

**OLD CAHABA RESIDENTIAL
ASSOCIATION
ARCHITECTURAL REVIEW
COMMITTEE
GUIDELINES**

Revised and Approved September 2020

Dear Homeowners and Residents,

The following ARC Guidelines and Standards became effective September 2020 and supersede all previously issued guidelines. The guidelines described are intended to address common, post occupancy, exterior property alterations and are not intended to be all-inclusive.

All homeowners and residents are subject to the provisions of the ARC Guidelines and Standards which are developed to enhance the community's overall environment. We encourage you to read through all the governing documents for Old Cahaba including these guidelines understanding that Old Cahaba can only maintain the status of a desirable neighborhood as long as the homeowners take personal responsibility for their own property.

Please remember to submit all exterior alterations to the Architectural Review Committee prior to beginning the work. Following these guidelines does not eliminate the need to submit for approval. Also, remember to check with the City of Helena since many property alterations require approval from the City's Building Inspection Department.

Old Cahaba Board of Directors

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Approval of the Architectural Committee and Requirements for Property Maintenance Old Cahaba Policies

I. PARKING IN YARDS / COMMON AREAS

Parking in yards, grassed areas, common areas maintained by the HOA, and sidewalks is not permitted. Street parking is prohibited by ordinance of the City of Helena. The HOA will not be responsible for any tickets, towing expenses, or other traffic violations/citations for offenders of this ordinance. Driveway extensions for residences can be submitted to the ARC for approval. Vehicles parked in common areas are subject to being towed at owner's expense, per the Old Cahaba Towing Policy.

II. BASKETBALL GOAL POSTS AND BACKBOARDS

The backboard must be clear acrylic or Plexiglass and in good condition. No chipped paint, cracks, or advertising will be allowed. Nets must be present and properly hung. The basketball goal base must be anchored internally. The basketball goal base must not be anchored externally with items such as tires, weights, bricks, etc. Basketball backboards are not to be attached to the front of the house in any way. Basketball Goals must be located on the side of the driveway or in the backyard only. Goals on the sidewalk, storm water drains, etc. are subject to being removed at the Owner's expense.

III. BOATS, TRAILERS, AND MOTOR HOMES

Section 3.6 of the Old Cahaba Residential Association (OCRA) protective covenants states:

No automobiles or other vehicles will be stored on any Parcel or Common Area or kept on blocks unless in the basement or garage of a dwelling. Boats, utility trailers, recreational vehicles and travel trailers must either be parked or stored in the basement or garage of a dwelling or within a completely enclosed structure on a Parcel, which structure must be approved by the Architectural Review Committee. No tractor trailer trucks, panel vans or other commercial trucks in excess of one (1) ton classification shall be parked or stored on any Parcel or Common Area, except during initial construction of a dwelling on a Parcel. The prohibitions in this Section shall not apply to temporary parking of trucks and other commercial vehicles providing commercial services to the Parcel or to the efforts and activities of Developer in connection with developing the Subject Property.

Utility trailers, Boats, disabled vehicles, and ATV/ Off Road Vehicles/ 4-wheelers/ etc. are not permitted to remain visible on a property in excess of 24 hours. PODS or other portable storage units are permitted to remain in a driveway for one week without ARC approval. If a longer timeframe is needed, ARC must review and approve in writing.

IV. EXTERIOR ANIMAL LODGING

Pet facilities such as doghouses and kennels must be in the rear yard, behind a fence, and should not be visible from the street. Permanent exterior animal lodging must be approved by the ARC prior to installation.

V. ANIMALS

No non-domesticated animals are allowed, to include but not limited to, chickens and goats. Per the City of Helena, each household is limited to two domestic household pets only. All questions to be referred to the ARC for consideration.

VI. DRIVEWAY EXTENSIONS / PARKING PADS

All driveway extensions and parking pads must be approved by the ARC and the City of Helena prior to installation. Driveway extensions MUST meet the existing driveway and sidewalk at a 45-degree angle and expand outward. Squared pads ARE PROHIBITED. Permits for constructing driveway extensions are required by the city of Helena.

