



Lanier Lakes
Homeowners Association, Inc.

Blue Book

RULES & REGULATIONS MANUAL

FALL 2022

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I'm in a Homeowners Association?

Yes. By purchasing a home in either Grand Point or The Willows of the Lanier Lakes Subdivision, you became a member of its Homeowners Association also known as the HOA.

The purpose of the Association is to preserve property values of the homeowners and maintain the beauty of the community through enforcement of our *Declaration of Protective Covenants* ("Covenants") and *Community Wide Standards*.

Board of Directors (BoD)

The affairs of the Association are governed by our Board of Directors, who are elected to serve by the owner members at the Association's annual meeting. The authority and responsibility of the BoD is defined in the Association's Articles of Incorporation, Bylaws, and Covenants, specifically granting that the Board "shall be responsible for the affairs of the Association and shall have all powers and duties necessary for the administration of the Association's affairs."

In addition to the standing duties specifically proscribed in the Bylaws, the BoD is empowered to establish reasonable policies affecting the Association in its entirety, provided that those policies are consistent with the original scope of the HOA Covenants and Community-Wide Standards. To meet the Association's needs under changing conditions, the Board of Directors – by a majority vote in a properly constituted meeting – may modify, augment, delete or revoke any and all policies, procedures, practices and statements. Special notice of any changes, modification, deletions or revocations of these policies shall be noted on the Lanier Lakes website, and those actions shall be documented in the Blue Book. Such changes shall be effective immediately upon approval by the Board, unless otherwise stated.



Bylaws Article 3, C. 1 (f) is charged with the responsibility of making and amending use restrictions, rules and regulations, and design guidelines.

Purpose of Blue Book

The purpose of the Blue Book is to provide an organized and up-to-date compilation of all active policies and standards, and to establish clear and objective guidelines for the enforcement of these policies. The provisions of the Blue Book are fully enforceable to the extent that they accurately reflect the Covenants, Bylaws, CWS, and Board-approved updates to policies, procedures, and practices.

The Blue Book explains the standards which will be monitored, enforced, and fined if not corrected.

How It Works

The policies and procedures in this manual are not intended to be contractual commitments by the Lanier Lakes Association or Board of Directors. They are intended to be enforceable guides to quality community living.

Any homeowner may offer suggestions for proposed changes.

This Blue Book is and will continue to be a work in progress. All previous policy actions adopted by the Board and previous Boards remain in effect until such time as they are rescinded or amended, revised and included in this Blue Book. In the event of conflicting or contradictory policies the most recently approved policy prevails.

A current and up to date copy of this Blue Book shall be posted on the Lanier Lakes website www.lanierlakeshoa.org

A Note About Grandfathering

During development of the subdivision, there was minimal enforcement and adherence to the standards established in the Declaration of Covenants. As a result, there are a number of homes that may have an element not in compliance with the standards as enforced by the owner-managed association beginning in 2015.

Upon written request, the Board may choose to “grandfather” a violation and delay enforcement of the covenant until the issue would otherwise be updated in the course of normal property maintenance or improvements, or at such time as the property is to be sold.

There are no blanket approvals for grandfathering of non-compliant features – the forbearance of enforcement is valid only if authorized by the Board in writing, and it applies only to an individual property owner and the circumstances of that specific violation.

Here are some examples of how this works when you update or sell your property:

- Your front door is not an approved color.
 - The front door must be returned to an approved color which may be found on the website under Community-wide Standards.
- You have a metal shed or any other out of compliance shed in your backyard.
 - It must be brought up to community standards or disassembled and discarded.
- You have black on white numbers on the mailbox due to the misinformation given during the 2022 Mailbox inspections.
 - Those must be brought up to community standards by applying the approved numbers.

Your home must be in full compliance for the HOA to approve the closing of the sale of your property. If the property is not in compliance, the HOA could hold the sale of the property until such a time as it becomes compliant.

Article V: Maintenance: Conveyance of Common Property by Declarant to Association

Section 2. Owner's Maintenance Responsibility.

Lawns

Lawns should be mowed regularly such as to present a neat and well-kept appearance. In addition, maintenance shall include:

- Edging between the gutter and road, and along the curbs, sidewalks, driveways, and fences creates clean, crisp lines,



- Landscape beds should be defined by stone, brick, metal or natural edging,



- Trimming along stone, brick, or metal edging of landscape beds to prevent the appearance of weeds growing in landscape beds,
- Trim the entirety of your lot to include all perimeter of your fence,



- Lawn cuttings from the curb, sidewalk and driveway areas should be removed and should be kept from entering streets.

