

COTTONWOOD – COMMUNITY RULES

Satellite Antenna/Dish

One satellite dish per home, if not located behind a fence. All dishes that are not located behind a fence must be hidden from the road by ARC approved landscaping.

Fireworks

Fireworks or other explosive or noise making devices may not be discharged anytime except June 30th through July 4th until 10:30pm, and on December 31st until 12:15am.

Firearms

Firearms must not be discharged at any time, or for any reason other than an emergency such as self-defense.

Traffic Enforcement

The maximum speed is 25mph and all persons driving shall obey all traffic laws.

Treehouses/Playsets

Treehouses/Playsets are not allowed unless they cannot be seen from the road.

Quiet Hours

Homeowners and Tenants are responsible for ensuring that no loud or disruptive activities occur after 8pm until 8am, Monday through Thursday, and after 10pm until 8am Friday through Sunday.

Gate Access

One gate code shall be issued to the Lot Owner and shall not be used or given to any other person not owning this property. Lot owners may request additional gate codes for vendors, tenants, or other persons who may need recurring access. Any code accessing the property more than 50 times per week shall be deemed to have violated the security of the code – and the code shall be inactivated.

Trash Containers

Garbage containers must be stowed (in garage or behind a fence) as not to be visible from the view of the Lot at any time except the day before pickup and no later than 10pm the day of pickup.

Driveways, Sidewalks, Curbing

All curbs, driveways, and sidewalks must be edged and also pressure washed at least once a year between January 1st and March 30th of each year.

Landscape Maintenance

The landscape turf shall be maintained as not to exceed a height of 5". All shrubs/trees shall be trimmed as to not touch the building or hang over the property line into the roadway. Shrubs shall be shaped and manicured.

Parking

No parking on the street. No commercial vehicles (such as 18-wheeler or 2+ton towing vehicle) or its trailers shall be parked in the street or any lot.

Property Maintenance

Owner shall maintain property in a neat orderly manner. Anything considered by the Association Board of Directors to be detrimental to the appearance of the property is prohibited.

Outbuildings (sheds, barns, storage container)

Synthetic (plastic, vinyl) outbuildings of less than 25 sqft and under 60" in height are allowed, only behind a fence and installed in a manner as not to be visible from the side or front lot lines. These sheds are considered personal property and temporary. No metal siding is allowed. No more than one outbuilding shall be allowed. No utilities shall be connected or provided to this structure.

Any structure with a wooden or concrete floor or requiring a strap to the ground shall be deemed a permanent outbuilding. Permanent outbuildings shall have a roof of the same material, color, and style as the primary home and shall have a brick, stucco, or wood siding finish. No metal siding is allowed. The maximum size of the shed is to be 400 sqft and shall not exceed 106" in height as measured from the ground to the top of its roof. The placement of this outbuilding must be behind the rear corners of the home and behind an approved fence. No more than one outbuilding shall be allowed to remain on the premises, and must be maintained in good working condition and appearance at all times. No sewer lines shall be connected to this structure.