VII. FENCING / HEDGES

Fences are to be constructed of wood and must be a Hillsboro or Shadowbox style. Scalloped or dog-eared tops are acceptable. All other fence styles are prohibited. Fences must be of 6 ft. tall all around (except waterfront properties, which may have 4-ft fences along the back of the property adjoining the waterfront or natural areas), and must have leveled tops (i.e. all boards must be the same height and even) unless scalloped tops are approved. Fences shall be constructed to allow the free flow of water to and from the property on which it is constructed. Fences may be stained or painted natural wood tone colors only. All fences require an approval form signed by the ARC or its agent. All fences must be maintained according to good practice. All fences must connect to the property line or existing fences on adjoining properties unless a variance is granted or an easement. There should be no space between adjoining fences, unless there is an easement that must be accessible. Corner lots must adhere to the setbacks stated in the Covenants and shall not extend past the minimum 20-ft. setback line. Fences shall not come closer to the front face of the home than ½ the depth of the house. Fences must also have at least one gate on the side of the home. If a property is near an easement, a gate must be on the back of the fence line, or appropriate placement for easement access. Owners with an easement must maintain the easement outside of the fence as well. Permits from the City of Helena may be required. The city will need to be contacted for more information. Hedges and shrubbery must be kept in a neat and orderly fashion. All shrubbery and hedges must be trimmed and kept in clean landscape beds.

VIII. GARBAGE AND RECYCLING RECEPTACLES

Trash, garbage and any other refuse or waste shall not be kept on any Lot or Dwelling except in sanitary containers. While it is preferred that trash cans and containers be kept at the rear or inside the garage area of a dwelling, it will be permissible for them to be kept on the side of the garage in an orderly manner with appropriate screening. An ARC approved barrier or fast-growing shrubs is required. It is understood that this does not apply on the day of pickup by the waste pickup service for the development.

IX. ROOFING

The ONLY ARC approved shingle color within Old Cahaba is Weathered Wood. All roofs must be shingled or rolled roofing in this color. Metal roofing is prohibited on homes, porches, patio coverings, as well as storage buildings.

X. LANDSCAPE MAINTENANCE

Section 3.15 of the OCRA protective covenants states:

Each Parcel Owner shall keep all Parcels owned by the Parcel Owner, and all Improvements therein, thereon or appurtenant thereto, in good order and repair, including the seeding, watering and mowing of all lawns, the pruning and cutting of all trees and shrubbery and the painting (or other appropriate external care) of all buildings and other Improvements, all in a manner and with such frequency as is consistent with good property management. There shall be no outside burning of wood, leaves, or trash except during construction of a dwelling or with approval of the fire department.

- All portions of a residence must be mowed on a regular basis. Maintenance should include, but is not limited to: Mowing, edging, weed eating, and pruning shrubbery.
- Landscape, Foundation, and Tree beds must also remain neat. Regular weed removal/ treatment, mulch or pine straw replacement, and pruning is required.
- Properties are to have a street tree. Should a tree become dead and/or threatening, it must be removed and replanted, unless ARC approves otherwise.
- Yards are to be seeded or sodded. Bare areas are to be covered with seed or sod. Yards should also be free of weeds.
- Visible tree roots must be covered by extending existing tree beds and covering with mulch to protect the tree.

XI. LIGHTING

- Exterior landscape lighting fixtures must be no taller than 16 inches. The color of fixtures should blend with the surrounding area, i.e. black, bronze, copper, or nickel.
- Lighting should not produce glare onto adjoining properties or right of ways.
- Submit lighting plans to the ARC for review and approval.

XII. MAILBOXES

Section 3.4 of the OCRA protective covenants states:

At the time of construction of a dwelling on each Parcel, there must be erected a mailbox bearing the house number. The design and materials of the mailbox (which must match the house on the Parcel) must be approved by the Architectural Review Committee. All mailboxes and house numbers must be erected by the Parcel Owners in strict conformity with design criteria and Development Plan approved by the Architectural Review Committee, which shall be common for each Parcel within a specific sector of the Subject Property.

Each property with a home constructed must maintain in good repair the designated standard mailbox for the area in which it is located. Mailboxes should be painted, regularly, with a black rust inhibiting spray paint.

House numbers must be clearly displayed on the address plate of the mailbox with appropriately sized stickers (2 inch). This is the only placement of house numbers on the mailbox that is allowed by the ARC.

Climbing vines and bushes around mailboxes must be neatly trimmed. Should bees or wasps become a problem, it is the Owner's responsibility to immediately remedy the issue to avoid disruptions in mail services.

Hanging baskets on mailboxes must be well-maintained and contain healthy, seasonal plants.

