



Covenant Restrictions and Architectural Review Guidelines

Below is a list of the most common Architectural Review Board Application requests and a brief explanation as well as some of the restrictive covenants that apply to Providence Neighborhood Association, Inc. Please refer to the **Providence Homeowner's Documents**, Article IX – Architectural Control and Article XI – Restrictive Covenants for a complete list of covenants and guidelines for our community.

An Architectural Review Board Application must be completed for all modification to your property or the exterior of your Providence home. Please allow thirty (30) days for the application to be processed.

- A property survey with requested modifications indicated on it must be included with your application.
- Contractor specifications, paint colors, etc., must accompany the request for processing. Incomplete submissions may be returned to the owner and are not subject to the thirty (30) day time limit for approval.

PAINTING:

Contact the management company for a list of approved house, trim and front door/shutter colors. Please be aware that a selected house color cannot be repeated within three consecutive homes on the same side of the street, and a house color cannot be repeated within three consecutive homes on the opposite side of the street. **NOTE: A resident may choose a body (house) color, a trim color for around windows and doors, and a front door/shutter color. All fascias and soffits must remain white.**

FENCING:

Vinyl and aluminum / wrought iron fencing are permitted and your application should include a photo or brochure indicating the style, color, and height of the fence you are requesting. All supports and posts must be on the inside of the fence. In accordance with existing fence amendments, fences shall be either white vinyl six feet (6') in height or black wrought iron or aluminum either four feet six inches (4' 6") or six feet (6') in height. The location of a fence must be drawn on the survey submitted with the application. White vinyl fences are not permitted on the street side of a residence on a corner lot. Fences must not have decorative tops or posts.

PLAY STRUCTURES:

Basketball goals (fixed or portable) and play structures are not permitted without the approval of the ARB.

POOL EQUIPMENT:

Pool equipment, water softeners, oil tanks, pumps, and other mechanical fixtures and equipment must be screened with landscape shrubbery or located so as not to be visible from the street or other lot.

REFUSE COLLECTION:

All trash, garbage, yard waste, and recycling bins cannot be placed curbside earlier than the evening before scheduled collection, and all containers must be stored no later than the evening of collection. Garbage cannot be stored on any portion of the property except in covered or sealed containers that are placed within an enclosure, in the garage, or otherwise concealed from view.

SIGNS:

One sign of a real estate nature is permitted per lot not to exceed eight (8) square feet of surface area per side (2 sides maximum). Any other sign must be approved by the ARB.

SHEDS:

All temporary structures including sheds must be approved by the ARB prior to construction or placement on the lot.

EXTERIOR MAINTENANCE:

All owners are required to maintain their landscaping and residence in a neat and attractive condition. Owners are responsible for the maintenance of their rental property in the community. Regular maintenance includes mowing, edging, trimming of trees and shrubbery, weed control, fertilization, care of garden beds including mulch, and replacement of dead grass and/or plants.

VEHICLE RESTRICTIONS:

Boats, trailers, campers, trucks, mobile homes, RVs, and commercial vehicles are not permitted to park at your property unless they are inside your garage. Vehicle repair is not permitted on your property. Inoperable vehicles should be stored in the garage after 48 hours on the premises.

WETLANDS RESTRICTIONS:

It is a violation of the Providence Homeowner's Documents to alter wetlands along Little Lake Sawyer for boat use, ramps, fences, beaches, etc., without the approval of the Architectural Review Board. Lakefront restrictions are specifically outlined in Article IV Restrictive Covenants, Sections 12 and 13 of the Providence Homeowner's Documents.

ARB approval is required for (but not limited to) fences, major landscape changes, exterior paint colors, roof shingle color, room additions, pools, screen enclosures, etc.

The Association has the responsibility and obligation to enforce the Providence Homeowner's Documents and Restrictive Covenants, Conditions and Restriction under the Enforcement sections of the document, in a court of law, including recovery of damages, maintenance of property in violation, and imposition of fines. Please refer to the Providence Homeowner's Documents for specific regulations.