of an obstacle, the homeowner must shift the fence inside the boundary line of the lot.
- Fences on corner lots must be installed parallel to the street and cannot extend past the side street setback line as shown on the survey or recorded plat.
- No perimeter fence shall be erected on any berm of dirt which was placed on the side or rear lot line.
- Owners submitting plans for new fence installation that will require adjoining a neighboring fence should as a courtesy, inform the neighbor of the plan to do so to ensure cohesive connectivity. No two fences may be installed up against each other. Rather, only one panel may exist between both parties.
- Owners of Lots with rear property lines adjacent to parcels located outside of the Community (requirements stated in section 9.23 (a.) of the July 27 2015 amendment to the Declaration) may install a privacy fence along the rear Lot line, provided such fence shall not exceed six feet (6') in height and shall be taupe-colored vinyl. The foregoing applies only to Lots adjacent to parcels outside of the Community and shall not apply to Lots that back up to another Lot, to a Common Area or to an Association Road.

### **Section 3.03 Fireplaces, Fire Pits, and Grills**

- Permanent fire pits and fireplaces require approval prior to installation.
- Portable fire pits and grills are permitted but must be in the rear yard.
- No Fire Pit, Fireplace, or Grill can extend into the side yard beyond the side plane of the home.

### **Section 3.04 Accessory Structures**

- Utility buildings, storage sheds or any other permanent free-standing structures are not permitted per the Declaration Section 9.08.
- Pool houses, gazebos and free-standing decks are not permitted.
- Pergolas
  - Pergolas are defined as having top coverings that are more than 75% open.
  - If at any time a covering (either permanent or temporary) is used on a Pergola that is less than 75% open, it will be reclassified to a Gazebo (which are not allowed).
  - Pergolas must be located within the building setback lines, cannot extend into a side yard beyond the side plane of the home and must be maintained in good condition.
- Awnings
  - Are permitted but only over the rear patio and not visible from the street and must be approved by the ARC prior to installation.
  - Awnings must be attached to the house.
- See Appendix #8 for examples of acceptable accessory structures. These are examples and not definitive as your requests still need ARC approval.

### **Section 3.05 Sidewalks in Front and on Side of house**

- Sidewalks must be approved and are to be no wider than three (3) feet in width.
- The area between the house and the sidewalk is to be landscaped.
- Steppingstone pathways are not allowed.

### **Section 3.06 Play and Exercise Equipment**

- Trampolines are not permitted within the community.
- All swing sets, backyard play structures, soccer nets and similar equipment require a homeowner to submit an architectural request prior to their installation and may not exceed twelve (12) feet in height.
- Wooden, stained (natural color) swing sets and plastic play structures are permitted. No metal swing sets will be approved.
- All play and exercise equipment must be located within the building setback lines, cannot extend into a side yard beyond the side plane of the home and must be maintained in good condition.

### **Section 3.07 Basketball Goals**

- Permanent basketball goals are permitted in the Retreat at Rayfield and must be approved prior to installation. Portable basketball goals are not permitted.
- Basketball pole must be:
  - Located in the front yard.
  - Located within 3 feet of the driveway.
  - Mounted into the ground with a minimum of twenty (20) foot setback from the curb.
  - The backboard must be parallel to the driveway so as to not encourage street play.
- Goals may not be attached to the house.
- Light attachments are not permitted on any basketball goals nor is excessive lighting allowed that would encourage basketball play during nighttime hours in the Retreat at Rayfield.

### **Section 3.08 Landscaping Modifications and Requirements**

- **Lawns:** Only Bermuda grass shall be installed in the Retreat at Rayfield. Overseeding with any other type of grass is prohibited. The strip of grass between the sidewalk and the street is the responsibility of the homeowner to maintain. The HOA has the right to install other types of grass for landscaping purposes.
- **Plant Materials:**
  - Any significant changes or additions from builder installed plant materials requires approval by the ARC. Exceptions are annuals in existing plant beds, which may be planted without approval.
  - Large trees and shrubbery must be planted at least 5 feet from property lines.
  - No shrubs or trees taller than thirty (30) inches may be located in the front yard other than those trees originally supplied by the builder or in the landscaped (mulched) area attached to the front of the house.
  - Any landscape material which dies shall be promptly removed and replaced with the same or

similar plant material.

