

Artificial Turf - Artificial Turf of a similar color and style that already exists in the neighborhood may be installed on any lot at the homeowner's expense. The turf installation shall be bordered by a sidewalk, driveway, or pavers on all sides leaving no unfinished edges.

Awnings - All awnings on each house must be in good condition & a single uniform color. The color must match the house trim as closely as possible.

Clotheslines - Outside clotheslines be placed and maintained in such a manner as to not be visible from above the fence line or the street.

Doors, Front Entry - Front entry doors must be steel or wood doors with recessed panels comparable to the original doors installed by the builder and must be painted the same color as the house trim. Doors with windows will not be approved.

Doors, Garage - Replacement garage doors must be sectional, metal roll up doors comparable to those installed by the builder. The door may be plain or have long recessed panels (four panels wide).

Doors, Security - The style should not detract from the architecture of the house. Permitted colors are white, black, dark bronze or the color of the house trim.

Gates - Replacement gates may be similar to the original gate being replaced or may be wrought iron frame with redwood/composite slats or wood painted to match the trim of the house. Wrought iron may be left black or painted to match the trim of the house. Gates without wrought iron frames can be stained or painted the color of the house trim.

Insects 6.16 - No Owner shall permit anything or condition to exist upon any property which could induce, breed or harbor infectious plant diseases or noxious insects.

Landscaping - The area inside the walk leading to the front entry of each house (i.e., the area between the walk and the house) is the responsibility of the homeowner to landscape and maintain. All the area outside of the walk will be maintained by the HOA.

Lights, Coach - Coach lights may be approved if they are of good quality and comparable in appearance to other lights that have been installed within the community.

Lights, Convenience - Convenience lights along walks may be approved provided they are not located in the lawn area and are of good quality.

Lights, Flood - Flood lights may be approved provided they do not present a nuisance to neighbors. Such lights will be placed in an inconspicuous location as possible and may only be clear or white. Colored lights are not allowed. Any exposed conduit must be painted the same color as the surface to which they are attached.

Lights, Temporary Seasonal - Seasonal lights may be attached to the outside of the house 45 days prior to the holiday. They must be removed within 30 days following the event.

Patio Covers - Patio extensions, trellises or awnings may be approved provided all materials are consistent with existing materials or in line with previously listed materials. Aluminum patio covers or patio extensions that look like an "add on" will not be approved.

Patio Conversions - Patio conversions (Arizona rooms) may be approved but only after submission of detailed plans. Any such conversions must be constructed to match exactly the architecture, materials and color used by the original builder. This includes smooth stucco and wood trim painted to match existing house.

Patio Mist Systems - Patio mist systems may be approved. Any exposed piping for mist systems must be rigid copper or PVC and must be painted to match the color of the surface to which they are attached. Piping must be attached to and follow the lines of the house to camouflage the piping.

Propane Tanks - Propane tanks under 150 gallons may be approved if they are placed a minimum of 5 feet from any ignition source and 3 feet from any window or door. If filled on-site, the minimum distance to an ignition point must be 10 feet.

Rain Gutters - Rain gutters must be durable, paintable and result in a clean line. Seamless aluminum is the preferred material. Plastic is not acceptable. Gutters and downspouts must be painted to match the color of the surface to which they are attached. Downspouts must follow the line of the house and may not be freestanding.

Rock - Decorative rock used for ground cover in Tamarac is "Madison Gold-3/4 inch". Any rock, added to any part of the front yard must be the identical decorative rock.

Roofs - New roof tiles should be as close as possible to the original tile. Tiles that do not match should be placed in the least visible positions from the front of the house. Flashing and any replaced fascia should be painted the color of the house's trim.

Satellite Dish Receivers - Satellite dishes shall be placed in the least visible location compatible with adequate reception. Large satellite dishes are not appropriate, since they would be visible above the fence. Small dishes (less than one meter in diameter) may be approved, depending on location.

Sidewalks - Sidewalks leading from the street are part of the owner's lot and are the owner's responsibility. Damage to sidewalks caused by parking, land subsidence, or other causes must be repaired by the owner.

Skylights - A skylight may be approved, provided it (1) is limited to one window, (2) lies flush with the roof (not a bubble), and (3) the trim is painted to match the roof tiles.

Solar Panels and HVAC - No heating, air conditioning, evaporative cooling or water heating units shall be placed, constructed or maintained upon any Lot in such a manner as to be visible from neighboring property.

Storage - Equipment, toys, bicycles, barbecues, etc. must be stored in garages or out of site behind block walls.

Storage Sheds - Small storage sheds may be approved provided they are not visible from above the fence line or the street.

Swings, Slides and Play Equipment - Play equipment may be approved if it is not visible from above the fence line or the street.

Trash Bins - Trash bins must be kept in garages, behind gates, or behind strategically placed shrubs or trellises to screen them from the streets and neighbors front entries.

Tree and Shrub Removal and Replacement - The HOA will remove, upon request, trees or shrubs that are dead, dying, causing damage or are hazardous within the HOA area of responsibility.

Utility Service 6.4 - No lines, wires, or other devices for the communication or transmission of electric current or power, including telephone, television, and radio signals, shall be erected, placed or maintained anywhere in or upon any Lot unless the same shall be contained in conduits or cables installed and maintained underground or concealed in, under or on buildings or other structures.

Vines - Vines shall be maintained no higher than the top of the homeowner's wall if that wall borders a community common area. Vines should not grow over windows, awnings or the roofline.

Walkways - Walkways or paths made of flagstone, stepping stones, etc. to reach backyard gates may be approved.

Walls, Common

Windows - Windows must match closely those installed by the original builder and must be approved prior to replacement.

Window Screens - Generally, black, bronze or gray shade screens without pattern or ornamentation in a white frame to coordinate with window frames will be approved.

Window Shades - Exterior sun curtains, exterior roll shades and shiny window film will not be approved. Window tinting of any type will be reviewed by application on a case-by-case basis.

Window Shutters - Exterior decorative or functional shutters, including rolling security shutters will not be approved.

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