Landscape Beds

- Landscape beds should be maintained or improved in a condition better than original.
- Front landscape beds may never be demolished.
- Shrubs should be contained in a weed-free landscape bed.



- Lawn and landscape areas should be kept alive, free of weeds, and attractive.
- Front landscape beds must not contain vegetable gardening of any sort. Vegetable gardening must be relegated to homeowner back yards only.
- All landscape bed trees should be pruned of lower branches and given the appearance of a tree rather than a shrub.



Before pruning



After pruning

- Prompt removal and replacement of dead plants, shrubs and trees is required with same type plant material without the requirement of Board approval so long as the landscape plan does not change.
- Survey stakes may remain flagged for 60 days. After such a time, survey stakes (regardless of material) should be driven down into the soil as to not be seen from the street. Any designation such as flags, etc. must be removed.
- Utility flags placed by other businesses do not apply.

Section 3. Party Walls and Party Fences.

Should there be a dispute between homeowners regarding fencing, it should be resolved homeowner to homeowner. This is an area where the Board will leave it as a civil matter between the homeowners and not become involved.

For fence standards, please review Section 19 Fencing

Section 4. Conveyance of Common Property by Declarant to Association.



Effective September 10, 2015 the Declarant changed from Adams Homes of Alabama, LLC and converted to Lanier Lakes Homeowners Association, Inc. (a non-profit corporation).

ARTICLE VI Use Restrictions and Rules

Section 3. Residential Use.

Home Businesses

The Lanier Lakes use restrictions shall be in addition to local zoning laws that govern the operation of businesses.

In order to approve your home-based business, please access the application on www.lanierlakeshoa.org, complete, and e-mail to the Board.

Home Businesses Guidelines:

- Can be conducted in an entirely enclosed manner,
- Do not impact the residential character of the neighborhood,
- Are not obvious to passersby,
- Do not increase traffic or parking congestion beyond ordinary visitation expected at a residence,
- Do not generate foot traffic,
- Do not generate noise or visual disturbances to surrounding residences.

Examples of allowed business activities include, but are not limited to:

- Tutoring,
- Teaching of art or music lessons,
- Operation of a home office for business conducted elsewhere (telework),
- Operation of a part-time office for a church or charity.

Examples of prohibited business activities include, but are not limited to:

- Pet businesses.

In no case may signs be used to advertise or identify the residence as a place of business.

Section 4. Signs.

- Signs for Lost Pets, Birthday parties, and garage sales are allowed to be placed for the event and should be removed within five (5) days after event completion.
- The ARC/Board will reject or require the removal of signage that includes, but is not limited to, political, religious, roommates wanted, etc. placed on any portion of the community, including windows.

Section 5. Vehicles and Garages.

- Please obey all local speed limits and other traffic laws, including state and county required licensing and registration.
- The intention, in all cases, is to avoid safety hazards, impeded traffic flow, and the cluttered appearance resulting from vehicles located in the street or driveways. For this reason, the restrictions have been refined and expanded to be more explicit as defined below.

Parking

- Street parking is not allowed without prior approval from the Board of Directors.
 - Street Parking Unanimous Written Consent (UWC) may be found on the website.
 - Homeowner Letter regarding parking may be found on the website.
 - Street Parking Permission form may be found on the website.
- If street parking is a must for you or your guests, please be considerate of your neighbors and have them park in your driveway and in front of your home before parking in front of other homes.
 - Vehicles parked on the street should be parked parallel to the curb in the direction of the flow of traffic.
 - Never allow guests to obscure the view, obstruct traffic, or block the driveway or entranceway of another residence.
 - Courtesy: Let your neighbors know if you are having a gathering with a lot of guests.
- At no time should a vehicle;
 - restrict the sidewalk as to prevent resident access,
 - park in front of a fire hydrant,
 - park in front of a handicap entrance,
 - block another residence's driveway.

Recreational and towed vehicles

- Recreational and towed vehicles must be stored in the garage unless you have received prior approval from the Board to store in another designated area on your property.
- Owners of unlicensed or non-operable vehicles anywhere in the community will be fined and/or towed after five days at the owner's expense.
- In order to permit recreational vehicle owners to prepare for trips, owners may park RVs in their driveways for up to 24 hours prior to and after using that vehicle, providing they meet the legal- size restrictions according to the city's codes and do not block traffic. If it is absolutely necessary to park the RV or towed vehicle on the street in front of the residence, the resident should notify the Board.
- Guests with RV's may park in the street in front of the residence for up to 7 days. Such temporarily street-parked RV's may not be used for overnight camping or for sleeping quarters during the visit. The resident host is responsible for any violations incurred by the visitors.