- The homeowner shall be responsible for watering and maintaining plants and grass on their property.
- **Builder Supplied Trees:**
  - Located in the front and side of homeowner's lot, can only be replaced with hardwood shade trees with a minimum mature height of 40 feet.
  - Approved shade trees are Elm, Maple, and Oak.
  - Bushes, shrubs, crape myrtles, roses and non-hardwood trees cannot be used as replacement.
  - Minimum height of replacement tree is six feet.
- **Plant Beds:**
  - Additional plant beds or expansions of existing plant beds require ARC approval.
- **Ground Cover for Landscaped Beds:**
  - Pine needles, natural colored wood mulch or natural- colored engineered rubber mulch is allowed in plant beds Natural colors include light brown, brown or black an example of allowed mulch is displayed in Appendix 4
  - Natural colored landscape stones (larger than 3" diameter) are permitted. All types of colored rocks (including white) and gravel, etc. are prohibited. See examples of approved stone are in Appendix-5 and not approved stone in Appendix-6
- **Edging/Borders:** Edging and/or borders around plant beds require ARC approval. Stone border colors must be of natural stone color only. Red brick is not permitted.
- **Vegetable Gardens:**
  - Vegetable gardens are prohibited in front and side yards.
  - Small gardens may be approved in rear yards but require architectural approval and cannot be visible from the street.
  - Temporary or permanent structured coverings are not allowed.
- **Irrigation Systems:** Yard irrigation systems do not need ARC approval if there are no aspects of the equipment (backflow, control boxes or above ground sprinkler heads) visible on the outside.
- **Water Runoff Control or Redirection**
  - Down spouts (preferably from both houses) would be connected to a buried pipe.
  - Piping needs to be buried a minimum of 2 inches below ground level (deeper if you are doing a French drain).
  - Pipe can either be solid (not a French drain) or sleeved perforated pipe in a French drain.
  - Pipe would be routed to the edge of the sidewalk (or street if there is no sidewalk) in front of your house to a pop-up outlet.
  - The pop-up drain should be located a minimum of two (2) feet from the edge of the sidewalk or street.
  - This system will allow water from the down spouts to be redirected away from the house's side

yards and out to the street.

- This approach can only be used to move water to the street and not to the back yard.
- Use of this procedure does not require ARC approval.

### **Section 3.09 Exterior Lighting**

- Exterior lighting (excluding Holiday decorative light discussed in this Handbook).
  - Color temperature will be Warm White (2700K) to Soft White (3000K)
  - Strobing, flashing, flickering, or cascading lights are not allowed.
  - This excludes the use of colored landscape, porch, and eave mounted lighting.
- Eave-mounted floodlights and low-level landscape lighting requires ARC approval.
- Any changes to the exterior light fixtures require ARC approval.

### **Section 3.10 Swimming Pools and Hot Tubs**

- In-ground swimming pools require ARC approval and will require the installation of an ARC approved perimeter fence enclosing the entire rear yard. A swimming pool or equipment cannot extend into a side yard beyond the side plane of the home.
- Above-ground pools are prohibited in the Retreat at Rayfield. An above-ground pool is defined as: any pool that requires inflation, ladder, steps, a water filtration system, a pump, or any combination of these items for its normal course of operation. \*\*This does not apply to hot tubs. \*\*
- Hot tubs require ARC approval.
  - Must be located on the rear patio of the home and adjacent to the house,
  - Cannot extend into a side yard beyond the side plane of the home. and
  - Screened from view from neighboring properties.

### **Section 3.11 Signage**

- Only the following types of signs are permitted on any lot and do not require prior approval from the ARC:
  - Home Sale Signs
    - One temporary sign advertising the home for sale or rent, provided the sign has a maximum face area of five (5) square feet and, if freestanding, stands no more than three feet (3') off of the ground.
    - Open house signs are permitted only on the day of the open house and must be removed following the end of the open house showing.
  - One security service sign located in the front yard, and one located in the rear yard, provided the signs have a maximum face area of two (2) square feet.
  - Notification signage as required by legal proceedings or a governmental entity (such as a building permit).



- No more than two (2) political signs not to exceed (5) five square feet, may be displayed on any lot at any one time, unless the applicable municipality allows more than two and must be removed immediately after corresponding election.
- Home address signs no larger than 16”x16” can be located in the front yard in the builder supplied tree mulched area and can be lighted (Warm White (2700K), Soft White (**3000K**)) and does not require an ARC.
- The ARC shall have the right to require that all signage relative to the sale and/or leasing of a property be uniform in nature.

## Article IV. Improvements to Structures

All visible modifications to the exterior of a home must be submitted for review from the ARC prior to any implementation unless specifically exempted.

### Section 4.01 Additions

- Must adhere to all applicable building codes and require ARC approval.
- Exterior surfaces must match those on existing structure.

