

Rules and Regulations for General Restrictions

Rule 1. Plan Approval

All house, fence and accessory building plans must be approved before construction begins by the Architectural Review Committee of the Providence Port Home Owners Association, Inc.

Once structures are approved and built, they are grandfathered in perpetuity.

Adopted this 30th day of April, 2015 by the Board of Directors under Bylaws Article V Section 12.

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Rule 2. Accessory Buildings and Fences

One accessory building is permitted but can be no larger than 150 sq. ft., must be permanent, and must be constructed from the same building materials as the house as stipulated in the Covenants or Amended Covenants. All accessory buildings must be built on a concrete slab. All structures must be permanent and composed of approved building materials.

Accessory buildings built prior to July 2015 are exceptions to this rule.

Fencing shall be allowed on any lot with prior approval of the Architectural Review Committee (ARC).

All plans for accessory buildings and fences must be approved by the ARC before construction is begun. Accessory buildings and fences must be maintained in good condition at all times.

Adopted this 30th day of April, 2015 by the Board of Directors under Bylaws Article V Section 12.

Providence Port Fence Policy

No fencing shall be allowed on any lot without prior approval of the ARC. In reviewing any request for a fence, the committee shall take into consideration the height (5' maximum), materials, color and appearance, as well as the goal of preserving the open natural feeling of the subdivision.

All plans for accessory buildings and fences must be approved by the Architectural Review Committee before construction is begun. Accessory buildings and fences must be maintained in good condition at all times.

Architectural Review Committee Fencing Policy and Architectural Review Committee Interpretive Guidelines

September 27, 2017

Updated July, 2018 to include Mt. Pleasant Ordinances

Approved by ARC and PPHA Board of Directors

In decisions regarding fences in Providence Port, the following will be utilized in order to meet the intent of ensuring that the ARC subdivision *goal of preserving the open natural feeling of the subdivision* will be met.

Mt. Pleasant Fence Regulations

Supplemental Zoning Regulations Chapter 90.1001(6)(D)(1-2)

1. Fence can be no higher than eight (8) feet
2. Fence must be at least two (2) feet back from road or drive
3. Finished side must face neighbor
4. No fence can be constructed within the vision site line (drivers) of any corner lot

PPHA Fence Requirements

1. Fence can be no higher than five feet
2. **Privacy**, wood, and chain link fences are not permitted
3. Fences need to be constructed of vinyl, aluminum, or steel
4. Bushes must be trimmed so don't encroach on neighbor's lawn
5. Fence must be aesthetically pleasing in the judgement of the ARC
6. Fencing is not allowed in easement areas
7. Fences must be maintained at all times
8. Fences must be at or inside of the property line

All fence plans must be submitted to the ARC. Plans must show the type and color of the fencing as well as the specifications. A site survey must be submitted showing the placement of the fence on the lot.

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Rule 3. Animals, Livestock and Poultry

No animals may be raised, bred or kept on any lot except that dogs, cats, or other household pets may be kept on a lot providing they are not kept, bread or maintained for any commercial purposes. By way of enumeration, and not by way of limitation, the term "household pets" does not include livestock, horses, poultry, goats or pigs of any kind.

Adopted this 30th day of April, 2015 by the Board of Directors under Bylaws Article V Section 12.

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Rule 4. Satellite Dish Antenna

A dish antenna will be permitted in accordance with Federal Communication Commission (FCC) and local guidelines. All plans must be approved by the Architectural Review Committee.

Adopted this 30th day of April, 2015 by the Board of Directors under Bylaws Article V Section 12.

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Rule 5. Signs

No political signs may be posted on Outlots 6 and 7. It is unlawful to post signs on government easements, so this means no signs are allowed on easements of Outlots 6 and 7, the cul-de-sacs or the entrance boulevards.

Political signs may be posted in the yard for four (4) weeks prior to election and must be removed within one (1) week following the election.

No business signs are allowed.

Rummage Sale and House for Sale signs are permitted.

Adopted this 30th day of April, 2015 by the Board of Directors under Bylaws Article V Section 12.

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Rule 6. Swimming Pools

In ground swimming pools are permitted, subject to the approval of the Architectural Review Committee, if they meet Village and County ordinances and specifications. Above ground swimming pools no larger than 4' high, 15' in diameter and soft-sided are allowed from May 15 until September 15 and then must be removed.

Swimming pools must be maintained in good condition at all times.

Adopted this 21st day of May, 2015 by the Board of Directors under Bylaws Article V Section 12.

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Rule 7. Utility Restrictions

No exterior fuel tank shall be permitted on any lot, either above ground or below ground .

All lots shall be provided with electric, natural gas and telephone service by means of underground installation only. No residence or other building or structure on any lot shall be serviced by the use of any secondary overhead service wires. All costs and expenses involved in installing underground utility service connections on any lot between the utility companies' secondary pedestals and the buildings on any lots shall be paid by the owner of said lot.

Adopted this 30th day of April, 2015 by the Board of Directors under Bylaws Article V Section 12.

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Rule 8. Vehicles, dumpsters, etc.

No motor cycles, vans or trucks used for business, recreational vehicles (RV's, campers, boats, trailers, snow mobiles, motorized scooters, etc.) or maintenance vehicles (lawn mowers, etc.) will be allowed to be stored outside. All inside storage of same must be in a permanent building approved by Architectural Review Committee (ARC). (See Section 15)

Long-term storage of an inoperable vehicle outside is prohibited.

All storage structures must be permanent and must be approved by the ARC.

If recreational vehicles need to be parked in driveway for 24 hours or more, permission must be requested of the ARC.

Communication by mail, texting or emailing is allowed, but the Board Secretary must make written note of permission (dates involved).

Dumpsters are allowed for new construction. Use of dumpsters for cleanup or remodeling will be limited and must be approved by the ARC prior to delivery of dumpster.

Adopted this 21st day of May, 2015 by the Association members.

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Rule 9. Waste and Recycle Receptacles

All waste and recycle receptacles must be stored inside of garage until night prior to collection.

Adopted this 30th day of April, 2015 by the Board of Directors under Bylaws Article V Section 12.

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Rule 10. Pets – Revised 4/10/18

Chapter 10 of the Village of Mt. Pleasant ordinances (Sections 10-6 through 10-15) establishes regulations for pet ownership in the Village. Providence Port pets and pet owners must abide by the requirements established in these ordinances. Specifically:

No aggressive, vicious or dangerous animals may be kept as pets. Mt. Pleasant ordinances (10.1, a, page 10-3) define “vicious and dangerous” as “any animal that, when unprovoked, attacks, bites or injures a human being, pet, companion animal or livestock on either public or private property; any animal that has a history, known to the owner thereof, of attacking, without provocation; any animal trained or used for fighting against another animal.”

If an incident occurs, Mt. Pleasant Village authorities will make the determination as to whether an animal is vicious.

Pets must be leashed and under owner control at all times when pet is not on owner property.

All pets must be licensed by the Village of Mt. Pleasant.

All pets must have rabies immunizations on a routine basis.

No animal may be kept that habitually barks or howls to the annoyance of neighbors in the subdivision. The Mt. Pleasant noise ordinance will apply to pets (quiet time from 10 p.m. to 7 a.m.).

All pet excrement must be removed from public or neighbor property immediately and from the residence property on a routine basis.

Revised and adopted this 10th day of April, 2018 by the Association membership under Bylaws Article V, Section 12.