



Copper Ridge Homeowners Association

Community Design Standards

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Copper Ridge Homeowners Association Community Design Standards

Introduction

The Architectural Control Committee (ACC), appointed by the Board of Directors, is composed of homeowners within the Copper Ridge Homeowners Association (the “Association”). Under the governing Covenants, the ACC has discretionary authority to review and regulate the aesthetic impact of design, construction, and modifications within the community. This includes oversight of architectural style, colors, textures, materials, landscaping, and overall harmony with surrounding properties. If the Board elects not to appoint an ACC, the Board will serve in its place.

These Design Standards, effective January 1, 2026, establish a shared framework of design objectives for current and future residents, as well as for those managing and overseeing the community. The ACC will use these Standards to review plans and specifications submitted under the Declaration of Covenants, Conditions, and Restrictions (the “Declaration”). The ACC seeks to administer the review process fairly, objectively, and consistently—balancing individual homeowner goals with the community-wide standards that preserve property values and neighborhood character.

These guidelines will also serve as a reference for The Board of Directors, in considering disputes, disapprovals, or appeals.

Because each lot varies in size, topography, and location, certain modifications may be acceptable for one lot but inappropriate for another. Accordingly, the ACC retains the discretion to apply different standards where necessary to preserve the visual and functional integrity of the community.

Purpose of the Community Design Standards

These Community Design Standards do not replace or supersede the Association's Covenants, Conditions, and Restrictions ("Declaration"). Rather, they are intended to clarify, interpret, and communicate the expectations and procedures governing Requests for Modification submitted to the Architectural Control Committee (ACC).

The purpose of these Standards is to:

1. Provide homeowners with clear guidance regarding the use, maintenance, and modification of property.
2. Protect the investment of every homeowner by ensuring that the community develops and is maintained in a manner that preserves its character and property values.
3. Establish the Association's right and responsibility to review and approve all proposed exterior modifications, including but not limited to structural changes, paint colors, landscaping, and other alterations visible from outside the home.

The Declaration prohibits any construction, addition, or alteration to the exterior of a lot without prior written approval of the ACC. This includes seemingly minor changes such as repainting exterior surfaces in a new color.

While these Standards provide guidance, they are not exhaustive or determinative in every situation. The ACC evaluates each proposal on its own merits in light of the community's overall design objectives. For example, a modification located out of view from streets or neighboring properties may be permissible in one case but prohibited in another if it impacts visibility or community aesthetics.

Overview of the Modification Request Process

All homeowners must submit a Request for Modification Form (the “Modification Request”) and obtain written approval from the ACC before beginning any exterior project or alteration.

Submission Requirements:

- Provide detailed and specific information to avoid delays or misunderstandings.
- A detailed, written description of the proposed exterior modification or addition.
- Color samples - (this will be required). Manufacturers’ color swatches are acceptable. Paint samples or documentation must specify manufacturer, color name, and color number if applicable.
- A site plan of the property detailing current and proposed footprints, including house, driveway, sidewalks, decks, patio retaining walls, etc., existing trees and landscaping. Indicate on the site plan the size and exact location of the proposed project. Include: property lines, setback and easements, drawings of structures, elevation changes, material, finish and any construction details. All proposed improvements should be dimensioned to properly locate them from the house or property line.
- A landscape plan must show placement, number, species and size of proposed landscape additions.
- Photograph(s) of the existing condition, i.e. photo of rear elevation if submitting for a rear sunroom addition.
- Indicate project start and completion dates.

Review Timeline:

- The ACC will respond in writing within thirty (30) days after receiving a complete application.
- Incomplete applications will be denied, and resubmission will restart the thirty (30) day review period.
- If the ACC fails to respond within thirty (30) days of receiving a complete submission, the request will be deemed approved.

Approval Expiration:

- If work has not begun within twelve (12) months of approval, the approval is void and the homeowner must resubmit for reconsideration.

Effect of Approval:

Final approval constitutes a binding agreement between the homeowner and the Association, provided the homeowner completes the project in accordance with the approved plans.

Appeals

If the ACC denies a Modification Request, the homeowner may appeal to the Board of Directors within fourteen (14) days of the decision. Appeals must include supporting technical or design documentation.

Each appeal will be considered on a case-by-case basis. Approval of an appeal for one lot does not set precedent for others; all decisions will be based on the merits of the individual case and the overall objectives of the Design Standards.

If, during an appeal, the Board or ACC determines that a third-party expert is needed, the costs of such consultation may be charged to the applicant.