### Section 4.02 Decks

- Decks must adhere to all applicable building codes and require ARC approval.
- Decks and Deck Stairs cannot extend into a side yard beyond the side plane of the home.
- Decks must be waterproofed, sealed or stained a natural wood color.
- Free standing decks are not permitted.

### Section 4.03 Patios

- Patios must adhere to all applicable building codes and require ARC approval.
- Patios cannot extend into a side yard beyond the side plane of the home.
- Ground-level patios must be constructed of concrete, stone, or brick pavers.
- Free standing patios are not permitted.

### Section 4.04 Driveways

- **Brick Paver edgings**
- Paver driveway edgings shall have concealed edge restraints with sod extending flush to the edge of the pavers.
- Paver edging shall be constructed using 60mm – 80mm thick pavers rated for residential driveways over a compacted aggregate and sand bedding base per ICI specifications.
- Pavers used shall be a single color.

- A maximum width of 18” is allowed on each side of the driveway.
- Edges cannot extend past the side plane of the house.
- Edging shall not extend through sidewalk but can continue on the street side of sidewalk.
- **Driveway Width**
  - Driveway width shall not exceed the width of the span of the Garage doors and trim.
  - Driveways can be widened but not any wider than the driveway at the garage door.
  - Driveway edges cannot extend past the side plane of the house.

## **Section 4.05 Satellite Dishes**

The allowable size for a satellite dish is no more than one (1) meter in diameter and must be approved prior to installation.

- Approved dishes must be mounted to the house in a position not visible from the street (unless approved by the ARC).
- If installation is required in a location other than the above-reference location, include a statement from the installer with the architectural request form. The association reserves the right to obtain a second opinion from a licensed installer and may require the homeowner to move dish location or include a landscape screening plan at their expense based on results from the licensed installer.
- No other types of television or radio pole, antenna, aerial or tower may be constructed, installed, erected, or maintained on any lot in the Retreat at Rayfield.

## **Section 4.06 Exterior Colors, Shutters and Window Boxes**

- All exterior changes including, but not limited to, painting, staining and shutter replacement require approval from the ARC. All proposed exterior changes must conform to the original scheme designed by the builder and may not be the same colors as an adjoining property (see the Declaration 9.36).
- Any changes outside of the original colors on the home must be approved prior to any changes made. This includes doors, trim, siding, venting, brick, stone, flower boxes and shutters.
- Any repair or replacement of damaged siding, if no color or siding material change is made, does not require an ARC. A cementitious (Hardie board) type siding must be used.
- Any window box addition must be approved prior to installation and colors are required to compliment what currently exists on the home. No artificial plants or flowers are allowed in the boxes.
- When repainting, exterior vent piping (excluding fireplace vents) will be painted to match exterior walls.
- See Appendix #7 for standard colors used in our neighborhood.

## **Section 4.07 Garage Doors**

(a) Any changes to the exterior garage doors require ARC approval.

## **Section 4.08 Storm Doors and Screen Doors**

- Storm doors require ARC approval.
- Storm doors color choice and hardware must complement the colors on the exterior of the home.

- Front door
  - Permanent screen doors of any kind are not permitted on the front door.
  - Storm doors on the front of the home must be a full-view door. The frame must be consistent in width around the entire door.
  - See Appendix-1 for approved samples.

#### Back door

- Permanent screen doors of any kind are not permitted.
- Storm doors on the back of the home may have screen and window within the door frame.
- See Appendix-1 for approved samples.

### **Section 4.09 Solar Panels**

- Solar panels require ARC approval.
- Solar panels are permitted within the community but must be installed on the rear roof of the house.
- With the exception of the disconnect switch, all external associated equipment, conduit, or wiring cannot extend into a side yard beyond the side plane of the home.
- The disconnect switch will be located per code and to the backyard side of the house's power meter. Any external disconnect switch(s) will be located per NEC code, near the house's power meter.
- A sideview plan of the intended electrical enclosures and conduit must be included in the ARC submittal.

### **Section 4.10 Radon Control Systems**

- Radon Control Systems require ARC approval.
- Radon control systems must be installed in the rear of the home and cannot extend beyond the side plane of the house.
- All piping and equipment must match or complement the existing color of the home.

### **Section 4.11 Back-up Generators**

- Back-up Generators require ARC approval.
  - Back-up Generators are permitted within the community but must be installed in the rear of the house and cannot extend into a side yard beyond the side plane of the home.
  - With the exception of the NEC required disconnect switch, all external associated equipment, conduit, or wiring cannot extend into a side yard beyond the side plane of the home.
- (d) Any external disconnect switch(s) will be located per NEC code near the house's power meter.

