

# **PROVIDENCE ARCHITECTURAL GUIDELINES**

**Revised February 2022**

## **INTENT OF THE GUIDELINES**

The Architectural Guidelines provide builders and homeowners with restrictions to ensure that the homes continue to complement each other with compatible styling. By harmonizing the homes from the beginning, we hope to avoid stark contrast that can lead to a cluttered appearance in the neighborhood. The restrictions on these improvements are aimed at providing an attractive, harmonious, physical environment both during and after construction. Size, style, color, materials, parking, and other visible elements are addressed, not to restrict personal preferences, but to preserve the unity of the community.

## **THE APPROVAL PROCESS**

The Providence Homeowners Association (the "Association") Board of Directors (the "Board") has set up an Architectural Review Committee (the "ARC") to implement the review of Site Improvements and Home Improvements that do require specific approval of the ARC. The ARC review and approval process is generally as follows:

A homeowner must submit an Improvement Request Form (the "IRF" attached hereto and incorporated herein) to the Management Company (see IRF for the Management Company contact information). The homeowner shall indicate the specific improvement being requested for approval. The IRF lists general information that the homeowner shall provide. The Management Company and or the ARC have the right to request that the applicant provide additional information for clarification purposes.

The Management Company will send the Improvement Request Form to the ARC for review and comments, approval, or denial.

The ARC will make its best effort to review each request and provide a response within 30 days of receipt of the ARC Request Form, but the ARC is under no obligation to make a response within said time frame and failure to do so does not constitute approval.

In limited circumstances, exceptions to these guidelines can be granted by the ARC.

Some Site Improvements (defined below) and Home Improvements (defined below) are allowed without specific approval so long as they comply with the Architectural Guidelines herein.

## **ENFORCEMENT OF THE GUIDELINES**

Since these guidelines are provided for the benefit of the residents, the residents are responsible for reporting any violations of the guidelines to the Board.

The Association will attempt to enforce items that are brought to its attention. However, failure to enforce any portion of these guidelines does not alter the content of the guidelines and does not affect the Association's ability to enforce the guidelines. The Board may alter the Architectural Guidelines at any time. The adopted Covenant, Conditions and Restrictions ("CCR's" or "Covenants") for Providence take precedence over these guidelines should there be a discrepancy between the two. In all instances,



local building codes have precedence over both of those documents. Approval by the ARC does not and is not intended to relieve the homeowner of any responsibility to adhere to government codes.

## **ITEMS REQUIRING SPECIFIC APPROVAL OF THE ARC**

### **Guidelines**

The following items need specific approval from the ARC in accordance with the approval process outlined above.

## **SITE IMPROVEMENTS**

### **Grading and Filling**

Any modification to the grading, elevation, and drainage pattern of the land on any lot.

### **Landscaping**

Landscaping that is not generally in keeping with the style, design and variety typically found in the Providence Community will be reviewed by ARC which may require compliance action of the homeowner. Due to their visibility, front yard landscaping and landscaped corner lots are more strictly supervised than interior backyard areas.

### **Landscape Rocks and Steppingstones**

Landscaping rocks and steppingstones must be approved by the ARC. A plan showing the location, size, color must be submitted along with the IRF. Approved landscaping rocks should be displayed in conjunction with greenery and should not be the focal point of a landscaped bed. Size, type of stone, positioning and appropriateness may be criteria for approval of landscaping rocks.

Steppingstones are discouraged in favor of bricked or paved sidewalks. Steppingstones through landscaped beds or yards are only permitted with ARC approval and consent of neighboring homeowners.

## **HOME IMPROVEMENTS**

### **Additions and Front Porches**

- Room additions and front porches should be of similar materials, colors, and styles as the existing home.
- Roofing should be of a consistent color and slope which complements the existing roof line.
- Overhangs and eaves should match the existing structure.
- Brick or siding should match the home's materials and be sufficiently reworked to tie into the home to blend the new addition with the existing structure.



- Flat roofs are not allowed except with special approval by the ARC and with the consent of all neighbors who have a reasonable view of the home from their house.
- All new additions must comply with easement and setback restrictions. More liberal setback standards may apply to eaves, steps, and open porches.
- Samples of all building materials must be submitted to the ARC along with the completed IRF. An estimated date of completion should be included in the architectural approval request, and the work should be completed within 30 days of this date, weather permitting. The Association reserves the right to revoke approval and tear down any incomplete improvements after this 30-day period.

## **Paint - New Color Not Matching the Existing Paint**

Before repainting any exterior portion of the home, a new color, including fences, doors, windows, and shutters, new paint samples must be submitted to the ARC along with the completed IRF. Any neighbor whose home has reasonable view of the home to be painted must approve the new paint color. Also, any homeowner who wishes to paint or repaint any brick or dryvit structure with a new paint color must obtain approval of neighboring homeowners and the ARC. The material of the surface to be painted should be included in the IRF.

## **New Roof Treatments**

If a new shingle type or color is desired, the homeowner must receive approval of the color and type of material by submitting a sample with the IRF to the ARC. Except for painted metal roofs or copper roofs on porches and over bay windows, asphalt shingles are the only acceptable roofing material.