Disclaimers

- These Design Standards have not been reviewed for engineering or structural adequacy, nor for compliance with applicable building codes, zoning ordinances, or governmental regulations.
- Approval by the ACC is based solely on aesthetic considerations. Homeowners are responsible for ensuring compliance with all laws, permits, codes, and safety standards.
- Approval by the ACC does not guarantee the safety, structural integrity, or quality of any construction or modification. For example, approval of a children's play set or pool does not imply any warranty of safety.
- Neither the Association, the Board, the ACC, nor any officers, directors, agents, or volunteers shall be liable for damages arising from decisions regarding any submitted plans, whether due to error, negligence, or otherwise.

I. General Design Considerations

1. Setbacks

All construction must comply with the setback requirements shown on the recorded subdivision plats, as well as those required by Cherokee County ordinances and homeowner's deed.

The ACC may consider requests for exceptions to subdivision plat setbacks where permitted by law; however, no setback shall be less restrictive than county or other governmental requirements. All easements identified in the Declaration must remain unobstructed and accessible.

2. Subdivision of Lots

No lot may be subdivided, re-platted, or have its boundary lines altered without prior written approval from the ACC and Board of Directors. In addition, no subdivision or boundary modification may violate applicable zoning or subdivision regulations.

3. Foundations and Slabs

- Existing original concrete foundations are grandfathered but may only be repainted in a color consistent with approved standards.
- All exposed concrete block or unfinished foundations must be faced with brick, stone, or stucco up to the first-floor level.
- Slab-on-grade homes must be constructed as "built-up" slabs with at least one step, and preferably two, from the finished walkway to the interior finished floor elevation.

4. Exterior Colors & Approved Paint Palette

- Any change to exterior colors—including siding, trim, shutters, doors, brick, and roofing—must receive prior ACC approval.
- Repainting in the original, previously approved color scheme does not require approval. However, “similar” or “close” colors are considered new colors and do require approval.
- When changing any part of the exterior house color, a paint sample must be provided for approval, and the colors chosen must be within the Copper Ridge Color Palette, included in the appendix of this Copper Ridge Homeowners Design Standards document.
- Color Standards:
 - The predominant (main) body color must be subdued and harmonious with the community.
 - Secondary colors (trim, shutters, doors, etc.) must complement the predominant color.
 - Highly reflective or bright colors are prohibited.
 - Stone may not be painted under any circumstances. Brick may be painted only as the predominant (body) color.
- All applications must include manufacturer name, color name, and color number, along with physical samples or swatches.
- Surfaces must be maintained in good condition, free of mildew, staining, and visible deterioration. Repainting frequency is at the homeowner’s discretion, provided surfaces remain clean and presentable.

5. Mailboxes

- Only one (1) mailbox is permitted per lot.
- The required mailbox is the *Mailbox MB-500* by Global Home Construction
- *The approved mailbox for Copper Ridge HOA available online at:*
<https://global-hc.com/shop/mailboxes/mailbox-mb-500/>.
- All repairs or replacements must match this approved model.
- Appearance: Mailboxes must be finished in powder-coated black paint with brass numbers.
- Landscaping around mailboxes must remain under 24” in mature height. Vines or other plantings that obscure the mailbox or address number are prohibited.
- Homeowners are responsible for cleaning, repainting, and repairing their mailboxes. Posts must be secured to a proper concrete footing.

6. Energy Conservation Equipment (Solar Panels, Generators, etc.)

- Solar panels must be in harmony with the structure and approved by the ACC. Panels should be placed to minimize view from neighbors, be aesthetically pleasing, and align with roof materials and structures. Solar panels should only be attached to the back side of a roof. Under no circumstances shall solar panels be attached to the front side of a roof or the front side of the residence (e.g., facing the street).
- Generators:
 - Portable generators may be used during temporary power outages.
 - Permanent standby/emergency generators require ACC approval and must:
 - Be installed by licensed professionals.
 - Comply with local code and permitting requirements.
 - Be screened with landscaping or fencing to minimize visibility.
 - Meet noise standards that limit disruption to neighboring properties.

7. Drainage, Wetlands, and Natural Buffers

- Drainage: No owner may alter or obstruct natural or engineered drainage flows without prior ACC approval. Drainage areas, including catch basins and detention ponds, must remain clear of debris or obstructions.
- Wetlands and Streams:
 - These areas are to remain undisturbed natural amenities and may only be used for stormwater management.
 - No decks, fences, or structures may be built on, over, or within these areas.
 - Owners may not remove water, place fill material, or deposit refuse of any kind in wetlands or streams.

II. Exterior House Standards

1. Exterior Materials: Paint / Siding / Brick / Stone

All changes to the exterior color of any home—including doors, shutters, trim, siding, brick, or other painted surfaces—must receive prior approval from the ACC. Repainting in the *originally approved* color scheme does not require approval; however, any variation, no matter how similar, does.