Other Powered Vehicles

- Except for powered wheelchairs and scooters designed for disabled persons, smaller powered vehicles such as motorcycles, mini-bikes, all-terrain vehicles, powered scooters, go-carts, or golf carts may not be operated on sidewalks, recreational pathways, or lawns of private or association properties.
- Motorcycles must be parked in the garage or driveway and not parked on the sidewalk at any time.
- Do not race motorcycles anywhere in the community that will cause a noise or safety issue.
- Toy motorized vehicles are allowed with adult supervision.

Section 6. Leasing.

Timeshares

- Timesharing ownership is not permitted in the Community.

Section 7. Occupants Bound.

- All tenants, renters, and occupants of any home in Lanier Lakes are specifically bound to abide by the Covenants and Community-Wide Standards and can be responsible for compliance fines.

Section 8. Animals and Pets.

Lanier Lakes HOA regulations specifically prohibit:

- No keeping or raising livestock of any kind,
- No animals shall be kept, bred, or maintained for any commercial purpose;
 - No chickens for eggs,
 - No animal breeding,
 - No pet sitting,
- Dogs must not be allowed to roam freely.
- All dogs must be under control with a **visible** leash when being walked within the Lanier Lakes community to include all common property and the Lanier Lakes Lake area. All pet owners are required to ensure that their pet does not become a nuisance to other residents in terms of disturbing noise or damage to property. One or more barking dogs can become very disturbing after a period of time.
- Dogs that are specially trained to aid a blind, hearing-impaired, or physically handicapped person are exempt from only those restrictions that could impair this function.
- Collect your dog's waste and take it home with you for disposal.
- Cats, while often allowed to roam, are subject to the City of Huntsville leash law. Yes, this city ordinance means cats must be on leash as well. Cats must not be allowed to create noise disturbance or allowed to damage lawns or other plants.



On November 1, 2018 the Huntsville City Council voted to adopt the following ordinance, which became effective on March 1, 2019: Dogs or cats must not be secured by fixed point tethers, meaning your dog or cat cannot be outside on a chain tied to a tree, a stake in the ground, or to a fence. The fines imposed by the City of Huntsville is \$200 for the first offense, \$500 for the second offense, a court appearance is required for the third offense. *See City of Huntsville Ordinance No. 18-952*

Portions of the Code of Ordinances of the City of Huntsville, chapter 5, Animals, may be found by accessing the following:

https://library.municode.com/al/huntsville/codes/code_of_ordinances?nodeId=COOR_CH5AN_ARTIINGE

Animal Complaints

If there is an emergency call 9-1-1.

If there is excessive barking at night, contact the authorities.

Households with pets often consider them part of the family, but other neighbors may not see them that way. This section is to keep the neighborhood safe for those who fear pets/animals and to set clear guidelines for owners who have pets.

Pet owners will be in violation of nuisance policy if their pet;

- Excessively barks (over 30/45 min in duration),
- Damages or destroys another's property,
- Poop/Excrement is not picked up,
- Is not contained on the property,
- Is walked without a visible leash,
- Threatens or attacks another person or pet.

Note for non-pet owners: There is only so much control an owner has as to where the dog will do its business, therefore, please allow leeway between the sidewalk and the curb for this activity.

- All pet issues should be documented with the city by reporting an incident in www.seeclickfix.com before reporting it to the HOA.
- Once the HOA receives a pet nuisance complaint, a warning may be issued to the homeowner and a notification letter may be given to neighbors.
- If the issue continues and is reported a second time, the HOA may call in the pet owner for a hearing to resolve the situation.
- After the hearing, fines may be issued for repeated infractions or if resolution is not upheld.
- Should a situation continue to escalate, the HOA does have the legal authority to require a dog be re-homed.

Section 9. Nuisance.

Community expectations are intended to safeguard the rights of each resident without infringement on the rights of other residents. This includes, but is not limited to, restrictions such as:

- Loud and/or unsafe operation of automobiles, motorcycles, or other vehicles,
- Loud music, whether electronic or live,
- Barking dogs,
- Dangerous or threatening dogs,
- Spotlights/floodlights operated for extended periods or shining onto neighbors' property,
- Electronic interference to radio/television, for example ham or CB radios,
- Trespassing.
- Parking;
 - may not obstruct or infringe on another resident's curb or driveway,
 - may not block the sidewalk, which is also illegal,
 - may not block a fire hydrant, is illegal.

Section 10. Unsightly or Unkempt Conditions.

- The entirety of the property should be well maintained of clutter when seen from the street, which is defined as a collection of things lying about in an untidy mess.

Section 11. Architectural Standards.



