

# **Charlton Forge**

## **Architecture Control Committee**

### **Good Neighbor Policy**

The Architectural Control Committee is charged with the interpretation and enforcement of the Declaration of Protective Covenants of Charlton Forge Subdivision, which regulates the use of all lots within Charlton Forge.

The purpose of the architectural control committee and the covenants are to promote a neat, attractive, harmonious appearance throughout the subdivision. The consistent and effective enforcement of the covenants will enhance the appearance of our neighborhood and, ultimately, help to preserve and maintain property values. Your willing compliance with the covenants will help to achieve these goals and continue to promote the neighborly atmosphere of Charlton Forge.

This brochure explains the covenants as they apply to existing and proposed residences. Items from the covenants have been grouped into several categories and do not necessarily follow the order of the Declaration of Covenants. This material is for informational purposes only. In case of any conflict between the covenants and this brochure, the covenants prevail. Also included in this information are several precedents, whereby past interpretations or enforcement of the covenants have been followed. These precedents will be continued.

Please note that you may see violations of the covenants in the neighborhood. They most likely resulted from lack of strict enforcement by the developers. The covenants **clearly** state that past noncompliance in no way restricts future enforcement. The committee intends that adherence to the covenants will become closely monitored and fairly enforced. All additions, changes or modifications to the exterior of your home, fences, wafts, buildings, sheds, pools or any other permanent structure must have prior approval by the ACC before beginning work. If you have any doubt, please call us **first!** Violations or concerns may be reported to any of the committee members listed below:

## **SUBMISSIONS**

Send all requests to the Chairman of the Architectural Control Committee. State your name and address, description of your request, and attach supporting literature, drawings, etc. that will clearly explain your request. Please ensure that your submittal package is free of "highlighted" markings, as they do not reproduce, only homeowners, and not tenants, may apply.

As provided for in the covenants, the committee will answer your request within 30 days of receipt. Work may not commence until such time as an approval by the ACC has been provided. All work must satisfy established building codes/regulations and must be initiated and completed as specified in the approval.

## **LOT USAGE**

- For residential purposes only.
- May not be used for school, church., or kindergarten purposes. (Other than recreational).
- All lots must be maintained (i.e., grass cut, dead trees removed.. weed control, etc.)

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## **FENCES and WALLS**

- All fence and wall construction must have prior approval by the ACC.
- Retaining walls must be made of, or veneered with brick or natural stone. They may also consist of railroad ties or similar material.
- Among the criteria considered in fence approval are height, material and street, neighbor view. As a matter of precedent, fences are approved only when the most attractive side of a fence (if the sides are different) faces the street and your Charlton Forge neighbors.
- No structures will be allowed forward of the front edge of any home, and as a policy the ACC will not allow fences forward of the rear edge of any home, unless special circumstances warrant it.

## **MAILBOXES**

- Mailboxes must be black, standard, Postmaster-approved.
- Mailbox posts must be square, unpainted wooden 4" x 4" posts.
- No decorative boxes (i.e, wagon shape animals, etc.) are permitted.
- The tubes attached to your mailbox post are there to provide communication within our community, as postal regulations prohibit the use of your mailbox for this purpose. Advertisements, etc. are a violation of city code, and should be reported.

## **HOUSE EXTERIOR**

Any changes to the exterior of your house must have prior approval, including but not limited to:

- Changes to paint or other exterior colors
- Installation of sidewalks and driveways.
- Swimming pools, and tennis courts.
- Playhouses
- Any new construction such as decks, screened porches ,or additions.

### **The following are prohibited:**

- Window-mounted heating, air conditioning, or fan units.
- Foil or awnings other reflective window treatments.
- Clotheslines or other outside facilities for drying or airing clothes.
- Permanently mounted basketball goals.
- Any permanent structure forward of the leading edge of the home.

## **YARDS**

- All of the yard visible from the street must be planted with grass and/or have suitable ground cover and must be well maintained.
- No rubbish or debris, or other nuisance, is allowed to accumulate anywhere on your lot.

## **PETS**

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- Only domestic pets are allowed in your yard. This has been interpreted to include only cats and dogs.
- Doghouses or other structures for pets must not be visible from the street.
- Pets must be leashed at all times and pet owners are responsible for policing waste deposited on common ground or other residential property.

**SATELLITE DISHES AND ANTENNAS**

- 18" Satellite dishes and antennas must have prior approval and cannot be installed on the front of any home.
- As a matter of precedent, ground mounted satellite dishes have not been permitted.

**VEHICLES**

- Trailers, campers, RVs, boats, etc. must be parked in the extreme rear of the property with natural cover planted to shield the vehicle from visibility.
- No inoperative vehicles may be parked on the property in excess of 14 days, and all vehicles must be parked on paved surfaces,
- No vehicle repair (except for emergencies) or restoration may take place upon any lot.
- We encourage all residents to park their vehicles on driveways and to avoid parking them in the street. Violations of this nature must be reported to the city

**MISCELLANEOUS**

- No signs may be erected on your property except professional signs for the sale or lease of your own house. These signs may not exceed 2'X 3'and they may not be lighted.  
Directional signs are prohibited
- Short term political and special occasion signs are permitted (i.e., birthday, garage sale, etc..)
- Above-ground pools are prohibited.
- Fences, walls or trellises forward of the rear edge of any home are prohibited except in special circumstances,
- No signage may be erected on common ground,
- Animals may not be allowed to roam and must be restrained at all times.
- Please obey the posted speed limits and stop signs.