- a) Paint Sample Requirements
 - A paint sample or electronic sample must be submitted.
 - Samples must include: manufacturer, color name, color number, and LRV (e.g., Sherwin-Williams Casa Blanca, SW 7571, LRV 76).
 - Homeowners may paint a small test patch on the *rear* of the home when submitting for review.
 - Siding colors should generally have an LRV of 80 or lower.
- b) Color Standards
 - Exterior colors must be harmonious and compatible with the Community aesthetic.
 - Highly reflective or bright colors are not permitted.
 - Predominant colors (i.e., body color) must be subdued, neutral, or mid-tone.
 - Secondary colors must complement the predominant color and be limited to architectural elements such as trim, fascia, shutters, and doors.
 - Garage doors should generally match the siding, but alternative compatible colors may be considered.
 - The ACC will consider the roof color and shingle style when evaluating exterior paint changes.
- c) Brick & Stone
 - **Brick may be painted the predominant (body) color with ACC approval.**
 - **Stone may not be painted under any circumstances.**

Refer to the *Copper Ridge Color Palette* in the Appendix for approved options. Other colors may be considered on a case-by-case basis.

2. Roofs, Awnings, & Chimneys

All roofing, awning, and chimney modifications require ACC approval.

a) Roofs

- New roofs must follow the style and color originally installed by the builder.
- Architectural shingles are preferred.
- Any change in color, material, or style requires approval.
- Roof installations must include an industry-standard shingle warranty.

b) Awnings

- Awnings must be approved by the ACC.

They must be appropriately scaled to the home and blend with the existing color scheme.

For all other roofs/awning projects, Homeowners must complete and submit the request forms to the Copper Ridge HOA at info@copperidge.net for ACC review.

3. Doors, Windows, Shutters & Trim

All changes to exterior doors, windows, shutters, trim, and siding require ACC approval.

a) Windows & Window Treatments

- Street-facing window treatments must present a uniform, neutral appearance from the exterior (white or ivory preferred).
- Acceptable treatments include blinds, plantation shutters, sheers, or lined curtains.
- No visible graphics, lettering, or use of blankets/bedding as window coverings.
- Window grids must be maintained or replaced to match the original condition.
- Windows on the same side of the house must share a consistent style (e.g., all grid or all solid-pane).

b) Paint & Color Requirements

- Windows, shutters, louvers, and doors—including garage doors—should be painted a single solid color (Craftsman-style doors excepted).
- Door colors must coordinate with shutter colors if shutters are present.

c) Additional Considerations

- Garage door styles or decorative metal accents will be reviewed case-by-case.
- Alternative shutter styles must be cohesive with the home's architecture.
- Glass doors may be approved if using clear or lightly tinted glass; no colored glass unless specifically approved (e.g., decorative leaded glass on the front entry).

4. Stoops, Porches, Steps & Front Entries

All additions or modifications to stoops, porches, steps, or front entry structures must receive ACC approval.

5. Screened Porches, Sunrooms, & Room Additions

Applications for porches, sunrooms, and other room additions must include:

- Elevations
- Material lists
- Window, roofing, and siding specifications
- Decking materials
- All color selections

Materials must match the existing home and be painted or stained accordingly.

6. Decks

All new or expanded outdoor structures—including decks, patios, outdoor kitchens, fireplaces, or fire pits—require ACC approval.

a) Decks

- Decks must be natural wood or stained in a natural wood tone.
- Trim-color deck paint may be approved upon request.
- Composite materials (e.g., Trex) will be considered on a case-by-case basis.
- A landscaping plan addressing areas around and beneath the deck must accompany any deck proposal.

For all other deck/patio projects, Homeowners must complete and submit the request forms to the Copper Ridge HOA at info@copperridge.net for ACC review.

7. Garages (Doors, Placement, Use)

All garage modifications require ACC approval.

- Garages may not be converted into living space.
- Garage doors that are damaged must be repaired promptly.
- Garage doors may not remain open for extended periods.
- Any replacement or repainting of garage doors requires approval.

For all other garage projects, Homeowners must complete and submit the request forms to the Copper Ridge HOA at info@copperridge.net for ACC review.

8. Air Conditioning Units & Utility Lines

- Window AC units are strictly prohibited, regardless of whether they protrude beyond the window.
- Permanent standby/emergency generators require ACC approval and must comply with code, permitting, licensed installation, and noise-impact considerations.
- Generators may only be used for temporary power outages.