## **Patios, Decks and Rear Porches**

All patios, decks and rear porches require ARC approval before construction begins. Approval will be based on materials, location, and size of the patio, deck or rear porch in relationship to the lot and house. All visible wood construction should be of western cedar or pressure-treated pine. Wooden decks may be treated with one of the "Standard Stains" defined on the IRF. Decks that are visible from the street should be landscaped a minimum of one 12" shrub (or comparable plant) for every four lineal feet of deck on the side where visible. Larger shrubs or trees may be required for decks that are more than 4' above grade. An IFR shall be submitted to the ARC before any work is begun. This request should include an estimated date of completion, and all work should be completed within 30 days of this date, weather permitting. The Association reserves the right to revoke approval and tear down any incomplete improvements after this 30-day period.

## **Awnings**

Awnings may be allowed on the front or rear portion of a home only with approval from the ARC. The ARC reserves the right to restrict awnings based on color, location, materials, and upkeep. No plastic or metal awnings will be allowed.



## **Antennas and Satellite Dishes**

No antenna is allowed without developer or ARC approval. Antennas, if approved, must be located toward the rear of the roof ridgeline, cable, or centerline. Freestanding antennas must be attached to the rear wall of the main structure.

## **Accessory Structures**

The only accessory buildings allowed will be greenhouses, gazebos, trellis shade structures, some children's playhouses, and certain storage buildings. Storage buildings shall be wood, vinyl siding, or brick finish with roof shingles to match the home. Metal buildings are not permitted. Accessory buildings should be designed to complement the existing home. All accessory structures must be placed to the rear of the home. When the backyard is visible from the street or another neighbor's house, a fence, tree row or natural opaque barrier may be required to block the building from view. Also, since most backyards are visible to neighbors or from the street, great care must be given to all four sides of an accessory building. Size may also be restricted based on the lot size and the location of the structure; the maximum square footage of an accessory structure is 50 square feet. Prior to beginning construction or purchasing any new structure, a location plan, elevation, and material submission must be sent along with the architectural request form to the ARC. Additionally, all accessory structures (including storage sheds) must be presented in person at an ARC meeting (unless waived in writing by the ARC). This request should include enough information to describe the precise nature of the structure to aid the ARC in making their decision. An estimated date of completion should also be stated in the submission, and all work should be completed within 30 days of this date, weather permitting. The Association reserves the right to revoke approval and tear down any incomplete improvements after this 30-day period.

## **Play Equipment and Toys**

The type, structure, and design of any semi-permanent or permanent play equipment must be submitted to the ARC for approval before installation. Wood construction is required, except as otherwise may be approved by the ARC. Play equipment composed primarily of metal is prohibited. Play equipment cannot exceed 10'-0" in height and should be located no closer than 5' to any property line. Swing sets and similar items should be located so that their use does not reasonably encroach upon a neighbor's enjoyment of his property.

Play equipment shall not cover more than 25% of the total backyard area. If a house has more than one piece of equipment, care should be taken to match the equipment as well as possible. Also, any new equipment should be complementary to a neighbor's equipment where the two can be viewed together. All play equipment must be kept in a good state of repair. The Association reserves the right to repair or remove any equipment that is not kept in a reasonable state of repair at the homeowner's expense provided that the homeowner has received reasonable warning to repair the play equipment.

No permanent or semi-permanent play structure or equipment is allowed in the common areas.



## **Swimming Pools**

Portable pools greater than 6' 0" in diameter are prohibited by the Covenants.

Permanent above ground swimming pools are prohibited by the Covenants.

Swimming pools below ground level, for the use of residents and their guests may be permitted with specific approval of the ARC. Below are general guidelines to assist the homeowner in providing the required information to the ARC in their (IRF) request process. All pools must be completely screened for privacy with an approved fence or wall. (See section on Fences and Walls.) Screens must be a minimum of 5'-0" high and cannot exceed 6'-0" maximum height. Fencing used as screening must adhere to the requirements for Standard 6' Privacy Fencing. Additionally, pools and pool fences must meet all local codes. Swimming pool appurtenances such as waterfalls, slides, and diving boards may not be visible from public view. Skimmer nets, skimmer hose, long handle brushes, pool chemicals, filters, pumps, heaters, plumbing, and other pool equipment must not be visible from public view. Swimming pools must lie outside any utility easement and meet all necessary requirements to obtain a building permit. The ARC may require additional items or treatments as it sees fit.

## **Hot Tubs**

Hot tubs may be permitted with approval of the ARC. They shall be totally screened from public view by privacy fencing following the guidelines for screening pools noted above.

## **Yard Ornaments and Flowerpots**

Yard ornaments include statuary, bird baths, bird feeders, weathervanes, and other similar items and require specific approval of the ARC. Any yard ornament may be used with the ARC's and neighbor's approvals. Yard ornaments must be accompanied by landscaping. Any yard ornament should be an extension of the natural landscaping rather than a highlighted feature of the landscaping. Plastic or bright colored yard statuary are prohibited for use in the front yard.

