**EXPANDED DEFINITIONS OF "UNSIGHTLY ARTICLES" FOR THE FERN BLUFF NEIGHBORHOOD. APPROVED BY THE ACC ON MAY 26, 2021. AMENDED ON NOVEMBER 9,2021**

**DECLARATION OF RESTRICTIONS – FERN BLUFF SECTIONS (1) AND (2)**

***II. Q Temporary Structures;*** *Temporary Structures – No structure of a temporary character, mobile home, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot at any time as a residence, either temporary or permanent. No building may be moved on any lot. No racing vehicle, or any vehicle without current license plate shall be permitted to remain on any lot. No racing vehicle, or any vehicle without a current license plate shall be permitted to remain on any lot or be parked on a street adjoining a lot.*

***II. R Unsightly Articles****; Vehicles. No articles deemed to be unsightly by the Committee shall be permitted to remain on any Lot so as to be visible from adjoining property or public thoroughfares. Without limiting the generality of the use of the foregoing, trailers, graders, trucks other than pickups, boats, tractors, campers, wagons, buses, motorcycles, motor scooters and garden maintenance equipment shall be kept at all times, except when in actual use in enclosed structures as screened from view and no repair or maintenance work shall be done on any of the foregoing, or on any automobile (other than minor emergency repairs), except in enclosed garages or other structures. Service areas, storage areas, compost piles and facilities for hanging, drying or airing clothing or household fabrics shall be appropriately screened from view and no lumber, grass, plant waste, shrub or tree clippings, metals, build materials, scraps, refuse, or trash of any kind shall be kept, stored or allowed to accumulate on any portion of the Property except withing enclosed structures or appropriate screened from view.*

**Current definitions of "Unsightly articles", definitions are NOT limited to list below:**

**Appliances** – Any appliance that appears to have been discarded and is visible from the street or neighboring property. (Refrigerator, washer, dryer, dishwasher, AC, bread maker, microwave, blender, mixer.)
**Broken Windows** – Any glass in a window that is in disrepair. (Usually this refers to something that is visible from the front of the house or a neighboring property) As always, any extenuating circumstances are considered until repair can be made. Any signs, flags, or coverings other than window treatments (curtains, drapes, or blinds.)
**Window A/C Units** – Exceptions may be considered when a resident is arranging repair of central air conditioning unit. Residents may submit to the ACC for a mini-split system.
**Toys** – Toys that are in use like balls, bats, dolls, shovels, dishes are permissible. If abandoned and not in use for several days, must be properly stored. Large toys like cars, slides, swing sets, hobby horses, etc. should not be permanently stored in sight.
**Clothes Drying** – Clothes drying is permitted in the backyard.
**Driveway maintenance** – Driveways should be properly maintained and free from oil stains, potholes, rubbish storage, inoperable cars or motorcycles or items under construction.
**Furniture** – Furniture in disrepair, broken, or not used on a regular basis should not be stored in front of house.
**Broken Garage** – Garage panels should be in good repair and not partially open or closed.

**Old Newspapers** - Old newspapers need to be discarded and not stored in front of home.
**Grills** – Neighborhood events and tailgating parties are permitted.
**Landscape Material** – Permitted while a project is currently being installed. Landscaping material may not be indefinitely stored anywhere visible from the street or neighboring property.
**Storage Pods** – Permitted with prior approval the ACC. As an example; may be used during home remodel or move in/out.
**Car Covers** – Each home within the Fern Bluff Neighborhood was constructed with a 2-car garage, minimum. Storage of inoperable, unlicensed vehicles on any Lot is prohibited, except in enclosed structures (garages.) All repair or maintenance work on any vehicle must be within an enclosed structure (garage) except in an emergency.

Understandably, should inclement weather be forecast, a car cover may be desired and is allowed for a limited time, not to exceed 48 hours. Should additional time be required, an ACC request must be submitted and approved by the Committee. Long-term use of car covers, rather than garages, is considered Unsightly Storage and prohibited.

Standards for Car Covers:

- **Vehicles parked on any lot or adjoining street must be operable and not visibly in disrepair.**
- **Vehicles must have current inspection/license tag.**
- **Car Covers must be form-fitting (designed for specific vehicle) and remain in good condition.**
- **General-type car covers, tarps, or any other loose-fitting cover are not permitted**
- **ACC requests must be submitted and if approved by the Committee, approval shall be for 30 days only.**
- **Additional time beyond 30 days will require an additional ACC request.**