

**ARCHITECTURAL REVIEW COMMITTEE
("ARC")
OF PROVIDENCE OF MONTGOMERY
(PIKE ROAD, AL)**

STANDARDS

The following standards of the ARC of Providence of Montgomery have been adopted and shall remain effective until amended in accordance with the provisions of the Declaration of Protective Covenants, Conditions and Restrictions for Providence of Montgomery, A Residential Subdivision (the "Declaration"). All capitalized terms used have the meanings given them in the Declaration.

1. Land.

- a. No rocks, rock walls or other substances shall be placed on any Lot as a front or side yard border or to prevent vehicles from parking on or pedestrians from walking on any portion of such Lot or to otherwise impede or limit access to the same. No bird baths, fountains, reflectors, flag poles, except if attached to the Dwelling in a location approved by the ARC, statues, lawn sculptures, lawn furnishings, artificial plants, rock gardens, rock walls, bird houses or other fixtures and accessories shall be placed or installed on or within any Lot or Dwelling which would be visible from any public or private streets providing access to the Property. Approved flag sizes are 3'x5' or smaller.
 - i. Edging around natural areas should not be visible from the street or should not be more than six inches (6") above ground made of brick, brick pavers, stacked stone, or geo- stone and should be a color similar to the brick color. Metal or plastic edging may be permitted provided it is flush with the ground and not visible from the street. No precast or poured curbing is permitted.
 - ii. If visible from the street, up to six flower containers of subtle and subdued colors and of a suitable size, not to take the place of foundation plants, are allowed. Flower containers should contain healthy flowers and be free of weeds or other plant material. No plastic flowers or shrubbery are allowed.
 - iii. When not in use, hoses visible from the street should be stored neatly on a hose reel or in a hose box. Reels and hose boxes should be of a subdued color.

- iv. No colored mulch or gravel is allowed. All mulch should be natural colored bark, chips, or pine straw. Natural color includes cypress, hardwood, pine, and chocolate.
 - b. No vegetable, herb or similar gardens or plants shall be planted or maintained in the front or side yards of any Lot or Dwelling or in the rear (back) yard of any Lot or Dwelling if the same would be visible from any public or private street providing access to the Property.
 - c. Any landscaping changes involving trees or outside a flowerbed adjacent to a home must be approved by the ARC. If a tree is damaged and there is no intent to replace it, homeowner must submit notice to the ARC.
- 2. Exterior Lighting. All exterior lighting for any Dwelling, including, without limitation, free standing lighting and utility lights attached to a Dwelling, must be approved by the ARC. Walkway lighting is allowed according to the following criteria.
 - a. Fixtures should not exceed twelve inches (12") in height from the ground.
 - b. Fixtures should be placed no closer than six feet (6') apart.
 - c. No driveway lighting.
 - d. Submit lighting plans to the ARC for review and approval.
 - e. Any large exterior lights above twelve inches (12") in height must be approved by the ARC prior to installation.
- 3. Exterior Materials and Finishes.
 - a. All exterior building material finishes for any Dwelling shall be approved by the ARC. All wood surfaces utilized on the exterior of any Dwelling shall be painted or stained.
 - b. No wooden steps, stoops or porches shall be allowed on the front or sides of any Dwellings. No concrete, concrete block or cinder block shall be used as an exposed building surface; any concrete, concrete block or cinder block utilized in the construction of a Dwelling or for retaining walls and foundations shall be finished in the same materials utilized for the remainder of the Dwelling (e.g., brick, stone, stucco, etc.)
 - c. Holiday decorations may be displayed forty-five (45) days before a holiday and must be removed within ten (10) days after the holiday.