9. Satellite Dishes & Antennas

The installation of antennas, satellite dishes and other similar or related equipment or apparatus for the transmission and/or reception of television or radio or other signals shall be subject to these Standards and the FCC Rule entitled "Over-the Air-Reception Devices Rule, 47 C.F.R. Section 1.4000 ("FCC Antenna Rules"), as they may be hereinafter amended from time to time. In the event of any inconsistency between these Standards and the FCC Antenna Rules, the FCC Antenna Rules shall prevail and govern.

- a) Permitted Equipment
 - TV antennas and satellite dishes 1 meter or less in diameter.
 - No other antennas (e.g., ham radio, short-wave) are permitted without written approval.
- b) Location Requirements
 - Equipment must be placed in the least visible location that still allows proper signal reception.
 - Ground-based dishes visible from the street require a written statement from the installer verifying that no other placement is feasible; the notice must be submitted within 10 days of installation.
- c) Additional Restrictions
 - No antenna or mast may exceed 12 feet in height.
 - No installation requiring concrete pilings or guy wires is allowed.

10. Exterior Lighting

Exterior lighting must:

- Be consistent with the aesthetic character of the Community.
- Use only low-wattage fixtures suitable for residential use.
- Avoid creating a nuisance for neighboring properties.

Colored bulbs or lenses may be approved case-by-case. Holiday lighting is permitted during appropriate times and seasons, which generally begins 30 days before public holidays and extends to 14 days afterward.

11. Retaining Walls

All retaining walls require ACC approval.

- Homeowners are responsible for obtaining all required permits.
- Retaining walls must be built in strict compliance with approved plans.
- Exposed concrete block or poured concrete must be faced with brick, stone, or stucco compatible with the home.
- Retaining walls attached to the house must use matching materials.
- Homeowners are responsible for any drainage issues affecting adjacent properties.

12. Sheds & Prefabricated Structures

- All sheds require ACC approval.
- Sheds are not permitted in the front or side yard.
- Backyard sheds must be discreetly placed and screened from street view.
- All structures must be maintained to the same standards as the primary residence.

13. Outdoor Storage (Woodpiles, Equipment, etc.)

- Garden tools, hoses, ladders, and similar items must be fully screened from street and neighbor view.
- Storage inside the garage or basement is preferred.
- Decorative containers to conceal hoses may be used if compliant with Section III (Exterior Lot Standards).

III. Lot and Landscaping Standards

1. Driveways, Walkways and Parking Pads

ACC approval is not required to replace/repair a driveway or walkway of the exact same style and color.

Any changes or additions of hardscapes, including, but not limited to driveways, walkways and patios, require specific approval of the ACC prior to construction. No improvements, modifications, or additions shall be erected, constructed, placed, altered, remodeled, maintained or permitted to remain on any portion of the development unless such improvements, modifications, or additions are in strict compliance with these Community Design Standards. No construction shall be commenced or permitted which is inconsistent with, in addition to or materially different from, any previously approved plans or specifications unless and until the plans reflecting such change or additions have been submitted to and approved by the ACC in accordance with these Design Standards.

For pathways, natural flagstone is acceptable and natural brick may be considered for pathways on a case-by-case basis.

Parking pads must be single width and parallel to the side of the house. If a sidewalk exists, pads can be no closer than 3 ft. from the sidewalk; otherwise, pads can be no closer than 5 ft. from the curb. No driveway entrance from the street can be widened for access to an approved pad. Parking pads cannot extend further than the rear corner of a house if the area is without an incline or decline; otherwise, parking pads cannot extend beyond the front corner of the house. No parking pad may extend beyond an installed fence.

2. Lawn Maintenance & Upkeep (mowing, trimming, edging, seasonal care)

Front and side yards visible from the street must be of Bermuda , Zoysia, Centipede or Fescue sodding.

Front, side and back of lawns should be regularly fertilized, edged and mowed. Beds need to be mulched and weeded so as to have a well kept appearance. Weeds must be controlled. Lawn clippings and edging debris should be removed from the sidewalks, curbs and driveways by collecting for proper disposal or by sweeping or blowing back onto the lawn. Do not blow or sweep lawn clippings into the street. Any grass overgrowth into the street that meets curbing, must be maintained and removed along the homeowners property line and curbing/street.

Dumping of yard waste onto Community property is strictly prohibited. No Owner shall have any right to dispose of yard clippings, place debris or ashes in any protected wetlands or stream within the Community.

Landscaping that involves re-grading must be approved by the ACC in advance, must conform to Cherokee County soil disturbance regulations, and must not adversely affect drainage flows onto adjacent or downstream properties.

Pruning of trees, shrubs, hedges and other vegetation must be done so that the yard presents a healthy and manicured appearance and the visibility for motorists and pedestrians is not obstructed.