## **Lighting**

No exterior flashing or high-intensity lights, floodlights, or spotlights on the exterior of any building shall be permitted, except with prior written approval from the ARC. The ARC reserves the right to require any homeowner to deactivate or remove any light it deems to be unattractive or a nuisance to other homeowners. Homeowners are encouraged to submit requests for approval from the ARC if they have questions concerning the appropriateness of the lighting fixtures they plan to install.



## **Fences and Retaining Walls**

Approval from the ARC is required prior to the construction of all fences and retaining walls. Fences and retaining walls constructed within a TVA Easement area are done so at the homeowner's risk. The Developer and the Homeowners Association take no responsibility for the future actions of TVA.

### **General Fence Guidelines (Standard 6' Privacy and Standard 4' Picket)**

The top of the fences should maintain a smooth slope that, in general, follows the finished grade (natural contours) of the land and not stair step. Varying the length of the bottom of the fence boards should even out minor variations in terrain.

The rails and other support elements are to be turned in and face the yard of the homeowner constructing the fence. Other components as shown in the approved detail shall face outward.

As with any structure in Providence, maintaining the quality of the fence is important. Failing sections and/or boards and planks should be repaired within a reasonable time. If a homeowner fails to make the necessary repairs within a reasonable time, violations may be issued. The Association reserves the right to have said repairs made and invoice the homeowner upon completion of the repairs.

Although owners may allow their fences to weather naturally, it is recommended to apply a clear or standard color(stain) sealant to the fence. Sealing regularly will preserve the quality and integrity of the fences in Providence.

The Association has approved categories of Standard Stain Options (listed on the IRF) for wood fences. The intent is to offer homeowners a choice of multiple brands which can be purchased at home improvements stores in the area.

### **Standard 6' Privacy Fence**

Privacy fences are permitted in the side and rear yard under the following setback and design restrictions.

Privacy fences should be 6' tall. They must be located a minimum of 8' back from the front elevation of the home. Privacy fences that are parallel to sidewalks must be set a minimum of 4'-6" from the inside of the sidewalk. Along streets with no sidewalk the fence must be set 4'-6" from the inside of the curb. Privacy fences may be located within drainage swales if they do not impede the flow of any surface water. Where significant water is anticipated within a swale along a property line the fence should be located a minimum of 3' off the property line to allow for proper drainage and maintenance.

Privacy fences shall be constructed of materials as designated in the approved specifications and set in concrete as specified. Refer to the Standard 6' Privacy Fence at Providence drawings and specifications attached here to and incorporated herein. A demonstration fence panel for owner inspection is located at the Providence Swim Club.



### **Standard 4' Picket Fence**

Picket fences are permitted in the rear yard (only) under the following setback and design restrictions.

Picket fences shall continue off the rear corners of the house and be located no less than 3 feet off the side and rear property lines. If the fence is located anywhere other than straight back from the rear corners of the house, then the portion of the fence parallel with the front of the house shall be the Standard 6' Privacy Fence. On corner lots, picket fences that are parallel to sidewalks must be set a minimum of 4'-6" from the inside of the sidewalk. Along streets with no sidewalk the fence must be set 4'-6" from the inside of the curb.

Picket fences on corner lots shall have shrubs planted and maintained along the front face of the fence parallel with the street. The center of each shrub root ball shall be spaced a maximum distance of 3 feet apart. The shrubs shall be at least 18" tall at the time of planting and shall be maintained at a height between 4' and 6' feet above the ground.

Picket fences shall be constructed of materials as designated in the approved specifications and set in concrete as specified. Refer to the Standard 4' Picket Fence at Providence drawings and specifications attached here to and incorporated herein. A demonstration fence panel for owner inspection is located at the Providence Swim Club.

#### **Picket Fences – Front Yard**

Front yard picket fences are only allowed in neighborhoods with sub-associations to the Master Homeowners Association. All front yard picket fences must be approved by the appropriate ARC prior to installation.

### **General Fence Guidelines (Aluminum and Wrought Iron Fencing)**

The top of the fences should maintain a smooth slope that, in general, follows the natural contours of the terrain.

As with any structure in Providence, maintaining the quality of the fence is important. Failing sections and fixtures and finish problems should be repaired within a reasonable time. If a homeowner fails to make the necessary repairs within a reasonable time, violations may be issued. The Association reserves the right to have said repairs made and invoice the homeowner upon completion of the repairs.

### **Aluminum and Wrought Iron Fencing**

Aluminum and Wrought Iron fences are permitted in the side and rear yard under the following setback and design restrictions.

Aluminum and Wrought Iron Fences must be a minimum of 5 feet tall and a maximum of 6 feet tall. They must be located a minimum of 8 feet back from the front elevation of the home.

Aluminum and Wrought Iron fences shall be located no less than 3 feet off the side and or rear property line. If the rear lot line is common to open space, then the fence may be placed on that portion of the



rear property line that is common to open space except in cases where there is a restricted landscape buffer area or other restrictions placed on the property by a subdivision plat.

### **Chain Link and Wire Fencing**

Chain link fences and wire fences of any design or construction are not allowed.

### **Retaining Walls**

All Retaining walls need specific approval of the ARC. Retaining walls along the side lot line or within the front yard are required to be stone or brick veneer. Retaining walls at the rear property line may be railroad tie construction or of materials approved by the ARC.

