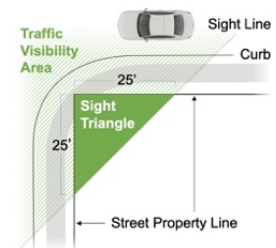


Without community-wide standards, a neighborhood can decline over time, along with property values. Our Board of Directors is responsible for fairly and reasonably enforcing our Hermitage Protective Covenants that specify these standards. Not only will this preserve aesthetics and property values, it can reduce the chance of conflict among neighbors.

This document summarizes sections of Use Restrictions and Rules that are relevant to lots with homes already built. Refer to www.hermitagehoa.org/gov for the complete governing documents. In the event of a conflict between this summary and the covenants, documents filed with the Probate Court of Madison County, Alabama takes precedent. Homeowners may request a special variance from the Board on a case-by-case basis. Never assume that because a neighbor received a variance for something noncompliant that it is now allowed.

1. **General.** All Owners and Occupants must comply with the following use restrictions.
2. **Residential Use.** Single-family residential purposes exclusively. No business activity.
3. **Signs.** Require ACC approval*. Refer to [Sign Guidelines](#)*
4. **Vehicles.** Don't park any vehicle in the yard or street. No RV, camper, trailer, boat, ATV, golf cart, or towed vehicle may be stored beyond 3 days except if kept hidden from view in a garage or behind a fence - time extensions require prior express consent of the Board. No commercial vehicle or 18-wheel truck/cab. No ATV, golf cart, dirt bike, or similar should be driven on streets unless registered & plated as a street-legal Low-Speed Vehicle (LSV).
5. **Leasing.** Residential leasing allowed for a minimum term of 6 months.
7. **Animals and Pets.** Only dogs, cats, and other common household pets in reasonable number are allowed. No pets kept for commercial purposes. Pets must be registered, licensed & vaccinated. Pets that endanger health, make objectionable noise, or constitute a nuisance must be removed by the Owner upon request of the Board. Pick up after your pets.
8. **Nuisance.** Don't do or store anything that would bother other residents.
9. **Unsightly or Unkempt Conditions.** Ensure that your property is maintained and well kept. Keep unsightly activities such as auto repair hidden from view from the street.
10. **Architectural Standards.** You MUST get approval from the ACC in writing for certain modifications to your property BEFORE work begins. Refer to www.hermitagehoa.org/ar
11. **Antennas.** Satellite dishes up to 1 meter are permitted but must be hidden provided an acceptable quality signal can be received.
12. **Energy Conservation Equipment.** Require ACC approval*. Must be harmonious with the architecture of the home.
14. **Sight Lines at Intersections.** Corner lots must not obstruct between a height of 30" and 6' within the sight triangle of 25' from the corner.
15. **Clotheslines, Garbage, Etc.** Clotheslines, storage tanks, woodpiles and pool related items must be hidden. Garbage and Recycling receptacles must be concealed from view from the street or placed neatly against the rear or side of the house, except on collection day and the evening before. Bulk Trash should be concealed from view from the street until placed at the curb the day prior to collection for City residents or the Sunday prior to the week



of collection for County residents. Always place Receptacles and Bulk Trash for collection so that it minimizes blockage of the street and sidewalk.

- 17. Guns.** The use of firearms including “B-B” guns and pellet guns is prohibited.
- 18. Fences.** Require ACC approval*. Fences must be kept properly maintained and stained. Refer to [Fence Guidelines*](#) for specific standards.
- 20. Air Conditioning Units.** No window air conditioning units.
- 21. Swimming Pools.** Require ACC approval*. No above-ground pools are permitted, except small kiddie pools shorter than 2 feet and hidden from the street.
- 22. Lighting.** All exterior lighting visible from the street requires ACC approval*, except for seasonal decorative lights from November 15 to January 15.
- 25. Mailboxes.** Require ACC approval*. Must be iron and black in color.
- 26. Gardens.** No vegetable gardens, compost gardens, greenhouses or other food source planting shall be allowed in the front or on the sides of any lot.
- 27. Landscaping.** Ensure landscaping is maintained and well kept. Grass must never reach higher than 6". Tree stumps visible from the street must be ground, then sodded or mulched. Keep sidewalks and driveways edged. Keep plants trimmed so they don't obstruct sidewalks, streetlights or traffic signs. The area between the curb & sidewalk must remain grass, except plants up to 2' high within landscaped areas bordering driveways, mailboxes or utility boxes.
- 31. Driveways.** Driveways visible from the street or neighboring properties must be concrete.
- 32. Outbuildings.** Require ACC approval*. Any outbuilding placed or altered must have consistent quality and harmony with the existing structures. Refer to [Outbuilding Guidelines*](#)
- 34. Exterior design.** Exterior design, exterior paint color, brick type & color, roof type & color, and windows require ACC approval*. No aluminum windows allowed. Minimum roof pitch will be 8/12. Roofs must use architectural grade asphalt shingles.
- 35. Garages.** Require ACC approval*. Detached garages are allowed as long as they match the design of the house. Carports are prohibited.
- 36. Construction.** Building materials, debris, waste bins and portable toilets must either be maintained in an orderly fashion or kept hidden from the street and never placed in the street.
- 38. Flags.** Flags must be displayed only on flagpoles. Up to 2 flagpoles no longer than 4' may be attached to the outside wall of the home for display of a US, State of Alabama, Armed Forces, POW-MIA, sports team or holiday themed flag. Freestanding flagpoles require ACC approval*, may be up to 25', and may only be used to display a US flag no longer than 6', and may additionally display a State of Alabama, Armed Forces, or POW-MIA flag, provided it is below and no larger than the US flag.

* Visit www.hermitagehoa.org/ar for guidance on Architectural Control Committee (ACC) approval requests. Visit www.hermitagehoa.org/guidelines for the latest ACC Guidelines.