All trees and shrubs that border Community streets should be pruned to not encroach upon the streets. Trees overhanging Community streets must maintain a two (2) foot clearance between the surface of the curb and the nearest overhanging limb.

Trees must be pruned so that no limbs extend above the roadway surface.

3. Plant Material

Any planting, including annual color or replacement of shrubbery with proper size and scale, does not require ACC approval, however overall design may be subject to ACC review if complaints arise.

4. Tree Removal

Do not remove any flowering tree or ornamental tree or trees that are over 6 inches in diameter at a point 2 feet above the ground.

A request must be submitted and approved for any tree removal.

Diseased and dead trees, trees that have fallen during storms etc., no request for approval is needed. All fallen or dead trees must be removed from the property or cut into logs and stored in a location not visible to the street and adjacent lots. Stumps must not be visible.

5. Landscaping Island, Flower Beds and Containers

Landscaping must relate to the existing terrain and natural features of the lot, utilizing plant materials native to the Southeastern United States. The amount and character of the landscaping must conform to the precedent set in the surrounding Community. Edging should be of natural colors and materials, and should be six (6) inches or less in height.

Decorative, professionally installed, designer-poured concrete edging shall be approved by the ACC prior to installation. The concrete coloring shall blend into the surrounding area and be at ground level.

All mulched landscape beds should be covered with natural pine straw, natural wood mulch or other natural materials.

6. Gazebo, Pergolas, Arbors, Lattice Work & Outdoor Living Spaces

The ACC must approve all outdoor spaces, to include but not limited to outdoor kitchens, fireplaces, gazebos, sunrooms, screened porches. The spaces must fit into the topography of the lot and be located to provide minimal, visual impact to surround properties and streets.

Gazebos, Arbors, Pergolas & Similar Structures

Applications must include:

- Color samples
- Material specifications
- Site plan and elevations
- Structural details

Approval will depend on site compatibility, including visibility from the street. All structures must be maintained to the same standard as the house.

7. Yard Statuary, Ornaments & Furniture

All yard statuary, lawn ornamentation and structures including, but not limited to, bird baths, bird houses, bird feeders, statues, figurines, or similar types of accessories, should be located in the backyard. Modestly sized and tasteful yard statuary, flower pots, figurines, and urns may be placed at the front entry, front steps, or in the front landscape beds. Animal and human figures/statuary are not allowed at the front entry, front steps, or in the front landscape beds. All statuary and ornaments must be made of either wood, concrete, rock/stone or metal, finished in traditional earth tone colors such as bronze, verdigris, black or natural-colored cement. Multicolored or brightly-colored items are not permitted.

Larger statuary and outdoor ornaments are not permitted.

Fountains will be considered on a case-by-case basis, based upon design and consistency with surrounding landscaping and residences, but are prohibited in the front yards, or side yards if the lot is located on a corner.

8. Rain Barrels & Irrigation Systems

Rain barrels may be used but done in a professional manner which disguises the barrel and shall be shielded by landscape material.

Underground irrigation systems are permitted. No permanent above ground systems are allowed.

9. Fencing

No fence or wall, with the exception of retaining walls, shall be erected or maintained on any Lot nearer to the street than the rear corner of the residence, though the ACC can consider exceptions on a case-by-case basis. The Association must approve any and all fences and walls.

Chain link, and barbed wire is prohibited entirely.

Cedar, pressure treated, vinyl and black iron/metal is allowed.

Galvanized fence wire with its natural silver-like metal color is allowed, along with the wire containing green or black vinyl covering, as part of a wood rail or split rail fence only.

The best visual side of the fence shall be placed toward the outside, offering onlookers the most pleasing view.

Landscaping may be required to soften the appearance of fencing, especially on corner lots.

Details on material, height and design must be submitted for all fencing. Stains used to cover the fence should be consistent with natural wood colors and must be included with the request. The entire fence should be one consistent, approved color or stain. All fencing requests require a county plat with the fence clearly shown. Requests for any new fence that will adjoin a neighbor's existing fence will require that the neighbor provide a signed and notarized approval to be included with the homeowner's application.

The following are designs approved and strongly suggested for Copper Ridge, other designs not involving prohibited materials will be considered on a case-by-case basis:

- Wood Rail or Split Rail – natural wood only – height 3 ft. - 4 ft. only – 2 in. x 4 in. Vinyl covered wire in green or black, or galvanized wire with its natural silver-like color, is permitted on the interior.
- Picket or Gothic Picket – natural wood only – height 4 ft. - 5 ft. only – specify width of pickets – specify spacing between pickets – specify post design, shape, height and material – specify length between posts – indicate a straight or scalloped design (arched or concave).
- Scalloped Privacy – natural wood only – height 5ft. - 6 ft. only – specify post design, shape, height and material – indicate arched or concave scallop.
- Metal Fencing- height 4 to 6 foot only- specify post design shape, height and material.

