

7.3 Outdoor Furniture

- A. Furniture arrangements in the front yard may consist of two (2) solid metal or wood chairs and one (1) small table of similar construction. If furniture is on the front porch, a bench, or porch swing of the same materials are also acceptable.
- B. Portable outdoor furniture may be used in the front of a home but must be removed and stored out of sight (garage or in the home, not on the front stoop, entryway, or front yard) when not in use.
- C. Portable furniture is defined as chairs, benches or tables made of plastic or aluminum, folding chairs, stadium seating or other forms of outdoor seating of any kind that can be easily moved with little to no effort.
- D. Picnic tables or other large tables are prohibited in the front yard.
- E. Single occupancy swings (i.e., child swings) attached to a tree are allowed. A maximum of 2 (two) child swings are allowed but must be similar to each other in style and construction. Approved swing materials include wood, metal, mesh, and wicker and must be well kept and in good condition. Tire swings are not allowed.

7.4 Decorative Items

- A. Anything equal to or greater than thirty-six (36) inches in height or width requires AC Approval. This includes but is not limited to ironwork, artwork, fountains, and statues.
- B. The use of artificial plants or flowers is not allowed.

7.5 Unsightly items

- A. **Tarps or temporary vehicle coverings.** Outdoor car covers/canvas are permitted if the cover is manufactured for the use of vehicle covering and of muted color (taupe/tan/beige) to not draw attention from neighboring properties.
- B. Buckets, ice chests, or children's toys when not in use are not permitted if visible from the street or neighboring properties.
- C. Wheelbarrows, trash cans, ladders, grills, landscaping equipment and/or materials (including but not limited to mulch bags, chemical bags), tools, appliances, or other materials, not intended to be a decorative or permanent item and are not permitted if visible from the street or neighboring properties.

7.6 Signage. Certain types of signage will be allowed in The Hills under specific rules.

A. General Rules Concerning Signage:

- i. Signs may not be placed in the right-of-way or on any communal area.

- ii. Homeowners' signage must be on a ground-mounted post. may not be attached to any fence, tree, or any other structure; and may not be attached in any way to any plant material, traffic control device, light, trailer, vehicle or any other existing structure or object.
- iii. Signs may not be accompanied by music or other sounds or by streamers or any other objects that could be otherwise distracting to motorists.
- iv. Signage may not contain language, graphics or any display that would be offensive to the ordinary person.
- v. Signs may not contain roofing material, siding, paving materials, flora, one or more balloons or lights, or any other similar building, landscaping, or nonstandard decorative component.

B. Homeowner's Signs Allowed in The Hills

- i. "For Sale" or "For Lease."
 - a. Signs must be purchased through the POA's designated sign company and must utilize the design approved by the Architectural Committee.
 - b. Only one sign per property may be permitted and must be displayed in the front yard only.
 - c. Backyard signs are not permitted.
- ii. Generic directional signs and/or open home signs are permitted on designated open home days. Only one directional sign for each direction in the event several homes are open and may be placed at any intersection.
- iii. School participation signs. School participation signs are allowed in The Hills with the following requirements:
 - a. School participation signs shall be placed in the front yard within five (5) feet of home. It is recommended that no sign shall be larger than two feet by three feet. (2' x 3').
 - c. Acceptable participation signs include, but are not necessarily limited to participation in athletics, cheerleading, band, class graduation, and other activities sponsored and sanctioned by the school.
 - d. These signs should be displayed during the appropriate season only.
 - e. These signs shall not be placed in any right-of-way.

- f. University affiliation flags or signs may be displayed on homes. They may not be larger than thirty-six inches by sixty inches (36" x 60"):
 - 1. They must be replaced as they become faded or tattered.
 - 2. They may not be placed on vacant lots.
 - 3. Only be displayed on game days, not throughout the year.
- iv. Election signs are permitted by state law. However, the POA will enforce the following:
 - a. Signs may not be placed more than 90 days prior to an election date to which the sign relates and must be taken down within 10 days after the election date.
 - b. A resident may only display one election sign per candidate or ballot item per property.
 - c. Signage may not exceed more than 4' in height, by 6' in width and the bottom of the sign cannot be more than 24" from the ground.
- v. Home security signs are permitted:
 - a. They may be no larger than one foot by one foot (1' x 1').
 - b. They may be displayed on windows or on a single pole within three feet (3') of the front and/or back door.

C. Signs NOT allowed in The Hills are:

- i. Construction company signs.
- ii. Signs advertising any companies or individuals performing work at any home site.
- iii. Absolutely no other signs other than those ones listed in Section 7.2B will be allowed by homeowners in The Hills without prior written approval from the Architectural Committee:
 - a. If a need arises to post a sign for legal reasons, the homeowner must obtain a letter from the appropriate legal authority and their personal lawyer explaining the extenuating circumstances and need for the sign and that all other means of resolution have been pursued. These documents will be presented to the Architectural Committee for consideration.