Effective September 10, 2015 the Declarant changed from Adams Homes of Alabama, LLC and inverted to Lanier Lakes Homeowners Association, Inc. (a non-profit corporation). All other responsibilities contained herein are the responsibility of the Lanier Lakes Homeowners Association, Inc.

REFER TO THE COMMUNITY-WIDE STANDARDS FOR APPROVED EXTERIOR HOME REPLACEMENTS AND/OR ADDITIONS

- All new build plans must be submitted to the Board of Directors for approval.
- The 30-day Architectural application process begins once the Board has received a complete Architectural Approval Form.
- A request can be expedited through the approval process if we are informed of such in advance.
- The Board can deny any proposed improvement purely on the ground of aesthetic considerations.
- The Board is entitled to stop any construction in violation of aesthetic restrictions.
- With notice to the homeowner, any member of the Board or its representatives will be allowed to step onto exterior property to inspect for the purpose of ensuring Covenants are complied with during daylight hours and cannot be considered as trespassing.

Section 12. Antennas.

- All free-standing dish type receivers must be relegated to the back yard or affixed to the sides of house.

Section 13. Tree Removal.

- Homeowners are permitted, without prior approval, to remove trees for the following reasons:
 - Diseased or dead trees,
 - Trees less than 6 inches in diameter
 - Trees needing to be removed for safety reasons
 - Trees in the immediate location of approved building
 - Homeowners who wish to remove trees for any other reason must have prior approval from the Board by submitting an Architectural Approval Form.
- Stumps should also be removed.

- Fallen trees should be removed from properties within two weeks. Residents should notify the Board if fallen trees cannot be removed within that time.
- Trees removed by lake lot owners should not be allowed to be sunk in the lake without prior approval of the Board.
 - Should the homeowner ignore this rule he/she may be required to raise it from the lake and dispose of it properly at the homeowner's cost.

Section 14. Drainage.

The lake is actually a retention pond and the wetlands a storm drain area that continues to be wet and is governed by the City of Huntsville Stormwater Management Regulations and maintained and insured by Lanier Lakes HOA.

- The wetlands must not be accessed by any homeowner due to liability, safety, and native snakes that may be dangerous.
- Disposal of lawn debris or any type of vegetation by neighboring homeowners is prohibited in order to prevent flooding should the balance of the wetlands become inconsistent due to homeowner neglect.

Section 15. Site Distance at Intersections.

- Do not park vehicles at intersections whereby pedestrians may be endangered.

Section 16. Clotheslines, Garbage Cans, Woodpiles, Etc.

Stacks of limbs or other debris, and bags of lawn clippings shall be stored in an area not visible from the front or side views from the street(s) of your property.

Garbage Can Storage

- Only city issued garbage and recycling bins are allowed to be stored at the side of the residence.
- Any other trash items may be stored there temporarily, but not allowed to accumulate.
- Overflow should be contained in an extra bin or out of sight of the street.
- Note: An extra garbage can and recycling bin may be requested from the city.
- Trash allowed to accumulate on the side of the house will be considered a nuisance.

Trash Collection

- Garbage cans, trash, etc. as described above must be placed at curbside no earlier than the evening before collection day.

- Clotheslines
 - Retractable clotheslines are allowed only in a rear area completely screened from view from the neighboring streets and property.
- Woodpiles
 - Woodpiles must be stacked only in a rear area completely screened from view from the neighboring streets and property.

Section 17. Subdivision of Residence.

This section applied to Adams Homes when they were the declarant and does not apply to Lanier Lakes Association, Inc.

Section 18. Guns.

- The use of firearms, of any kind, in the Community is prohibited. The intent of the Covenants is to protect against the hazards of weapon discharge whether accidental, careless, or intentional.
- The Association requires full and absolute compliance with state and local laws concerning ownership, storage, and carry.

Section 19. Fencing.

- All new installation or replacement of fencing requires Board approval.
- Fences may be allowed to move up from the corner of the house to mid-way of the house to cover a window for security or privacy reasons.
 - Submit drawing and plan with the Architectural Approval form to the Board for review

Vinyl Fencing:

- Is allowed in white, cream, or brown colors.

Wood Fencing:

- Cedar, redwood, cypress, and pressure-treated pine are acceptable wood types.
- Several wood fence designs are acceptable.
 - Board on board or solid board style is acceptable only with an installed minimum gap of 1/2 inch between boards.
 - Fences with wider gaps between boards are preferred, but if maximum privacy is desired, a “shadowbox style” should be used.
- Unfinished wood fences and split rail fences are not acceptable.