## **ITEMS NOT REQUIRING SPECIFIC APPROVAL OF THE ARC**

### **Guidelines**

Although specific approval is not required for these items, there are restrictions related to what the homeowner can do. The homeowner remains responsible for following those guidelines and remains responsible for any modifications required to bring the items into compliance,

## **SITE IMPROVEMENTS**

### **Landscaping Borders**

Landscape borders should be no more than 8 inches high and should be well maintained and neatly erected.

### **Landscape Plantings**

Homeowners are encouraged to plant trees, shrubs, and flowering plants indigenous to Middle Tennessee. Artificial planting materials are prohibited on the outside of the home. Below is a list of trees, shrubs, and vines that are native to this area. This list was compiled by a landscape architect and is meant only as a service to homeowners and not as a complete list of plant materials allowed.

Trees: (This is not the official street tree list for Providence)

Eastern Redbud	Red Maple Varieties	Sugar Maple
Ash	Sweetgum	Overcup Oak
Willow Oak	Shumard Oak	Pin Oak
Magnolia	Serviceberry	Ginko
Dogwood	Crepe Myrtle	



#### Shrubs and Flowering Bushes:

Inkberry	Oakleaf Hydrangea	Shrubby St. John's Wort
Common Winterberry	Virginia Sweetspire	Trumpet Creeper
Virginia Creeper		

## Vegetable Gardens

Gardens should be located behind the house, out of public view or enclosed within a privacy screen. Flowers and shrubs used for landscaping purposes are not considered gardens and may be located on the sides or front of the house.

## Landscape Maintenance

Standards for upkeep of lawns and landscaping should be set by the residents. While it is natural for some homeowners to be more inclined to working in their yards, all homeowners should strive to maintain their yards and landscaping to the standards set by their neighbors and by the maintenance of the common areas. Yard work is an excellent way to meet your neighbors, spend time with your children, and enjoy the outdoors. Dead shrubs and plants should be removed and replaced as quickly as possible. Every home should maintain throughout the lifetime of the house enough plant life to meet the initial city minimum requirements for housing. Lawn maintenance (mowing/trimming) should occur at regularly scheduled intervals (approximately 7 to 10 days), and barren spots of land should be quickly reseeded or landscaped. Proper landscaping and maintenance help to increase your property value and maintain the beauty of the community.

## Street Trees

A street tree program has been created to provide the best initial appearance of the community and to enhance the value of the homes over the years as the trees grow and mature. The selection of the tree species, the placement of the trees, and the replacement of trees that die are important elements of the street tree program. The developer or homebuilder will plant the street trees. Each homeowner is responsible for the replacement of any dead street tree(s) in front of or beside his (her) home. The homeowner is responsible for the care and watering of the street trees.

Review and replacement procedure: Street trees will be reviewed by the HOA or Beautification Committee, in August each year. Homeowner's will be notified by letter of any dead street trees that they need to replace. The identified trees shall be replaced by November 30th of that year. In the event the homeowner does not maintain or replace the street tree(s) in front or beside their home by this date, the property will be placed in permanent non-compliance and fines will accrue. The Association shall have the right to enter onto any lot to replace such street trees and charge the homeowner for the cost of the tree replacement. Replacement trees shall be the same species with a minimum 2" caliber (diameter). (Continued next page)

**The official street tree list is attached here to and incorporated herein.**



The approved street tree list is also available online at [providenceofmtjuliet.org](http://providenceofmtjuliet.org) or on request from the Providence On-Site Manager and online at [Ghertner.com](http://Ghertner.com)

## **HOME IMPROVEMENTS**

### **Paint – Color Matching the Existing Paint:**

Homeowners are free to repaint their homes using a color identical to the existing paint.

### **Roof Treatments**

Homeowners are free to re-roof their home using the identical color and type of shingle found on the existing home.

## **FURNITURE & FIXTURES**

### **Outdoor Furniture**

All outdoor furniture that complies with the guidelines below does not need specific approval of the ARC. However, furniture type or placement that is not in compliance with these guidelines can be enforced by the Association.

Furniture must be located on a porch or patio area. Furniture is not allowed on the lawn except during use. Front porch furniture is more strictly supervised than backyard furniture, except on corner lots where both front yard and backyard furniture are visible is strictly governed.

### **Front Porch and Corner Lot Furniture**

Furniture may be permitted in the front of a house on a sheltered front porch, based on the size of the porch. Folding chairs and plastic furniture are not allowed in view from the street except temporarily while in use. Also, plastic stack furniture may not be stored in a stacked position in a visible, outdoor location. Colors of front porch furniture are also supervised. Black, white, and natural wood tones are preferred. Any other color must be neutral or complementary to the home's paint, brick, and vinyl colors.

### **Back Yard Furniture for Interior Lots**

The Association reserves the right to require a fence, hedge, or tree row be installed to hide from view any backyard furniture which is not compatible with the neighborhood. Folding chairs and plastic furniture are not allowed in a location which is visible from the street, and plastic stack furniture may not be stored in a stacked position in a visible, outdoor location.

### **Portable Swimming Pools**

Portable plastic swimming pools with a 6'-0" diameter or less are permitted, but such pools must be stored out of view of neighbors and the street when not in use.

