Association Guidelines Yard Decor or Other Externally Visible Items

The purpose of this document is to provide clarification regarding the placement of yard decor, statuary, structures, rocks, or other externally visible items as explained in the Village Park Guidelines and Declaration. Specifically, Section 4. General Matters, paragraph q. on page 12, communicates the need to obtain Architectural Review Committee consent prior to placement of structures of any kind or other externally visible items in the community.

The Village Park Guidelines & Declaration exist to provide benefits to all homeowners by ensuring a friendly and healthy living environment and a well-maintained neighborhood appearance. For these benefits to be realized, residents are expected to follow these Guidelines and Declaration.

Guidelines for Twin Plex and Single-Family Homes

Exterior decorative objects that are visible from the street or from a neighbor's yard must be submitted to and reviewed by the ARC prior to the installation or erection of any oversized exterior decorative object. Natural or man-made oversized decorative objects are defined as any object exceeding 24 inches in height or 24 inches in width or depth and includes, but is not limited to, such items as sculptures, fountains, driftwood, rocks, flowerpots, wind spinners, exterior wall mountings, freestanding poles of any type, etc. Multiple decorative objects such as river rock and/or oversized decorative objects will be considered based on size, color, scale, location compatibility with architectural and environmental design qualities and the visual impact on adjoining lots.

Placement of a smaller exterior object does not require ARC approval but must remain in good condition and repair.

Porch furniture is excluded from ARC review, however "permanent" yard furniture, visible from the street, would be subject to ARC review.

Garden flags using poles that do not exceed 36 inches in height with flags that measure 24 inches x 24 inches or less do not require prior approval, providing the pole and flag are kept in good condition and repair.

Displaying flags on poles mounted from wall brackets are limited to 3 feet by 5 feet and do not require prior approval providing the flag is in good taste and maintained in good condition.

Holiday decorations are generally exempt from the preceding requirements. However, they should not be displayed more than 45 days before or 15 days after the holiday has occurred. Timers for outdoor holiday lighting are encouraged.

Outdoor lighting should not be bright so as to interfere with neighbors. The use of motion detection lighting is encouraged.

Homeowners considering any installation of renewable energy & other technology devices placed on the exterior of the homes must seek approval from the ARC.

Guidelines Specific to Twin Plex Residences

Property within the town home drip line is owned by the Twin Plex resident homeowner. Anything beyond the drip line is not the owner's property, rather it is HOA common area, referred to as common elements in the Declaration.

The VP HOA's Meadows Landscape Committee has established landscaping ground rules (titled: GROUND RULES, dated July 4, 2019) that must be conformed to in the Meadows common area.

Guidelines Specific to Single-Family Homes

Although maintained by the single-family homeowner, the ten feet of right-of-way property on either side of Village Pointe Lane and the portion of Meadow Vista Lane leading towards the circle in the Meadows is considered HOA common area or common elements. Any yard decor, statuary, structures, or other externally visible items are not allowed to be placed in the right-of-way. Any plants or objects placed within the ROW requires VP Landscape Committee approval.

General

If Twin Plex or a single-family homeowner installs any décor, statuary, structures or externally visible items without ARC approval and it is subsequently found to be not in compliance with the guidelines, the resident will be required to remove or disassemble the item at their own expense.

Residents may discreetly initiate correspondence with a HOA board member about a community member's non-compliance regarding guidelines on yard decor, statuary, structures, or externally visible items.

HOA board members will periodically observe the community for compliance with the guidelines pertaining to yard decor, statuary, structures and or other externally visible items.