- All wood fences must be stained.
 - A clear finish on cedar, redwood and cypress that preserves the natural color is allowed.
 - A solid color stain or paint must be used on treated pinewood.
 - The approved fence stain colors may be found in Community-Wide Standards and the Board must be notified of your choice of stain.
 - All new wood fences must be painted or stained within four months of installation.
 - All existing wood fences must be painted or stained as frequently as necessary to maintain an attractive appearance.
- ‘Structural Characteristics’ for wood fences are defined as post (support beam), top rail, and bottom rail which must be covered. This is easiest achieved with a board-on-board (shadow box fence) type fence versus a solid board (dog-eared fence).

BOARD-ON-BOARD (SHADOW BOX EFFECT)



SOLID BOARD (DOGEARED)



Aluminum or Wrought Iron Fencing:

- Lake lot owners must only erect four-foot black aluminum or black wrought iron fences on their property lines and not encroach on common areas or easements of any kind. Wrought iron fences must be painted black and aluminum fences must be of appropriate quality (.060 gage min.) and anodized powder black.
- All aluminum or wrought iron fencing must be painted as frequently as necessary to maintain an attractive appearance.



Article VI, Section 19 states “*there shall be no solid fences erected in the backyards of lake lot homeowners nor any other structure closer than 45 feet from the edge of the lake*”.

In addition, Article XII, Section 5 states “*no tree, fence or structure may be placed within 15 feet of the line formed by the highest pool elevation of any lake without the prior written approval of the Board*”. This should include all plantings.

Fence maintenance is defined as, but not limited to the following;

- Must present a neat and well-kept appearance,
- Grass must be trimmed at the bottom of the fence on all sides,
- Panels must be maintained in an upright position and not be allowed to lean,
- Slats and support beams must be replaced if split, worn, broken, or missing,
- Gates must be in good condition and be operable,
- Wood fences must be re-stained/painted if they are faded,
- Vinyl fences must be clean and free of mold and mildew.

Section 20. Lakes.

- The lake is for Lanier Lakes homeowners, residents, and their guests only. All others will be considered trespassing and will be prosecuted.
 - All guests must be accompanied by the homeowner or resident.
- Lake lot owners and Board members reserve the right to ask for government identification reflecting their address within the community to continue fishing. Otherwise, they will be asked to leave the premises.
- Persons defacing this property will be prosecuted.
- Catch and Release fishing is allowed, but no fish may be kept for any reason.
- No swimming, boating, ice skating, water or jet skiing.
- Take your trash with you to dispose of at home.
- Alcoholic beverages are prohibited.
- Open sunrise to sunset.
- Pets must be visibly leashed and their waste collected and taken home for disposal.

Section 22. Air Conditioning Units.

- Window air conditioners are prohibited in front or visible side of house.
- Rear of home window units may be used by non-lake owners so long as the back yard is fenced and is not seen by adjoining neighbors.
- Complaints of neighbors regarding a noisy unit will be considered a nuisance.

Section 23. Lighting.

- Exterior home lighting fixture must be maintained and not allowed to fade.
- Exterior home lighting must be of Craftsman style and approved replacement lighting is identified in the Community-Wide Standard document on the website.
- Send an Architectural Approval Form request to change style.
- The approved color for exterior garage lights is black, dark brown and Vintage Rust.

- Exterior lighting bulbs must be natural/white bulbs only with the exception of the holidays. This includes exterior fixture lighting, accent lighting and sidewalk lighting.
- Exterior natural/white accent lighting visible from the street is permitted and may include;
 - Solar lights in landscape beds,
 - Up lighting in landscape beds,
 - Down lighting from recessed soffit installation,
 - Holiday decorative light.

In Accordance with Article VI, Section 9, Nuisance, please avoid the following:

- Excessive or disturbingly vivid, glaring, or non-aesthetic lighting (including fixtures).
- Functional lighting for security and safety is acceptable when aesthetically pleasing and compatible with landscaping and does not encroach on the privacy of your neighbors.
- Extended use (e.g. left on all night) of house-mounted elevated floodlights is an inconsiderate disturbance to neighbors. The use of motion detectors and timers is strongly encouraged.
- If in doubt, submit an Architectural Request to the Board for approval.

Section 24. Artificial Vegetation, Exterior Sculpture, and Similar Items.

In order to maintain a harmonious neighborhood appearance, we require a primarily natural landscaping decor. The Board must approve any deviation from these guidelines. The following guidelines shall be used when considering front and side lawn/garden ornamentation, and side lawn ornamentation on corner lots.

Flags

- American flags must be displayed appropriately on a free-standing flagpole or on a flag holder attached to the home.
- Free-standing flag poles requires Board approval.
- American flags must be maintained in good condition.