All other swimming pools and hot tubs require specific approval by the ARC as outlined above.



### **Basketball Goals**

No permanent basketball, soccer or hockey goal, or other similar structure will be permitted in the front or side yards. Portable goals are allowed but must be stored out of site when not in use. Portable goals should never be positioned in such a way that they impede street traffic or pedestrians using sidewalks.

### **Flags**

No flagpoles are to be located on residential lots visible from plain view or other lots. Flags may be displayed celebrating events with flag staffs attached to residences. The American Flag may be displayed year-round. No more than one flag is to be exhibited on any residence at any one time without approval. Advertising flags are strictly prohibited on residences. Flags displayed should be in good condition.

### **Play Equipment and Toys**

Children are important members of the community and providing a pleasant place for children to grow and play should be a common goal. Yet to maintain harmony in the community, some supervision is required. Children's toys should be stored indoors or in an orderly fashion in a screened part of the backyard not visible from public view. Bicycles and other riding toys should be kept in the garage when not in use. Sandboxes should be kept in a neat and tidy condition, and covers are suggested if the sandbox is not located in a fenced yard.

### **Flowerpots**

Flowerpots and planters are recommended to be of a neutral color; however, other colors may be acceptable if they are complementary to the home's color scheme. Brightly colored planters, especially of plastic material are not allowed on front porches and yards but may be acceptable for backyards and patios. Recommended materials for front porch planters and flowerpots include concrete, wood, and clay.

## **GUIDELINES FOR ADDITIONAL ITEMS THAT ARE UNDER THE CONTROL OF THE ARC AND THE ASSOCIATION.**

### **Lighting**

Exterior residential lighting can convey a warm, inviting atmosphere and aid in providing nighttime security. Care is to be taken in placing fixtures, selection of fixtures, types of light source, and amount of light emitted. Tasteful accent lights are encouraged and security lights that do not create a nuisance for other homeowners are permitted. Also, interior lighting which is visible from the street or common area should conform to neighborhood standards including color standards, type of light source, and amount of light emitted.

The ARC reserves the right to require any homeowner to deactivate or remove any light that it deems to be unattractive or a nuisance to other homeowners. Homeowners are encouraged to submit requests for approval from the ARC if they have questions concerning the appropriateness of the lighting fixtures they plan to install.



### **Types of Fixtures**

Tasteful, decorative post lights and streetlights as well as small decorative ground lights and house spotlights are generally acceptable. Spotlights are to be concealed from direct view and directed to avoid light spill onto adjacent property. Lighting should be of high-quality materials and workmanship and be in scale and style with the residence. All exterior lighting should be neutrally colored. Seasonal decorative lighting is permitted only during the period between Thanksgiving and January 7. Such lighting does not require ARC approval provided it meets the standards for holiday decorations. (See section on Holiday Decorations.)

## **Parking**

### **On-Street Parking**

On-street parking is under the jurisdiction of the city of Mt. Juliet.

### **Driveway Parking**

Parking automobiles outside of the paved driveway is prohibited. These areas include, but are not limited to front yards, side yards, back yards, common area or any other area outside the driveway. Parking an automobile so that it hinders pedestrian traffic along the sidewalk is prohibited. For this circumstance, the entirety of the driveway has no part considered to be sidewalk.

### **Boats, Campers and Trailers**

No boats, campers, trailers or other similar type vehicle may be stored on a lot unless completely enclosed within a garage or approved storage structure.

No tractor-trailers, buses or other large (exceeding 4 tons) vehicles shall be parked on driveways or streets for periods of time exceeding 12 hours.

## **Upkeep and Usage**

To maintain property values, a certain level of upkeep is advised. Since realtors and potential homebuyers may be touring at any time, it is important to remember to keep your home and lawn well-maintained.

### **Garage Doors**

To maintain property values at Providence, garage doors should be opened only long enough to permit car access to garage or while someone is working outdoors and requires access to the garage. Overhead garage doors should remain closed while the homeowner is away from the house. If any garage door cannot be closed because of faulty operation, it should be repaired within 48 hours.

### **Garbage Can Storage**

All trash, garbage, or other waste should be stored in sanitary containers. Garbage cans should be concealed from view by screening and kept in a clean and sanitary condition. Garbage cans may be placed on the curb for but should be removed within 24 hours of garbage pickup.



## **Miscellaneous Storage**

Miscellaneous storage items such as garden hoses, firewood, and bicycles in the yard or towels or clothing on railing may be easily overlooked by a single homeowner. However, these same items can substantially decrease property values if they remain in public view for long periods of time. Thus, it is important to develop some guidelines to guard property values.

Garden hoses should be stored either indoors or on reels in the backs or sides of houses only. Garden hoses which are visible from the street are not permitted.

Firewood should be stored in the backyard only in a spot that is not visible from the street. Logs should be stacked neatly against the house or against a fence or in some other orderly fashion.

Bicycles and other children's toys should be kept in the garage or out of public view when not in use. Bicycles should not be permitted to remain on the front porch or lawn when not in use.

Towels, clothes, and other items are not permitted on porch railings or fences at any time.

Compost must be completely screened from view.