Any other items on mailboxes (mailbox covers, hanging baskets, decorations, etc.) are not permitted unless approved by the ARC. Holiday mailbox decorations will be permitted no more than 30 days before the holiday. Holiday mailbox decorations must be removed no later than 15 days after the holiday.

XIII. OUTBUILDINGS

Section 3.5 of the OCRA protective covenants states:

No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any Parcel at any time as a residence, either temporarily or permanently. No auxiliary structures may be placed on a Parcel unless same have been approved by the Architectural Review Committee.

Further, one (1) auxiliary structure is allowed if located in the rear yard of a dwelling which is enclosed by a privacy fence. Sheds must be in a location that limits the visibility of the structure from any street. Structure may be a maximum of 10 ft. by 12 ft. wide and a maximum of 8 ft. in height. Roof must be Weathered Wood in color, matching the color of the roof of the residence. No metal roofing permitted. Proposed plan for structure must be submitted to the Architectural Review Committee for approval along with a site plan showing location on lot.

Accessory buildings must not cause drainage problems on any lot. They must be kept in good repair. Accessory buildings that are not kept in good repair must be removed from the property.

XIV. SATELLITE DISHES

Section 3.2(p) of the OCRA protective covenants states:

No outside radio, television, ham broadcasting, or other electronic antenna, aerial or tower, or any satellite dish or similar structure, shall be erected or maintained on any Parcel, except as approved in writing by the Architectural Review Committee, and none shall be visible from the front of any dwelling.

Satellite Receiving Dishes (“dish”) installed, per the following guidelines, DO NOT require ARC approval:

- The dish must be no larger than 24 inches in diameter.
- Dishes must be installed within the boundaries of the Owner's Lot but not in Common Areas, the Conservancy, or adjacent lots.
- The preferred location for the dish is within the owner's rear yard or rear roof top so that it is not visible from the front of the house. The ARC shall be notified by the installer if a location that is visible from the street is needed for acceptable signal prior to installation.
- Steps should be taken to minimize the visibility of the dish from the street front while maintaining reception.
- Dishes may not be attached to a fence exterior.
- If a Dish is installed on an in-ground post, the Owner is required to install screening landscaping, such as shrubs.
- Dishes may be installed on the interior of a fence on the fence post itself or on a separate post at a height not to exceed that of the fence.
- Installation must be in accordance with all applicable building, fire, electrical, and related codes. All installations shall be in accordance with the manufacturer's installation specifications.
- Dishes and masts need not be painted over. Wires and cables running along the buildings shall be neatly attached and obscured.

XV. SECURITY / STORM DOORS

- Approval of the ARC must be obtained prior to the installation of a security or storm door.
- All storm doors should be metal frame and painted to match door or door frame color.
- Charcoal tinted glass is permitted provided door is painted black.
- All security/storm doors must be satisfactorily maintained.
- Security doors with bars or ornamentation are not allowed.

XVI. SIGNAGE

Section 3.18 of the OCRA protective covenants states:

No sign shall be nailed or attached to trees. No commercial signs, including "for rent," "for sale," and other similar signs, shall be erected or maintained on any Parcel unless authorized in writing by the Association, except that one sign advertising the Parcel for sale or lease, not in excess of five square feet, and not greater than five feet above ground level, shall be permitted without the consent of the Architectural Review Committee. If permission is granted, the Architectural Review Committee may restrict the size, color and content of all signs.

Further, one small security sign no larger than one square foot (1 ft²) mounted on a stake no higher than thirty-six inches (36") and located adjacent to the front of the home in the foundation bed or by the mailbox is allowed.

No more than two political signs not larger than 24" x 18' are allowed 30 days prior to election and must be removed within 7 days following the election.

One seasonal sport/spirit sign is permitted, not larger than 18" x 24", and must be removed at the end of the season. No banners will be permitted.

"No Soliciting" signs no larger than 6" x 6" are only allowed near the front entrance of the home.

No other signage is allowed unless approved by the ARC.

XVII. SWIMMING POOLS

All swimming pools must be approved by the ARC and the City of Helena prior to installation. All above ground and in ground swimming pools must be installed within an ARC approved privacy fence. Above ground pools must not be deeper than 52 inches at the deepest point. Pools may not be backwashed onto a common area or neighbors' property. Submittals to the ARC must include a drawing, to scale, of the pool on a plot plan, indicating the location of the pool, the equipment, drainage measures, and materials/ colors being used. Properties that are not fenced will not be approved for a pool until a fence is installed.