Fencing Maintenance

All fences must be maintained regularly by repairing or replacing damaged or warped wood, gate hardware and cleaned periodically to remove mildew, restaining and/or preserving. Stains used to refinish the fence should be consistent with natural wood colors.

10. Garbage Cans, Recycle Bins & Yard Waste Bags

All garbage cans, woodpiles, recycle bins, hoses, swimming pool pumps, filters and related equipment, and other similar items shall be located or screened so as to be concealed from view from streets or neighboring properties.

All rubbish, trash, and garbage shall be regularly removed and shall not be allowed to accumulate.

Trash, garbage, debris or other waste matter of any kind may not be burned within the Community unless allowed by the County or with a Burn Permit.

11. Unsightly or Unkempt Conditions

Hobbies or activities that tend to cause disorderly, unsightly and unkempt conditions (such as disassembly of motor vehicles or mechanical devices, among others), within view of the street or neighboring residences, are not allowed in the Community.

IV. Recreational & Outdoor Equipment Standards

1. Basketballs Goals, Hoops

Basketball goals may be placed on driveways no closer to the street than half the distance from the residence to the street. Basketball goals may not be attached to the house.

Portable basketball goals may not overhang into any street. However, a goal may be placed within a cul-de-sac as long as neighbors of that cul-de-sac approve. Basketball goals should be properly weighted to ensure safety and kept in good repair.

2. Play Equipment and Outdoor Furniture

Vegetable gardens, hammocks, play equipment or pools to be erected on any lot must be located between the rear dwelling and the rear lot line. The ACC must approve all play equipment. A landscaping plan must be submitted concurrently if approved equipment cannot be positioned out of view of the street.

Children's play equipment or swing sets must be located in the rear yard where they will have minimum visual impact on adjacent properties and streets. The equipment must be manufactured of natural wood, or natural wood appearance, and accessories should be in earth tones or neutral colors. Children's play equipment or swing sets must be located in the area between the rear dwelling line and the rear lot line, where they will have minimum visual impact on adjacent properties and streets.

No play structures permitted above ground level in trees. No metal A-frame playsets/swing sets are permitted. The equipment must be manufactured of natural wood, or synthetic materials, and accessories should be in earth tones or neutral colors.

Extreme sports apparatus such as skateboard ramps/in-line skate ramps and bike ramps are not allowed within view of the streets, cul-de-sacs or neighboring properties.

No furniture or outdoor furniture is allowed in front yards.

3. Swimming Pools, Spas & Hot Tubs

Swimming pools must have prior written approval. Above ground pools are prohibited. Hot tubs and spas must be screened from adjacent properties.

Approved spas or hot tubs must be located between the rear dwelling line and the rear lot line and must be screened so that it is not visible from the street or adjacent properties. Pumps and filters must be screened from all street and adjacent lot views and located so as not to cause a nuisance to neighbors.

Wading pools, less than 12" in height, are permitted in the rear yard and must be emptied and stored at the end of the day. Wading pools must be stored out of view from the street every night.

All swimming pools must fit naturally into the topography of the proposed lot and be located to provide minimal visual impact to surrounding properties and streets.

Pool location, size and shape, hardscape locations (decks, walls etc.), equipment location and landscaping plan to conceal it from the view of the street and neighboring properties, must be submitted with any request. A description of all materials to be used for construction of the above items is required.

An in-ground pool or spa is a two-step process. First, a request must be submitted to the ACC, and second, proof of appropriate County permits must be provided before any constructions may begin. The initial request, if approved by the ACC, will be a conditional approval. Final approval will be granted after proof of permits is submitted.

4. Grills & Outdoor Kitchens

The ACC must approve all outdoor spaces, such as kitchens and fireplaces. The spaces must fit into the topography of the lot and be located to provide minimal, visual impact to surround properties and streets.

5. Recreational Vehicles, Boats and Trailers

Any towed vehicle, boats, recreational vehicles, motorhomes, trailers, motorcycles, minibikes, scooters, go-karts, golf carts, commercial trucks, campers, bus, or mobile homes must be parked in the garage with the garage door closed. However, such vehicles may be parked in a driveway for such temporary periods as loading and unloading in the Community, on a temporary basis. For the purpose of this provision, "temporary" shall mean a period not to exceed seventy-two (72) consecutive hours.