Yard Art

- The Board issued a blanket approval of the existing yard art, sculpture, fountains, and flags in the summer of 2017 with the condition that none observed at that time appeared to be offensive.
- New yard art requires Board approval.

Artificial Flowers

- Silk flowers, plants, and the like must only be used at or beside front doorways.
- Pots of artificial flowers within the landscape, landscape beds, or at mailboxes is prohibited.

Holiday Ornamentation

- Holiday ornamentation is allowed five (5) weeks prior to the holiday and three (3) weeks after the holiday.

Section 25. Energy Conservation Equipment.

- Homeowners should submit their Architectural Approval Form to the Board.

Section 26. Above-Ground Swimming Pools.

- Above ground pools are prohibited.
- In-ground pools require Board approval.

Section 27. Driveways.

- The Board regularly approves requests to enlarge driveways.
 - A prior approved Architectural Approval Form is required.

Section 28. Exteriors.

- Craftsman style homes in Lanier Lakes are not constructed of wood, but are constructed of full brick, vinyl trim, soffits, and windows. This restriction will not change.

Section 29. Window Coverings.

- Aluminum foil on window-panes (garage or otherwise) or doors is prohibited.
- Mirrored or reflective glass is not allowed.
- Window coverings (drapes or blinds) visible from the exterior of any residence must be white or off-white or neutral.
 - Brown is considered a neutral color; Any other neutral color (taupe, black or gray) considered must be approved by the Board by submitting an Architectural Approval request.

Section 30: Chimneys.

- Exterior chimneys must retain its original construction state of either brick or vinyl siding.

Section 31. Mailboxes.

- Refer to Community-Wide Standards for mailbox choices.
- Mailboxes and posts must be high-gloss or semi-gloss black in color.
- Mailbox must have the house number on lower rear area on each side.
- Mailbox numbers;
 - Are white on clear or black background
 - Are between 2 and 4 inches tall
- Faded mailboxes and mailbox posts must be repainted a semi-gloss or gloss black.
- The mailbox flag must be red. Replacements may be found at the following link: <https://a.co/cK7KN4w>



The previous Blue Book contained an error regarding the color of the mailbox numbers. The original number color is white and that is the standard. Due to this error and the error in the 2022 email, black numbers will be “grandfathered in” until such a time that the numbers need to be replaced due to wear. At that time, we ask that the numbers be replaced with the standard white numbers.

Section 32. Landscaping.

The purpose of this restriction is to promote landscape development of single-family residential lots that will preserve and appreciate the value of the development by promoting a high quality, cohesive level of landscaping. These requirements may be altered or amended at the discretion of the Board.

Guidelines for Landscaping Planning:

- Shrubs can become overgrown over a period of time and it may become necessary to dig them out and start over.
 - Simple replacements do not require Board approval.
 - If the landscape bed is to be completely reworked with new design, etc., it will require the submission of an Architectural Approval Request to the BoD.
- Shrubs and/or trees may be planted between neighboring homes no further back than the end of either home with the knowledge of the neighboring homeowner;
 - The installing homeowner is responsible for the full maintenance of the plantings,
 - This requires the submission of an Architectural Approval Request to the Board.
- Trees and shrubs must not be allowed to protrude onto the sidewalk or street to obstruct the visibility of drivers or impede access to sidewalks.
- All ornamental grasses (pampas, fountain, switch grass, and the like) must not impede sidewalk.
 - Excessive growth onto sidewalks is considered a nuisance.
- Planting beds or landscape beds must have a defined border; natural (dug down and out), brick, steel, or pavers. Wood is not allowed as it will rot over time.
- Acceptable mulching is wood, rock, pine straw.
- Removing landscape beds along the front of the house is prohibited.
- Landscape beds on the side of the property or additional landscape beds containing shrubs, etc. may be restored to grass without Board approval.
- Consider consulting with a landscape designer or nursery professional when selecting new trees or shrubs for your particular exposure.
- Pots may be used in landscaping plans with Board approval only.

Section 33. Screening of Heating and Cooling Units.

- Exterior units must be screened from view of the street by shrubs, brick and/or stone.
 - If vegetation (shrubbery) is used it should be planted far enough away from the unit to encourage proper airflow to the compressor(s).

Section 34. Storage Tanks.

- All exterior storage tanks and generators placed above ground must be approved by the Board by submitting and Architectural Approval Request.

Section 36. Basketball Goals.