## **Article V. Aesthetics**

### **Section 5.01 Flags and Poles**

- One (1) flag up to three feet by five feet (3' x 5') in size attached to a flagpole mounted to the home. The pole may not exceed two (2) inches in diameter and sixty inches (60") in length.
  - This does not require ARC approval.
  - Only official flags of the United States, State, sports teams, or seasonal decorative flags may be displayed.
  - Flags which display trademarks or advertising, battle flags and similar flags which, in the Board's sole judgment, are intended to, or tend to, incite, antagonize, or make political statements (other than a statement of citizenship of the residence of the dwelling) shall NOT be displayed (the Declaration 9.16).
- Approved flags shall be maintained in good condition and shall not be displayed if mildewed, tattered, or faded beyond recognition.
- Free standing flag poles are not permitted.

### **Section 5.02 Window Treatments and A/C Units**

- Only typical window treatments such as blinds, draperies, shades, and plantation shutters are allowed and do not require architectural approval.
- Window air conditioning units or fans are not permitted.
- Exterior wall mounted split AC units can be installed on the side of house if they are screened from street view.

### **Section 5.03 Exterior Holiday Decorations**

- Holiday decorative lighting and decorations shall be allowed from Thanksgiving to January 15<sup>th</sup> of the following year.
- Other seasonal decorations are approved two weeks prior to the event until two weeks after the event.
- All decorations must appropriately relate to the holiday being celebrated.

### **Section 5.04 Trash Container Storage**

- Garbage cans and recycle bins must be stored in one of the following locations (stated in order of preference):
  - Inside your garage
  - Behind your house.
    - Requires ARC approval.
    - Requires screening plan that conceals the containers from the view of neighboring lots (See Appendix-2 for samples)
- No containers (of any type) may be stored in the front or along the side of your house.
- No garbage can or recycle bin should be placed at the curb any earlier than the evening before collection and should be removed by midnight, the day of collection. An exception is allowed for one additional day if you have a trash can cleaning service.

- Garbage cans should not extend into the street.

### **Section 5.05 Laundry Lines**

(a) No laundry lines are permitted anywhere inside the community.

### **Section 5.06 Garden Art and Water Features – in Front and Side of house**

- Mulched area attached to the front of the house.
- Fountains, statues, figurine, planters and/or water features are only permitted in the mulched area attached to and directly in front of house.
- A maximum of 4 statues or figurines, statues, planters, and/or garden art is allowed.
- The maximum height of statues, figurines, planters, or water feature (including water spray) is 30 inches.
- The maximum width or diameter of any feature is 24 inches.
- Front (not in mulched area attached to the front of the house)
- Plants and shrubs
  - Cannot be taller than 30 inches except when landscaping around utility boxes.
  - Cannot line the driveway, street, or street sidewalks.
  - Must be planted in a mulched larger than 3'x 3'
- Landscaping around utility boxes may not exceed 6 inches above the utility box being landscaped.
- No figurines, statues or water features are allowed.
- A maximum of 4 planters not to exceed 36 inches in height.
- Home address signs (see Section 3.12) can be located in the front yard in mulched areas.

## **Article VI. Vehicles and Parking**

### **Section 6.01 Personal, Non-Commercial Vehicles**

- The speed limit of the community is 25MPH and shall always be adhered to.
  - *Please proceed with caution when driving through the community.*
- The approved parking locations for resident passenger vehicles or pick-up trucks shall be on an owner's driveway or in an owner's garage.
- In no case shall a resident or occupant of the home be allowed to park or store a vehicle on the street.
- Personal vehicles parked in driveways may not extend into the sidewalk area.
- Any incorrectly parked or stored vehicles are subject to tow at the owner's expense.

### **Section 6.02 Parking of Commercial and Recreational Vehicles**

- Commercial vehicles are prohibited within the community.

- A “commercial vehicle” as defined by the Declaration shall mean any vehicle having a carrying capacity and/size designation greater than or equal to three-fourths (3/4) of a ton; any vehicle other than a law enforcement vehicle bearing a company name or logo, unless used as the primary source of transportation; any vehicle with ladders or racks on top or in truck bed; and any “box” van or truck. Additionally, the Board reserves the right to further define a vehicle as “commercial” if said vehicle is used primarily for commercial purposes other than commuting to and from the workplace.
- No boat, trailer, recreational vehicle, camper, camper truck, or commercial vehicle shall be parked, stored, or left:
  - On any part of the common open space within the Retreat at Rayfield.
  - In any driveway, except for temporary loading and unloading purposes, no more frequently than once per calendar month.
  - In any driveway, except for temporary loading and unloading purposes, for a maximum of 48 hours no more frequently than four (4) times a month.
  - On any other part of a lot at any time.
  - Unless the vehicle is fully enclosed within the garage located on the lot and with the garage door primarily closed.

