

LTIA Architectural Review Committee Report 2024

Holiday Lighting: Homeowners and the families may decorate their home units in celebration of holidays, e.g., Halloween, Thanksgiving, and the winter holiday season, with the understanding whatever lights and other festive articles they've put up is brought down and put away out of neighbor view after the observed holiday is concluded by the first week of the following month. For example, Christmas lights, garlands, tinsel, nativities, inflated and/or automated doll works, once up during the month of December, are removed by the first week of January.

Limberlost Terrace Trash, Rollaway and Moving Containers: No garbage, trash cans, or other refuse containers shall be kept in front of or beside any Unit for a period in excess of twenty-four (24) hours before the day of regular schedule pickup.

All trash cans must be removed and stored, reasonably concealed from the street, no later than the evening on the day of trash pickup. Reasonably concealed is deemed as being placed behind the garage line, preferably on the side yard, and obstructed from view by neighbors. This can be accomplished by trees, plants, bushes and/or a gate or fence.

Board approval must be sought by any resident and/or homeowner wishing to place storage or refuse bin/receptacle(s) (i.e. rollaway, not regular trash cans) on the street, in front of their residence, or in their private driveway for more than one week. All residences are limited to two placements per year of such receptacles. Requests for more frequent placements or additional time must be given to the Board for approval.

Moving containers such as Pods cannot remain in place for more than 14 days without obtaining prior approval from the Board. This restriction ensures proper management and compliance with community standards, preventing long-term obstruction and maintaining neighborhood aesthetics. Failure to adhere to this rule may result in penalties or mandated removal of the containers.

Walls and Gates

No fence is shorter than 6 feet and individual slats are no more than 9 inches wide.

No wooden fences, as they are not storm-worthy and fall apart more easily. Chain link, 6-foot-high ones with privacy slats is the standard type or, adobe brick walls that match the exterior of the houses, 6 feet high.

Regarding boundary fences (fences where two neighbors share ownership of said fence), both neighbors must agree when changes are made on the shared boundary fence. If one neighbor decides to build a wall or fence running down their easement from the street to the back fence, they would need to ask if their neighbor wants to share the fence and if not, they need to build the fence up to their own boundary line. They must ensure there is an egress point for utility workers to access the back easement and utility boxes via an unlocked gate.

All gates facing the street need to match the black, wrought iron gates that currently exist.

Before making any changes to their existing fences or before replacing an existing fence, homeowners must seek the approval from the HOA's Architectural Review Committee as well as communicating the changes with homeowners directly affected by the changes.

Streetlights

The Limberlost Terrace Improvement Association Board approved the listed replacement lamp to replace outdated streetlamps. Any other style will need to be submitted and approved by the Architectural Review Committee before installation. To facilitate the needs of neighbors, the Board purchased several streetlamps and have them available for purchase for \$65.

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Mailboxes

Mailboxes will be black, metal post-style except for flag and house number/name and can have a locking mechanism. No plastic and wood mailboxes are permitted. See separate file with picture references of approved mailbox styles. It is the responsibility of homeowners to determine proper fit/installation of their current mailbox. Any other styles must be approved by the Board.

When peeling or fading occurs, our mailboxes need to be painted with Rustoleum Black.

New mailbox installation and related finish work are the responsibility of the homeowner.