- No permanent basketball goals may be erected or constructed on the front of any lot.
- Only approved basketball goals may be erected or constructed on the rear portion of any lot.
- Movable and permanent basketball goals will be allowed only if the following conditions are met;
 - The basketball goal must not be erected on the front of any lot,
 - The basketball goal must be kept in good condition,
 - The basketball goal can be stored or placed only in the rear of the home and not seen from the street,
 - No exceptions will be given to this rule.
- The Board must approve the proposed installation of any new permanent basketball goal,
- Any neighbor's complaint about basketball noise or perceived dangerous play will receive a warning notice and future incidents be dealt with as a nuisance complaint and will be followed through as such.

Section 37. Specific Subdivision Restrictions as to Lanier Lakes Subdivision.

Dwellings:

Definition: A dwelling is a self-contained unit of accommodation used by one or more households as a home.

- All dwellings constructed on the lots of said subdivision shall have an exterior of brick with vinyl trim and soffits.
- Roofs of all dwellings constructed on all of said lots shall be of architectural-grade shingles.
- The main body of all dwellings shall have a roof pitch of 7/12 or greater.

Permitted Accessory Buildings:

Definition: Accessory buildings are outdoor structures such as attached or detached garages, sheds, playhouses, storage buildings, pergolas, garden structures, greenhouses, private studios, pool houses, cabanas, and other similar residential buildings.

- All permitted accessory buildings including, but not limited to sheds, gazebos, porticos, pergolas, patio covers constructed on the lots of said subdivision shall have an exterior of brick, vinyl, wood, or smart side paneling or a pre-approved combination thereof.
- Roofs of all permitted wood accessory buildings as defined above shall be of architectural-grade shingles.
- Permitted shed construction shall have a roof pitch of 4/12 or greater
- Flat roof sheds are not permitted
- Number of sheds not to exceed one per lot
- Maximum size of shed not to exceed 160 sq. ft.
- Accessory buildings, specifically sheds, must comply with the City of Huntsville permitting process prior to approval by the Board.

Additional Use Rules and Restrictions

Service, Leisure, and Athletic Equipment

- Except as noted below, when not in use, all service equipment, lawn equipment, supplies, and portable recreation equipment shall be located or screened as to be concealed from view from the front or side views from the street of your property.
 - Examples include, but are not limited to; picnic tables, portable BBQ's, trampolines, soccer goals, bicycles, archery targets, badminton and tennis sets and nets, volleyball nets, boats and all watercraft, all trailers, utility carts, landscaping materials, and mulch, fertilizer and seed bags.
- Residents whose backyards can be readily viewed from a street, such as corner lots, are required to store the equipment and supplies covered by this provision in a neat and orderly fashion in keeping with the intent of the above.

Fireworks



It is illegal for private citizens in the cities of Huntsville and Madison to handle fireworks, even though within Madison County, it's legal for the public to handle fireworks. Only state and city approved licensed pyrotechnic companies are permitted to handle fireworks in the cities of Madison and Huntsville, mainly for community shows.

Municipal citations can be issued to city residents for illegally discharging fireworks that can range from a minimum fine of \$100 to maximum fine of \$500, plus up to six months in jail.

Curb Markings

- Lanier Lakes homeowners may paint their designated house number on the curb at their residence. Homeowners are not required to gain Board approval prior to applying the house numbers on the curb, but must adhere to the following criteria;

- Color: Only black numbers on a white background are allowed. Background area must not exceed six (6) inches in height or twenty (20) inches in length. Black borders included within those dimensions are permitted. Numbers must be block style numerals and may not exceed four inches in height,
- Location: House number designations shall be placed on the curb at or near the mailbox of the official street address,
- Limitations: Only one curb marking designation per residence is allowed, and only the number of the home is allowed.

House Markings

- House numbers are 4-inch black rust resistant, non-adhesive, non-reflective numbers and may be found at most any hardware store.
- Black house numbers should be visible on either light siding or the craftsman-style post at the front porch.
- Adhesive vinyl numbers or any other style numbers are prohibited on the exterior of the house.

Improvements that Do Not Need Board Approval

In order to encourage ongoing maintenance of homeowner properties, the Board has attempted to avoid the need for approval for improvements that do not alter the original appearance or impact the harmony of surrounding houses. This category includes, but is not limited to, the following;

- Replacement of doors or windows with same colors. All storm doors should be the full view style and the same color as the front door or front door trim. All other color requests must be submitted to the Board for approval,
- Re-painting in original colors,
 - Note: any color changes require approval of the Board.
- Replacement of roof or of damaged roof shingles with similar type,
- Shrubbery or other landscaping item replacement consistent with original plans,
- Addition, replacement or repair of gutters, downspouts and eaves,
 - Color must be consistent with trim of house.
- Trimming of trees, shrubs and hedges.

In most cases, such improvements do not require large expenditures of time or money. However, since mistakes are less costly to prevent than correct, residents are encouraged to contact the Board if there is any doubt of the acceptability of the improvement.