Many other issues are important to maintaining the overall community appearance. The ARC reserves the right to request that residents comply with any reasonable request to improve the appearance of their homes and lots.

## **Holiday Decorations**

Holidays are an important part of the American lifestyle, and holiday decorations are an excellent way to display your enthusiasm for a holiday. Outdoor holiday decorations are allowed and encouraged.

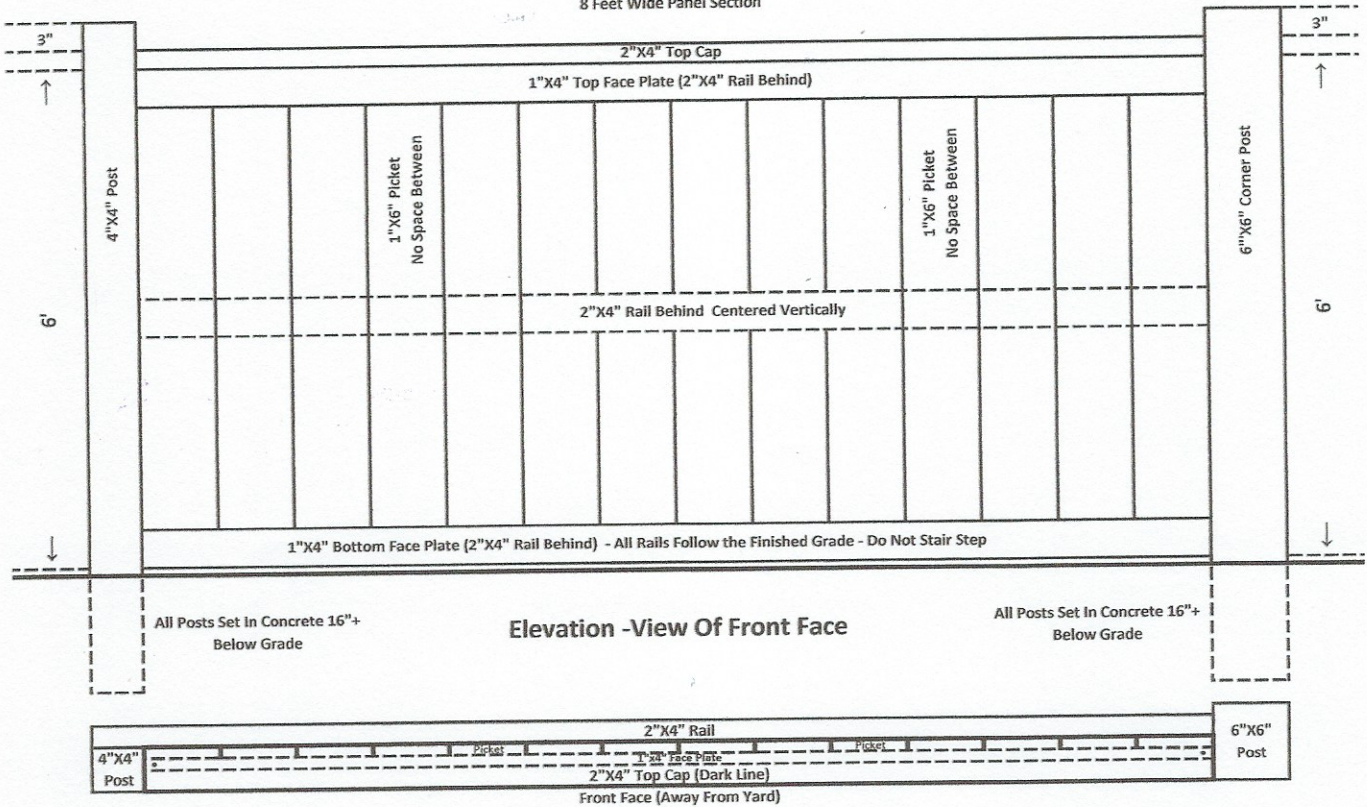
Those residents wishing to display holiday decorations should remember to be considerate of their neighbors. All steps should be taken to ensure that outdoor lighting displays do not spill over to neighboring lots, and decorations should be kept within property setbacks or consent be obtained from neighboring homeowners to extend beyond setback lines.

Holiday decorations may be displayed for up to one month before any holiday and should be taken down within one week of the holiday. Christmas decorations should follow the traditional time schedule for display between Thanksgiving and New Year's Day. All Christmas decorations should be taken down no later than January 7.