- d. Any exterior changes from original construction must be approved by the ARC.
4. Fences. No fences of any kind or material shall be permitted within the Property except as approved by the ARC. All fences should be made of pressure treated pine, cedar, or cypress and be six feet (6') in height. Wood fences must be of a shadow box design. Wood fences may be stained a subtle and subdued color approved by the ARC. Fences along the side of homes should not come off the back wall more than six feet (6') of the depth of the house. All proposed fencing should be submitted to the ARC for review and approval prior to construction.
 - a. All fences shall be properly maintained to avoid bowing and gross discoloring. Natural colored fence staining is recommended. If the ARC determines a fence is in disrepair, it shall have the ability to recommend alterations to bring the fence into compliance.
5. Windows, Window Treatments and Doors.
 - a. Reflective glass shall not be permitted on the exterior of any Dwelling. No foil or other reflective materials shall be installed on any windows or used for sunscreens, blinds, shades or other purposes. Any addition of a glass door must be approved by the ARC.
 - b. Screen doors shall not be used on the front or side of any Dwelling. Appropriate window treatments shall be used on all windows. Sheets, bed linens, blankets and paper or plastic bags are not appropriate window treatments.
6. Mailboxes. Only one (1) mailbox shall be allowed on any Lot or Dwelling. Mailboxes shall be of a standard size and design similar to the mailbox originally installed by the Developer. Mailboxes shall contain only the house number and the name of the Owner of the Lot or Dwelling as approved by the ARC, but no further inscription, paintings, ornaments or artistry shall be allowed. Temporary festive decorations are allowed for no more than 45 consecutive days.
7. Satellite Dishes and Antennae. No satellite dishes larger than 18" in diameter shall be allowed on any Lot or Dwelling. Any such small satellite dish shall be attached to the Dwelling on the rear or side of the Dwelling in such manner as is not visible from any public or private street providing access to the Property to the extent possible. No radio antenna, radio receiver or other similar device or aerial shall be attached to or installed on any Lot or Dwelling, unless the same is contained entirely within the interior of a building or other structure, is not visible from any public or private street providing access to the Property or adjacent Lot or Dwelling and is approved by the ARC. No radio or television signals or any other form of electromagnetic radiation or transmission shall be permitted to originate from any Lot or Dwelling which may interfere with the reception of radio or television signals within the

Property or any other real property situated in close proximity to the Property. Satellite dishes must be placed in the most inconspicuous location (i.e. behind or towards the rear of the home) as seen from the street but where a clear signal can be received. Satellite dishes are not to be mounted on the ground.

8. Outdoor Furniture, Recreational Facilities and Clotheslines.

- a. Any hard (exterior) furniture placed, kept, installed, maintained or located on any Lot or Dwelling shall, to the greatest extent practicable, be located so that the same shall not be visible from any public or private street providing direct access to the Property. No interior furniture (i.e., sofas, etc.) shall be allowed outside any Dwelling. Small appropriately-sized tables, chairs, and benches are allowed only on covered front porches.
 - b. Sheds, playhouses, children's toys, swing sets, jungle gyms, trampolines, woodpiles, and other outdoor and recreational equipment and appurtenances shall be attempted to be hidden from public view from the street. Play structure or sheds visible from the street are only allowed if the Dwelling has an approved Fence.
 - c. Basketball backboards shall be located as close to the back property line as possible. No moveable basketball goals shall be placed in or near the street.
 - d. Outside clotheslines or other outside facilities for drying or airing clothes shall be prohibited on any Lot or Dwelling unless such clotheslines or other facilities are screened by appropriate landscaping from view from any public or private street providing access to the Property and from any adjacent Lot or Dwelling. No clothing, rugs or other items shall be hung, placed or allowed to remain on any railing, fence or wall.
 - e. Barbecue grills or other types of outdoor cooking equipment and apparatus shall be located only at the rear or side of a Dwelling and shall not be visible from any public or private street providing access to the Property.
 - f. Bird feeders, wood carvings, plaques and other types of homecrafts shall not be permitted in the front or side-yards of any Lot or Dwelling not shall any of the foregoing items be attached to the front or side of any Dwelling. All bird feeders, wood carvings, plaques and other types of homecrafts shall be located only at the rear of a Dwelling and shall not be visible from any public or private street providing access to the Property.
9. Pets and Animals. No livestock or poultry of any kind shall be kept, raised or bred by any Owner upon any Lot, Dwelling or other portion of the Property; animal breeding or commercial-purpose animals are prohibited. No pet shall be allowed to make an unreasonable amount of noise or become a nuisance. All structures or areas for the care, housing or confinement of any pet shall be located at the rear of a Dwelling,

shall not be visible from any street providing access to the Property and shall be constructed of materials and of a size approved by the ARC. Dogs and cats shall not be allowed to roam unattended within the Property; all dogs shall be kept and maintained within fenced or walled areas on a Lot or Dwelling, as approved by the ARC, or otherwise under leash or in an invisible fence system in the backyard only. Pets shall not be permitted to leave excrement on the Lot or Dwelling of any other Owner and the Owner of such pet shall immediately remove the same. Each Owner shall be liable to the Association for the costs of repairing any damage to the Common Areas caused by the pet of such Owner or Occupant. The Board shall have the right from time to time to promulgate rules and regulations governing keeping the pets within the Property, including the right to assess fines for violations of such rules and regulations.

