

Village Grande at English Mill Homeowners Association, Inc.  
Additions and Revisions to the Architectural Control Committee Rules and  
Regulations  
December 11, 2017

### 9.01 AA Landscaping

Installing hardscaping (including brick, pavers, concrete and other impervious materials) in front of the property – Owners may install hardscaping and additional impervious materials adjacent to walkways and driveways so as not to exceed 180 square feet in total (including the square footage of the existing driveway and walkway).

- a. Width of pavers along a driveway may not exceed 24” on the side that extends past the footprint of the house. On the other side, the hardscaping must taper down to a maximum width of 36” where it meets the sidewalk.
- b. All applications shall be limited by lot size and configuration, location of swales and sprinklers, mowing requirements, and snow removal and shall be considered on an individual basis.
- c. Project must meet all applicable laws and regulations.

Driveways – Applications to replace a driveway must be submitted to the ACC for approval.

- a. Driveways may be constructed of either concrete or pavers; asphalt is not permitted.
- b. All driveways must not show any signs of deterioration. Any deterioration must be repaired by the homeowner.
- c. Driveways must be kept weed and grass free at all times.
- d. Only pavers are permitted to expand driveway width.

Private Irrigation Systems - Applications to install private irrigation systems or drip lines must be submitted in writing for approval prior to installation.

- a. Irrigation installations must meet all laws and regulations
- b. May not cause adverse effects on the common or private lawns or irrigation systems. Homeowners will be responsible for any damage that may occur during installation or as a result of installation

- c. May not cause adverse impact on storm water management including rear and side swales. Homeowners will be responsible for any damage that may occur during installation or as a result of installation.
- d. May not cause adverse impact on neighbors and adjacent properties.
- e. Each application will be reviewed on a case by case basis to ensure all provisions are met.

#### 9.01 F Use of Common Property

- a. No Owner or Occupant shall build, plant, or maintain any matter or thing upon, in, over or under the Common Property unless approved in advance by the Board of Trustees or its designee.
- b. Applications to improve or modify the Common Property are subject to the Rules and Regulations adopted by the ACC and the same protective provisions contained within, including Articles 9.03 and 9.05.
- c. Improvements or modifications may only be made to Common Property adjacent to the Homeowners property and if approved, maintenance of any improvement or modification becomes the sole responsibility of the Homeowner, his heirs or designees and shall be bound in perpetuity to the lot regardless of title transfer. The Common Property itself remains the property of the Village Grande of English Mill irrespective of any approval to improve or modify same.
- d. The Association reserves the right to require the removal or modification of any project at the expense of the owner.