# Specifications - Standard 6' Privacy Fence at Providence

8 Feet Wide Panel Section



Item	Specifications	Size	Material	Code	Alternate Material
Post*	Corner and end	6 inches x 6 inches	Pressure Treated Pine	PTP	None
Post*	Right and left of any gate	6 inches x 6 inches	Pressure Treated Pine	PTP	None
Post*	Every 5th post	6 inches x 6 inches	Pressure Treated Pine	PTP	None
Post*	All other	4 inches x 4 inches	Pressure Treated Pine	PTP	None
Rails **	All rails shall follow the finished grade (Do not stair step)	2 inches x 4 inches	Pressure Treated Pine	PTP	None
Pickets	No space between pickets	1 inch x 6 inches	Western Red Cedar (smooth dressed)	WRC	None
Top Cap	Screws on each end to prevent curling	2 inches x 4 inches	Western Red Cedar (smooth dressed)	WRC	None
Face Plate	Top and Bottom (Both Required)	1 inch x 4 inches	Western Red Cedar (smooth dressed)	WRC	None
Nails	Use galvanized nails or other rust-proof alternative	<b>SAMPLE PANEL AVAILABLE AT SWIM CLUB*</b>  <b>HOMEOWNERS ACCEPTANCE : I UNDERSTAND AND AGREE:</b> <b>IF MY COMPLETED FENCE DOES NOT MEET THESE SPECIFICATIONS:</b> 1. I WILL BE REQUIRED TO MAKE NECESSARY CHANGES TO COMPLY. 2. MY FENCE WILL BE PLACED IN PERMANENT VIOLATION OF THE HOA RULES AND FINES WILL ACCRUE UNTIL FENCE MEETS SPECIFICATIONS.  HOMEOWNERS SIGNATURE (Above)    Date:    /    /			
Screws	Use deck or stainless steel				
Post Caps	None, Wood, Metal (no plastic)				
Rails**	Top and bottom go behind face plates Middle centered between top and bottom				
Post*	All post set in concrete base 16 or more inches below grade				
Post*	Trimmed to 3 inches above top cap				
Stain	Any Stain must be from Standard Stains on the Improvement Request Form				

\*An on-site consultation to review the SAMPLE PANEL is available on request and is recommended.

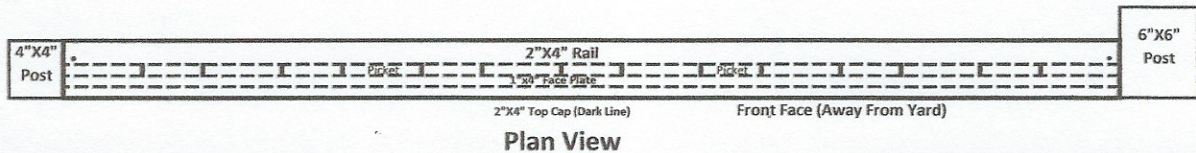
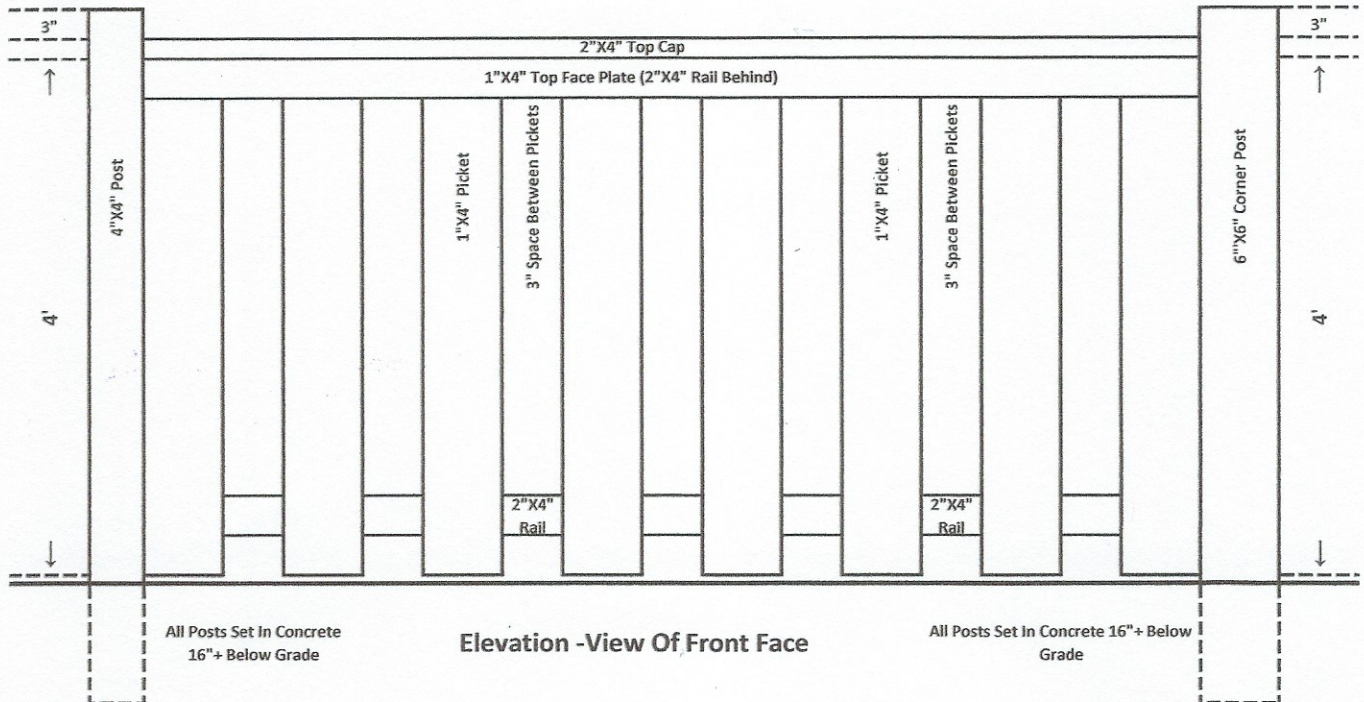
**NO ARC FENCE REQUEST WILL BE APPROVED WITHOUT THIS SIGNED / DATED ACCEPTANCE ON FILE**