Garage Sales

- The HOA does not sponsor garage sales

Procedures

Architectural Approval Process

Each owner must submit detailed plans along with the Request for Architectural Approval Form. The form, which must be filled out completely, details many of the specifics addressed in Blue Book-Section 4.1.2. Failure to submit the form in its entirety will postpone the 30-day approval window and delay approval.

The Board will review the plans and application form at their monthly meeting or via email. Each reviewer will then either;

1. Recommend approval of the plans unconditionally,
2. Recommend approval of the plans subject to specific conditions,
3. Recommend rejection of the plans.

A rejection must state the reasons for such and where possible indicate some possible alternatives that could make it acceptable.

If all reviewers approve the plans unconditionally, the decision is straightforward. However, if necessary, the Board may discuss conditions with members to arrive at a consensus. The Board will then convey the results to the owner or builder.

- When plans are rejected or conditionally accepted, the owner/builder is required to resubmit plans or supplemental statements indicating changes which are proposed to achieve acceptance. The Board may approve or reject the changes after consulting with each other.
- Partial approval (e.g., to start construction) may be given with final approval withheld pending submission of additional data (e.g., exterior colors if they were not specified) or pending a change in plans.
- Notification of approval or disapproval may be by email but a written record of the approval will be retained on file with the Board. When the owner does not agree with the decision, the Board may arrange appeal procedures to arrive at acceptable solutions.

In no case may construction begin without plan approval.

Board Response Time for Requested Changes

The Covenants specifies that if plans are not approved or disapproved within 30 days, the construction may begin without approval. However, because of the importance of time in the construction process, the committee attempts to get an answer to the owner/builder within 15 working days from the time all plans, and correctly completed application forms, are received. When additional conditions are necessary, the time required to work out the details of compliance depends on the owner/builder as well as the committee. In all cases, since construction is delayed until approval, the committee is obliged to respond as quickly as practical. It should be remembered, however, that all association

members are volunteers with many other obligations on their time, so that there are occasional delays in meeting our scheduled goals.

Exemptions to Architectural Standards and Use Rules and Regulations

Residents may apply to the Board in writing for specific exceptions to Architectural Standards and Rules & Regulations.

Exceptions that apply generally to the architectural and structural appearance are usually made by a majority vote of the full Board. Individual exceptions to Rules & Regulations may be approved by a full vote of the Board.

Example exceptions include: Gazebos, arbors, playhouses, hot tubs, martin houses, and dog pens have been approved on a case-by-case basis. Swing-sets, basketball goals, trampolines, and other recreational equipment have been approved when located in areas that are not highly visible

Also – Please see “A Note About Grandfathering” on page 6.

The following documents, Amendments, and Resolutions are available on the Lanier Lakes website at www.lanierlakeshoa.org:

Documents:

- Lanier Lakes Covenants
- Amended Lanier Lakes By-Laws
- Architectural Approval Forms
- Community Wide Standards

Attachments:

Amendments and Resolutions are Board adopted and amended.

Continuing & Recurring Violations Amendment:	effective: June 15, 2021
Parking Unanimous Written Consent:	effective: August 26, 2020
Procedures Resolution: Fines	effective: October 13, 2022
Policy Resolution: Fees, Fines, and Collection	effective: October 13, 2022
Procedures Resolution: Property Sellers	effective: November 16, 2020

The following is a list of the changes made to the original Blue Book dated Fall 2019.

The ARC Committee has been removed from the document due to there no longer being a necessity for an Architectural Review Committee.

The Purpose of the Blue Book and How It Works was revised.

All instances where ARC was used in addition to Board approval, ARC has been removed.

Articles and Sections with no description or necessity were removed.

Owner Maintenance Responsibility: "Pruning of shrubs to halfway point of windows" has been removed. Shrubs must be trim and tidy but this specific requirement is no longer in effect.

Guideline for Landscape Planning: "Shrubs must be planted along the full front of the home in mulched landscape beds" was removed as well as "Each lot must have landscape beds containing shrubs across the entire front of the property." Some homes were built with landscape beds not across the full front of home.

Permitted Accessory Buildings: "Maximum size of shed not to exceed 160 sq. ft.

Garage Sales: The second and third sentences pertaining to when garage sales could be held were removed.

Updated attachments were added.



Approved and adopted by a majority vote of the Lanier Lakes Board of Directors on November 3, 2022 with an effective date of November 3, 2022.

/s/ _____
KAYE REYNOLDS
President, LL Board of Directors

/s/ _____
JENNIFER GRAY
Secretary, LL Board of Directors