

Ballantrae

HOMEOWNERS ASSOCIATION, INC.

Policy Determinations Adopted by the Design Review Board April 17, 2007

1. Statues and figurines are not permitted in front yards. Items of that nature may be kept in rear yards.
2. The DRB has authorized all homeowners to place as many as three pots or potted plants in the front of any home (including the entry, as well as the landscaped area). Additional pots may be displayed, but only with advance approval in writing from the DRB.
3. Installation of concrete curbing around plant beds is deemed to be pre-approved as long as (a) the original layout of the plant beds is not altered and (b) the homeowner submits a signed copy of the enclosed certificate of compliance. (A full application must be submitted to the DRB if a plant bed is to be expanded or if a tree is to be removed from the bed.)
4. Gutters and downspouts may be added to any home as long as (a) the items are painted to match the house and fascia and (b) the homeowner submits a signed copy of the enclosed certificate of compliance.
5. Wood or metal playsets/swingsets may be installed as long as (a) the item is placed directly behind the house, (b) the item is anchored as directed by the manufacturer, (c) the homeowner accepts responsibility for any damage done by wind-borne debris from the playset, (d) the homeowner agrees to maintain the appearance of the item, and (e) the homeowner submits a signed copy of the enclosed certificate of compliance.
6. Plastic houses, slides and comparable playthings must be dismantled as stored in the garage or house when gales or tropical storms are forecast.
7. Trampolines may be kept on any lot as long as they are placed squarely behind the footprint of the house.
8. Any natural-colored mulch, rocks or stone may be placed in plant beds without prior approval.
9. A hose, hose reel, or hose container may be kept at the side of a house as long as it is hidden by a bank of shrubs or other foliage.
10. Trash cans may be stored at the side of a house as long as they are hidden by a bank of shrubs or other foliage.
11. In-ground flagpoles are prohibited. Flagpoles attached to homes may be used to display flags in the accepted and approved manner.

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