No Commercial Trucks are allowed and shall be defined as follows:

- a) Any truck which has a gross vehicle weight rating of 10,001 pounds or more;
- b) Any truck containing visible evidence of commercial use (such as tool racks, ladders, ladder racks, and/or winches); provided, however, that trucks with empty ladder or tool racks or standard tool boxes shall not be considered a commercial truck; or
- c) Any truck with exaggerated commercial writing or advertising on the exterior of the truck and/or visible from the exterior; provided, however, that any truck with understated commercial writing and/or advertising limited to the driver's and/or passenger side doors shall not be considered a commercial truck.
- d) Public Safety vehicles used for such purposes are specifically excluded from the definition of commercial truck.

Commercial service vehicles may be parked in the Community on a temporary basis during daytime business hours or during emergencies for the purpose of serving a Lot.

Service vehicles cannot restrict traffic or create a traffic hazard. Multiple service vehicles shall not be parked in front of a home without appropriate safety measures to assure the free and safe flow of traffic.

Disabled and stored vehicles are prohibited from being parked in the Community, except in garages with the garage doors closed. A vehicle shall be considered "disabled" if it does not have a current license tag or is inoperable. A vehicle shall be considered "stored" if it remains in the Community other than in a garage for a period of fourteen (14) consecutive days or longer without being driven or moved from within the Community.

Garages are intended for vehicles and not intended for property storage. Residents are encouraged to park the maximum number of vehicles for which the garage is designed in the garage and garage doors must remain closed.

Vehicles may not be parked on any grass or landscaped areas on Lots.

If any vehicle is parked in the Community and in violation of these rules and regulations, the Board or agent of the Association may tow or boot the vehicle after 10 days. This is considered reasonable notice.

If a vehicle is blocking another vehicle or access to another Owner's or Occupant's Lot or dwelling, is obstructing the flow of traffic, is illegally parked or otherwise creates a hazardous condition, no notice shall be required, and the vehicle may be towed or booted immediately from or on any Lot.

No on-street parking is permitted, other than in connection with visitors coming and going and special events as approved by the Board of Directors or permitted by the County. Parking must be kept to one side of the street in such an event. The HOA President should be notified in advance of temporary special events that require street parking.

6. Clotheslines & Hoses

No exterior clotheslines shall be permitted.

No hoses on a permanent basis are permitted to be seen. Hoses must be kept in reeled housing and blend with landscaping.

V. Miscellaneous & Community Standards

1. Animal & Pet Houses (Including Animal Runs)

All animal houses require ACC approval. Exterior colors and materials must match or complement the main residence and be neutral in tone. Structures must be discreetly located and fully screened from view of neighboring properties and streets.

Clotheslines and fenced dog runs are not permitted within the Community.

2. Flags, Banners, & Seasonal Decorations

Flags and banners up to **3.5' x 5'** may be displayed from a stationary pole attached to the house. Approved flags include:

- The American flag
- State flags
- U.S. military branch and institution flags
- “Thin Blue Line” American flag
- College and seasonal flags

Windssocks may be hung only at the rear of the property.

A U.S. flag (not exceeding 3' x 5') may be displayed in accordance with the United States Flag Code, either in front or at the rear of the home.

Temporary poles for displaying the U.S. flag are allowed for up to one week before and one week after recognized national flag holidays.

Political flags and banners must comply with the Copper Ridge HOA Covenants.

3. Signs (Political, Real Estate, Security, Etc.)

No signs may be erected without written approval from the Association, except as permitted below.

All signs must comply with the following standards:

- a) Maximum size: 4 square feet.
- b) No signs may be placed on common property or at Community entrances without Association approval.
- c) No signs may be attached to street signposts.

- d) Each Lot may display one “For Sale” or “For Rent” sign.
- e) Open House signs are allowed only on the day of the event.
- f) Political signs for recognized elections may be displayed up to 30 days before and must be removed within 7 days after an election. Only one sign per candidate per Lot is permitted.
- g) One small home security sign is permitted per Lot.
- h) Contractor or home improvement signs are permitted only while work is in progress and must be removed upon completion.
- i) Event or celebration signs (e.g., graduation, new baby, birthday, retirement) may be displayed during the recognized duration of the event. Graduation signs may be displayed up to 30 days before and removed within 30 days after the event; other personal signs are limited to 7 days.
- j) Builder or contractor signs must be placed only in the owner’s yard and removed when work concludes or after two weeks—whichever comes first (county permit signs excluded).
- k) ACC requests must indicate whether a sign will be posted and when it will be removed. Permanent signs are limited to alarm and “For Sale” signs.

4. Garage & Yard Sales

Signage for garage or yard sales should be minimal and may be posted no earlier than 24 hours before the sale. All signs must be removed promptly after the event.