REVISED 2/11/2020



# Specifications - Standard 4' Picket Fence at Providence

8 Feet Wide Panel Section



Item	Specifications (4' Picket)	Size	Material	Code	Alternate Material
Post*	Corner and end	6 inches x 6 inches	Pressure Treated Pine	PTP	None
Post*	Right and left of any gate	6 inches x 6 inches	Pressure Treated Pine	PTP	None
Post*	Every 5th post	6 inches x 6 inches	Pressure Treated Pine	PTP	None
Post*	All other	4 inches x 4 inches	Pressure Treated Pine	PTP	None
Rails **	All rails shall follow the finished grade (Do not stair step)	2 inches x 4 inches	Pressure Treated Pine	PTP	None
Pickets	3" space between pickets	1 inch x 4 inches	Western Red Cedar (smooth dressed)	WRC	None
Top Cap	Screws on each end to prevent curling	2 inches x 4 inches	Western Red Cedar (smooth dressed)	WRC	None
Face Plate	Top	1 inch x 4 inches	Western Red Cedar (smooth dressed)	WRC	None
Nails	Use galvanized nails or other rust-proof alternative	<b>SAMPLE PANEL AVAILABLE AT SWIM CLUB *</b> Note: Additional Landscaping is required on corner lots. <b>HOMEOWNERS ACCEPTANCE: I UNDERSTAND AND AGREE:</b> <b>IF MY COMPLETED FENCE DOES NOT MEET THESE SPECIFICATIONS:</b> 1. I WILL BE REQUIRED TO MAKE NECESSARY CHANGES TO COMPLY. 2. MY FENCE WILL BE PLACED IN PERMANENT VIOLATION OF THE HOA RULES AND FINES WILL ACCRUE UNTIL FENCE MEETS SPECIFICATIONS. HOMEOWNERS SIGNATURE (Above) Date:     /     /			
Screws	Use deck or stainless steel				
Post Caps	None, Wood, Metal (no plastic)				
Rails**	Top - behind face plate Bottom - behind pickets ~6" above ends				
Post*	All post set in concrete base 16 or more inches below grade				
Post*	Trimmed to 3 inches above top cap				
Stain	Any Stain must be from Standard Stains on the Improvement Request Form				

\*An on-site consultation to review the SAMPLE PANEL is available on request and is recommended.

**NO ARC FENCE REQUEST WILL BE APPROVED WITHOUT THIS SIGNED / DATED ACCEPTANCE ON FILE**

REVISED 2/11/2020



# PROVIDENCE STREET TREE LIST

## BRADFORD PARK

STREET	SPECIES
Bradford Park Road	Bosque Elm
Blossom Valley Court	Willow Oak
Erin Lane	October Glory Red Maple
Escalade Drive	October Glory Red Maple
Kingston Court	October Glory Red Maple
Aidan Lane	Bosque Elm

## AUTUMN RIDGE

STREET	SPECIES
Autumn Ridge Drive	Willow Oak
Forest Bend Court	Willow Oak
Forest bend Drive	Willow Oak
Laurel Hills Drive	Village Green Zelkova
Cornerstone Court	October Glory Red Maple
Garden Drive	Bosque Elm
Crestmark Drive	October Glory Red Maple
Heritage Drive	Bosque Elm

## ARBOR SPRINGS

STREET	SPECIES
River Heights Drive	Willow Oak
Avery Park Road	October Glory Red Maple
Arbor Springs Drive	Village Green Zelkova
Reed Court	Bosque Elm
Sylvan Park Court	Village Green Zelkova
Wayfield Lane	Willow Oak

## STERLING WOODS

STREET	SPECIES
Sterling Woods Drive	Bosque Elm
Sterling Court	October Glory Red Maple
Valley Spring Drive	October Glory Red Maple
Wyndham Hill Court	Bosque Elm

## LEGACY PARK

STREET	SPECIES
Legacy Park Road	October Glory Red Maple
Stafford Drive	Bosque Elm
Putnam Lane	Bosque Elm
Pemberton Court	Bosque Elm
Camden Court	Bosque Elm

## THE RESERVE

STREET	SPECIES
Reserve Place	Bosque Elm
Regent Park Drive	Bosque Elm
Regent Court	Bosque Elm

### Example:

If the front of your home faces Bradford Park Road - the street tree for your front yard is Bosque Elm.

If the side of your home faces Blossom Valley Court - the street tree for your side yard is Willow Oak.

If your home is not on a corner lot - your one street tree is in your front yard.

### Replacement Trees:

Homeowners may use the vendor of their choice to install replacement trees.

Homeowners are responsible for replacing their street tree with like kind.

The vendor that installed the street trees originally is HORTI-CARE.

### Important Note:

The Street Tree Program is explained on page 9 of the Providence Architectural Guidelines.

The Architectural Guidelines link above will open to those guidelines.