XVIII. SWING SETS AND PLAY EQUIPMENT

Swing sets and play equipment must be in the rear yard (the area between the extended sidelines of the house, the rear of the house, and the rear property line) enclosed in a fenced yard. All swing sets and play equipment must be satisfactorily maintained in their appearance. All trampolines must be anchored and located in an approved area behind the home to limit the visibility from the street.

XIX. WINDOWS

Section 3.2(b) of the OCRA protective covenants states:

Wood frame, vinyl or painted aluminum windows will be used exclusively on the sides, fronts, and rears of all dwellings. No unpainted or unprimed aluminum windows will be allowed.

No reflective materials are permitted on windows. All window changes are to meet the current building codes. Any changes must be approved by the ARC and the City of Helena. Window submittals must include a picture of the home as well as samples of the replacement windows (pictures) and colors.

XX. WINDOW TREATMENTS

Appropriate window treatments shall be used on all windows. Sheets, bed linens, paper, aluminum foil, or other similar materials shall not be permitted. Decorative posters, flags, stickers, and cut outs are not considered appropriate window treatments. No reflective materials, mirrors, or similar type materials will be installed on the interior or exterior of the window. Blinds in the front windows of a residence must be kept in good repair. Sunscreens or similar type material may not be kept or installed to the front of a residence or garage.

XXI. WOODPILES

Firewood must be stacked and neatly stored behind the house. Locations should be selected to minimize visual impact on neighboring homes. Firewood stacks with clear evidence of ants, termites or rodents must be removed or action taken to correct the situation.

XXII. YARD FIXTURES AND FURNISHINGS

1) BENCHES, CHAIRS, AND YARD SWINGS

One front yard bench or two chairs per dwelling is allowed as long as it is located on the front porch or along the walkway to the front door or inside a natural setting, i.e. an area set apart from the rest of the yard. Benches must be constructed of wood, wood and wrought iron, or concrete and have a color in keeping with the dwelling. Plastic is not acceptable. All benches must be satisfactorily maintained.

Indoor furniture is not to be placed on the front porch, driveway, or front yard of a home.

All swings requested to be installed at the front of a house should be submitted to the ARC prior to installation.

2) BIRDBATHS, STATUARY, BIRD FEEDERS, WIND CHIMES, WREATHS AND YARD ART

Five items are permitted to be visible from the street according to the following criteria: Statues must not be taller than thirty-six inches. Birdbaths must not be taller than forty-eight inches. Birdbaths, statues, and yard art must be of a subdued color.

Fountains in the front outside yard or front porch are not permitted. The ARC reserves the right to grant variances. No nudity sculptures allowed.

No Koi/fishponds are allowed in front or side yard. It must be inside of backyard fencing.

Bird feeders, wind chimes, and decorative art are not to be hung from trees or shrubs or holders in the front yard.

One wreath or other decorative item on the front door is allowed per house and does not count toward the number of items allowed.

3) FLAGS

One sixteen square foot or smaller decorative flag may be displayed at the house. Seasonal flags may be displayed at the house in the appropriate season. Sport related flags or yard decorations must only be displayed during the sport season. All flags must be maintained in good repair. Decorative or seasonal flags must not be displayed on a ground-mounted flagpole.

United States flags may be flown year-round on a pole no taller than twenty feet, provided that the following conditions are met:

- Ground-mounted flagpoles must be professionally installed and approved by the ARC prior to installation.
- Landscaping is required at the base of the flagpole as well as up lighting and must be approved by the ARC prior to installation.

4) HOLIDAY DECORATIONS

Tasteful and appropriate holiday decorations displayed no more than 30 days before the holiday. Any such decorations must be removed promptly following the holiday, but in all cases not later than 15 days following the holiday.

5) PLANTERS AND FLOWER CONTAINERS

A limit of 6 Decorative flower containers of subtle and subdued colors are permitted. Flower containers must contain healthy live plants. No artificial flowers or plants are permitted. Planters must be free of weeds or other plant material. Containers must be located on front porches, steps, columns, or retaining walls. The ARC may, in its sole discretion, limit the quantity of planters and containers permitted on a property.

6) FIRE PITS

Permanently installed fire pits must be approved by the ARC and the City of Helena prior to installation. Firepits will only be permitted in the backyard of properties. Submittals for firepits must include a picture of the backyard with the location of the firepit drawn to scale, and a picture of the proposed firepit with a materials list. Items that are not originally manufactured for use as fire pits, such as barrels, are not permitted and shall not be used as fire pits.