5. Vehicles & Parking (On-Street & Off-Street)

Vehicles must be parked in a driveway, parking pad, or garage. Routine on-street parking and parking on landscaped areas are prohibited. Temporary guest parking for events is allowed on one side of the street only, and may not block or face driveways.

Garage doors should remain closed except during active use. Carports are not permitted.

No unlicensed or inoperable vehicles may remain on any portion of the Community for more than 5 days. After that period, the Board may remove the vehicle.

a) Storage of Vehicles

All towed vehicles, boats, recreational vehicles, motorhomes, trailers, motorcycles, scooters, golf carts, campers, and buses must be parked inside a closed garage or otherwise screened from view from the road. Temporary parking for the purpose of loading or unloading is permitted. See Section 4, item 5.

b) Definition of “Commercial Truck”

A vehicle qualifies as a *Commercial Truck* if it meets any of the following:

1. Gross Vehicle Weight Rating (GVWR) of 10,001 lbs. or more;
2. Visible evidence of commercial use (tool racks, ladders, winches, etc.), except standard toolboxes or empty racks;
3. Prominent commercial advertising on the exterior—subtle logos limited to driver/passenger doors are exempt;
4. Public safety vehicles are excluded.

c) Commercial & Service Vehicles

Service vehicles may park temporarily during daytime business hours or emergencies. They may not block traffic or create hazards. Multiple service vehicles at one home must use safety measures to maintain safe traffic flow.

d) Disabled or Stored Vehicles

Disabled vehicles (unlicensed or inoperable) and stored vehicles (unmoved for 14 consecutive days) are prohibited unless kept in a closed garage.

e) Garage Use

Garages are intended for vehicle parking, not general storage. Residents are encouraged to utilize garages for their designed vehicle capacity.

f) Prohibited Parking Areas

Vehicles may not park on any grass or landscaped surface.

g) Enforcement & Towing

Vehicles in violation may be towed or booted after 10 days' written notice.

Immediate towing may occur without notice if a vehicle:

- Blocks access to another driveway or Lot;
- Obstructs traffic or fire lanes;
- Creates a safety hazard; or
- Parks on Common Property without authorization.

h) Temporary Event Parking

On-street parking for special events requires prior notification to the Community Manager and approval by the Board.

Appendix

COPPER RIDGE APPROVED PAINT COLORS

All painting requests must specify the following:

- Body Color (body of the home)
- Trim Color (Corner Boards, Gutters, Soffit, etc.)
- Accent Color (Front Door and Shutters)
- Garage Door Color Gutter Color

All colors numbers / codes are Sherwin Williams:

BODY COLOR NUMBERS:	TRIM COLOR NUMBERS:	ACCENT COLOR NUMBERS:
SW6001 – SW6002	SW6063 – SW6064	SW6005 – SW6006
SW6063 – SW6064	SW6070 – SW6072	SW6076
SW6071 – SW6073	SW6077 – SW6078	SW6083
SW6078 – SW6080	SW6084 – SW6085	SW6090
SW6084 – SW6085	SW6119	SW6097
SW6098 – SW6099	SW6134	SW6104
SW6106	SW6140 – SW6142	SW6111
SW6119	SW6147 – SW6149	SW6125
SW6140 – SW6144	SW6154 – SW6156	SW6153
SW6147 – SW6151	SW6161 – SW6163	SW6160
SW6154 – SW6158	SW6168 – SW6170	SW6166 – SW6167
SW6161 – SW6165	SW6182 – SW6184	SW6173 – SW6174
SW6168 – SW6172	SW6196 – SW6198	SW6188
SW6182 – SW6185	SW6385	SW6201
SW6196 – SW6200	SW7000 – SW7016	SW6203
SW6204 – SW6206	SW7021 – SW7023	SW6208 – SW6209
SW6385	SW7028 – SW7030	SW6216
SW7000 – SW7016	SW7035 – SW7037	SW6237
SW7021 – SW7024	SW7042 – SW7044	SW6258
SW7028 – SW7032	SW7049 – SW7051	SW6989 – SW6994
SW7035 – SW7038	SW7056 – SW7058	SW7020
SW7042 – SW7046	SW7063 – SW7066	SW7048
SW7049 – SW7053	SW7516	SW7062
SW7056 – SW7060	SW7524	SW7069
SW7063 – SW7067	SW7526	SW7076
SW7503 – SW7504	SW7531	SW7605
SW7506 – SW7507	SW7541	SW7615
SW7511	SW7551	SW7625
SW7516	SW7554 – SW7555	SW7675
SW7524		SW7566
SW7526 – SW7527		SW7568

SW7530 – SW7533
SW7541
SW7546 – SW7548

SW7570
SW7626 – SW7628
SW7631 – SW7632