10. Trash, Rubbish and Nuisances.

- a. No trash, garbage, rubbish or debris of any kind shall be dumped, placed or permitted to accumulate upon any portion of the Property nor shall any nuisance or odors be permitted to exist or operate upon or arise from any Lot or Dwelling which would render any portion thereof unsanitary, unsightly, or detrimental to persons using, occupying or owning any other Lots or Dwellings within the Property or any real property owned or being developed by the ARC or Developer in close proximity to the Property. Each Owner and Occupant shall refrain from any act or use of a Lot or Dwelling which could cause disorderly, unsightly or unkept conditions, result in the cancellation of or increase in insurance coverage or premiums for any portion of the Property or be in violation of any law, statute, ordinance, rule, regulation or requirement of any Governmental Authority. Without limiting the generality of the foregoing, no exterior speakers, horns, whistles, bells or other sound devices, other than security and fire alarm devices used exclusively for such purposes, shall be located, used or placed upon any Lot or Dwelling or other portion of the Property. Any Owner or Occupant who dumps, places or allows trash or debris to accumulate on his Lot or Dwelling or on any other portion of the Property shall be liable to the Association for all costs incurred by the Association to remove the same.
- b. Trash, garbage and any other refuse or waste shall not be kept on any Lot or Dwelling except in sanitary containers or garbage compactor units. Trash cans and containers shall be screened from view from all public and private streets providing access to the Property and adjacent Lots and Dwellings by appropriate landscaping or fencing approved by the ARC, unless placed at the curb on the day of pickup by the waste pickup service for the Development.

11. Recreational Vehicles and Machinery and Equipment.

- a. Mobile homes, motor homes, trailers of any kind, campers, commercial vehicles, vans, motorcycles, bicycles, motorized carts and all-terrain vehicles,

lawnmowers, tractors, utility trailers, tools, construction machinery and equipment of any nature, golf carts, boats and any other type of watercraft, including boat trailers, and any other similar types of vehicles, machinery or equipment shall not be permitted, stored or allowed to remain on any Lot or Dwelling unless the same is placed, stored and maintained behind the principal building setback lines and not visible from the street. Neither the Common Areas nor the public or private streets within the Property shall be utilized for the parking or storage of any of the foregoing vehicles, recreational vehicles, machinery or equipment.

- b. Any vehicle which is inoperable shall be removed from the Property within twenty-four (24) hours. No Owner or Occupant shall repair or restore any vehicle, machinery or equipment of any kind upon within any portion of the Common Areas. Any personal vehicle repairs shall be made in accordance with Section 17(g) of the Declarations and completed either in the garage or at the top of the driveway furthest away from the street.

12. Signage. No signs or advertising posters of any kind (other than one (1) "for sale" or "for rent" sign in size and color approved by the ARC) shall be maintained or permitted within any windows or on the exterior of any Lot or Dwelling or elsewhere on any portion of the Property without the express written permission of the ARC. One (1) political sign is allowed per Property, but only within thirty (30) days before an election, and it must be removed within three (3) days after the election. One small security sign no larger than one square foot (1ft²) mounted on a stake no higher than thirty-six inches (36") and located adjacent to the front of the home in the foundation bed is allowed. Use of bright or garish colors is not allowed.
13. Above or Below Ground Tanks and Wells. No exposed above-ground tanks for the storage of fuel, water or any other substances shall be located on any Lot, Dwelling, or within any of the Common Areas. No septic tanks or similar sewage facilities may be installed or maintained on any Lot or Dwellings. Only public sewage systems shall be utilized for the discharge of sewage from any Lot or Dwelling.
14. Temporary Structures. No temporary house, trailer, shack, tent, barn, shed, stable, poultry house or yard, rabbit hut, treehouse or other outbuildings or structure of any kind, shall be permitted, constructed, installed or allowed to remain on any Lot or Dwelling; provided, however, that the foregoing shall not be deemed to prohibit (a) any detached garages or other structures which are approved in writing by the ARC, (b) dog houses, and (c) construction trailers and/or sales offices of Developer.
15. Swimming Pools and Tennis Courts. No swimming pools, outdoor hot tubs, reflecting ponds, saunas, whirlpools, lap pools or tennis courts may be constructed, installed and maintained on any Lot or Dwelling without the prior written approval of the plans for the same by the ARC. No above-ground pools or pool slides are allowed. Any Property with a pool is required to have an ARC-approved privacy fence.

Revised: February 2, 2016