

Johnson Green Council of Co-Owners

Standards and Guidelines

GENERAL

- Rental units: No units shall be rented per our Master Deed
- Water: Water makes up approximately 35% of our annual budget. Please conserve water and repair any leaky faucets or commodes.

MODIFICATIONS TO UNITS

- No additions or modifications to the structure, interior or exterior, are allowed without board approval.
- Satellite Dishes:
 - Installation: Prior to installing a satellite dish, the unit owner must obtain written approval from the board. The unit owner shall specify in the request the desired location of installation.
 - The size of the satellite dish must be 18" or less in diameter. There shall be absolutely NO satellite dishes installed on the roof of a building.
 - All wiring associated with the satellite dish shall be unobtrusive and not visible outside the unit.
- Decks and fencing:
 - All decks and fencing must be stained with BEHR Deck Plus Semi-Transparent 533 Cedar Naturaltone. No other stain color is acceptable. BEHR products are available at Home Depot.
 - Fence installation: Any installation of fencing or additions/modifications to current fencing or decks requires board approval. All requests must be specific in regard to dimensions and style. Fencing/decks must match all other fencing/decks in the community in color, dimension and style.
 - Fencing shall not extend past the garage.
 - Unit owners are responsible for maintenance of grounds within the fenced area including lawn maintenance.
 - Nothing shall be visible above the fencing.
- Front doors:
 - The only acceptable paint color for the front door is available at Porter Paints. The name of the color specifically formulated to match our shutters is Forest Green. The formula is as follows:
 - Quart formula, mixed in Ultra Deep Base
 - 1y 20-1/2 c
 - 1y 7-1/2 k
 - 24p 10-1/2 v
- Storm doors:
 - Storm doors must be white or green in color with a full clear glass front and brass handles
 - Stained glass windows are not allowed
 - The doorframe must be aluminum; no wood frames are permitted.
- Awnings:
 - Unit owners who wish to have a retractable awning installed must have board approval.
 - Sunsetter is the only brand of awning permitted. They can be reached at 1-800-876-2340 and a 25% discount is available for homeowners/association members.
 - The only acceptable colors are solid green, solid cream or green stripe.
 - No accessories such as lights, front and side vinyl weather breaker panels, etc. are allowed.
 - Unit owners who install an awning will do so at their own expense and will be held liable for any damage to siding, decks or patios.

UNIT EXTERIORS

- Patio furniture and potted plants are the only allowed items for patios and balconies.
- The board must approve all other plantings and all requests should be very specific with regard to types of plants, dimensions, etc. The following are the standards for planting:
 - An area the length of the garage and two (2) feet wide may have small evergreens (similar to the landscaping in front of the units) and/or flowers. Yard ornaments, vegetable gardens, fishponds, etc., are not permitted.
 - Mulberry unit owners (second floor units) may plant flowers, small evergreens or landscaping rock in an "L" shape under the balcony. The width of the area shall not exceed two (2) feet. Items planted under the balcony shall not obstruct your neighbor's window.
 - Unit owners who have their limited common area fenced in shall not allow anything to grow or be visible above the fence.
 - The unit owner shall maintain all planted/landscaped areas.
- Stepping stones may be placed in the rear of the unit. Stepping stones must be installed so they are flush with the ground so as not to interfere with lawn mowing.
- No junk or garbage cans on patios or balconies.
- No basketball goals are allowed.
- No hot tubs or other unapproved electrical devices are permitted in any limited common area or common area.
- Exterior window dressings shall be white or off-white in color per association By-laws.
- For sale signs:
 - Our By-laws presently restrict For Sale signs to one per unit; however, the board approves the use of two signs, one placed in the front of the unit and one placed at the rear of the unit. *A change to the By-laws to allow the use of signs as outlined is planned in the near future.*
 - An Open House sign may be placed at the entrance of the community the day of the scheduled event, but must be immediately removed at the conclusion of the event.
 - There shall be no signs at the entrance or any other location in the community except as stated above.
- The following are fire hazards and are not allowed in the community:
 - Fireworks
 - Chimineas
 - Straw/hay bales as decoration
- Care should be taken when using grills. They should not be placed too close to siding or other structures when in use. It is the unit owner's responsibility to repair/replace any siding or other structures damaged.
- Per fire marshal regulations, grills are not allowed on decks, even when not in use.
- Holiday decorations:
 - No holiday lights shall be placed on the outside of buildings.
 - All Christmas decorations must be taken down no later than the Saturday following January 6.
 - One wreath may be hung on the unit owner's front door. Proper materials must be used to display the wreath to ensure that no damage is done to the door.

COMMON COURTESIES

- Please be respectful of others and avoid excessive noise. Quiet hours are between 11 p.m. and 7 a.m.
- Vehicles:
 - Slow down; the speed limit in our community is 15 MPH.
 - Park only in designated parking spots.
 - Parking in fire lanes (including behind units) is prohibited.
 - Abandoned vehicles are not allowed. All vehicles must be licensed and operational.
 - No overnight parking of boats, trailers or commercial vehicles is allowed per our By-laws.
 - No vehicle repairs on site due to safety and environmental issues.
- Dumpsters are located throughout the community for disposal of garbage.
 - All trash should be placed inside the dumpsters.
 - Dumpsters are for trash only; do not place furniture, appliances or construction materials in the dumpsters.
 - All boxes should be broken down to conserve space.
 - To reduce odor, please use plastic trash bags when disposing of your garbage.
- Pets:
 - Only common household pets are allowed.
 - Pets should be leashed and attended when outdoors.
 - All solid pet waste should be picked up and disposed of.
 - Please be considerate of your neighbors and keep your pets as quiet as possible.
 - All pets must be less than 20 pounds per By-laws.
- No skating, skateboarding or bicycling on sidewalks.
- Soliciting of any kind is prohibited in the community.