### **Section 6.03 Clubhouse parking**

- For special occasions, a car, boat, trailer, recreational vehicle, camper, camper truck, or commercial vehicle may be parked in the Clubhouse parking lot.
- This REQUIRES prior written approval from the Retreat Board of Directors.
  - A Pass will be provided to validate this approval. Pass forms are available on our website.
  - Pass will be displayed on the front passage dash and be parked in the area specified while parked in lot.
- If permission is not approved such vehicles will be subject to Police jurisdiction.
- All towing charges shall be borne by the owner.

## **Article VII. Material Storage**

### **Section 7.01 Visible Storage**

- Storage of materials of any kind, including construction material, that are visible from the street or neighboring yards for longer than three days is not allowed.
- Weeds, vegetation, rubbish, debris, garbage, or waste materials are not allowed to be accumulated on any lot in the Retreat at Rayfield.

### **Section 7.02 Children’s Toy Storage**

- (a) Toys must be stored out of sight when not in use.

## **Article VIII. Pets**

## **Section 8.01 Owner Responsibility**

- All Pets should always be kept under their owner's control and in compliance with applicable leash laws.
- Pets must be on a leash and restrained whenever they are outside of a fence-in area of the community.
- The Board of Directors of the Association has the exclusive right at any time to exclude or have removed from the property certain animals and/or particular breeds of an animal that in its sole discretion it finds to be an unreasonable annoyance, inconvenience, a menace or threat, nuisance or creates an unsanitary condition within the community after a Notice of Opportunity for Hearing. The restrictions on animals could change at the discretion of the Board at any time.
- Owners are responsible for cleaning up any mess that a pet creates in Common Areas, or on any private property within the Retreat at Rayfield.
- Owners are responsible for their animal's actions and are solely liable for any provable damages.
- Each home is limited to three (3) pets.
- Animals creating a nuisance to residents shall not be tolerated – including noise issues (excessive barking, growling, howling, etc.). Should a nuisance become persistent please contact Animal Control for their assistance.

## **Section 8.02 Dogs**

- (a) One doghouse per lot may be approved by the ARC provided that it is located in the rear yard of a residence and cannot extend into a side yard beyond the side plane of the home and may not exceed 2 x 3 x 3 feet in dimension.
- (b) Dog pens and/or runs are not permitted anywhere on the property.
- (c) Dogs must be on lease when off of homeowner's property.

## **Article IX. Neighbor to Neighbor Disturbances**

The Board will not act upon matters that become a problem between neighbors in the Retreat at Rayfield. In the rare event that a resident causes unreasonable noise or other disturbances that cannot be resolved by speaking with the neighbor, the appropriate public law enforcement agency should be contacted. (For disturbances related to pets of residents, please reference Section 8.01(g) )

## **Article X. Enforcement Policy and Fine Schedule**

In the event of an Owner, tenant or guest failing to comply with any rules set forth in this Handbook or the Master Declaration, he/she may be subject to fines. Please see the current Policies and Fine Schedule on our community website

## Article XI. Pool Rules

Please see the current Pool Rules and Rental Form on our community's website

## Article XII. Clubhouse Rules

Please see the current Clubhouse Check List on our community's website

## Article XIII. Gym Rules

Please see the current gym Rules on our community's website

## Appendix and Attachments

### Appendix 1 - Approved Storm Doors

Approved for Front and Back of house.

Approved for Back of house.



## Appendix 2 - Trash Enclosures

Color must compliment or match the exterior façade.

## Appendix 3 - Metal Fencing

Minimum height of four feet (4') and maximum height of five feet (5')  
Spacing between pickets shall be no less than 1 1/2 inches  
Color must be black ONLY

## Appendix 4 – Mulch

Natural Black, Brown, or Dark Brown Mulch

## Appendix 5 - Landscaping Stones - Approved

## Appendix 6 - Landscaping Stones - Not Approved

## Appendix 7 – Standard Neighborhood Colors

## Appendix 8 – Acceptable Structures in Back Yard

Gazebos are not allowed

Tents/Canaopies are not Allowed

Attached Awnings are allowed.

Pergolas

Uncovered allowed and Covered not allowed