

## 5.1 Antenna/Aerials/Satellite Dishes (HIA Permit Required)

### Permitted devices shall:

2. **Have** wiring and cables shall be encased or .....
5. Devices shall **Not** encroach upon Association Common Areas.

## 5.5 Retractable Awnings/Shades (HIA Permit Required)

Electric powered or manual retractable awnings are permitted in the rear and side yards only. It is the responsibility of the Homeowner to check with the City of Beaumont for required permits for the installation of an electrically powered retractable awnings. No electrically powered or manual retractable awnings on the side of the home shall impede on the neighboring property/lot line. It is the responsibility of the Homeowner to maintain the appearance of retractable awnings.

**Awnings are not permitted in the front yard of any Lot.**

## 5.6 Princess Model Awning (HIA Permit Required)

A non-retractable awning is permitted over the front door on the Princess model only. This awning may extend no further from the side of the house to the edge of the **entry** sidewalk 3'6" in X 4' and no wider than the entrance area.

## 5.10 Exterior Lighting

6. **All exterior lighting shall be white/amber** with bulb intensity not exceeding 600 lumens.
11. (See Section 5:11 for holiday lighting).

## 5.15 Gutters/Downspouts/Rainwater Barrels (HIA Permit Required)

## 5.19 Pulte Patio Screening (HIA Permit Required)

2. Frames shall be aluminum with baked enamel finish or vinyl. Color shall be ~~white or off-white.~~ **compliment the house.**

4. Screen panels cannot exceed forty-four (44) inches wide. If the frame contains windows or glass panels the frames shall be ~~white or match existing window frames.~~ **aesthetically pleasing with the stucco.**

## 5.33 Greenhouses

A greenhouse is not permitted on any lot. However, a cold frame/plant starter/grower (**HIA Permit Required**) in the rear yard may be considered on a case by case basis. No installation shall exceed the vinyl fence height.

## Article VI - LANDSCAPING

### 6.3 Front Yard Landscaping (HAI)

Landscaping (hardscape, softscape and xeriscape) should present an attractive appearance for the property. The mature size of all trees, shrubs and other vegetation must be considered when selected and be planted in a manner which does not cause unreasonable nuisance to adjacent properties or common areas.

**To provide for vehicular and pedestrian traffic safety, no tree overhang, shrubs, planters, pots, walls of any kind shall be greater than thirty-six (36) inches tall and/or within the ten (10) foot setback from the front property line at the curb. Corner Lots shall be maintained to allow a clear line-of-sight from**

the stop sign in both directions of oncoming traffic. Depending on the placement of the Lot, further restrictions may be required to ensure traffic safety.

Corner Lots shall be maintained to allow a clear line-of-sight from the top of the stop sign in both directions of oncoming traffic. Depending on the placement of the Lot, further restrictions may be required to ensure traffic safety.

#### **6.4 Trees (HIA Permit Required)**

Every main front yard, excluding the dwelling and garage, which is at least three hundred (300) square feet must have at least one tree. The front yard landscape of each Lot shall have a minimum of one fifteen (15) gallon, or greater, tree and a maximum of three (3) trees, two (2) of which may be smaller when or if planted. The 15-gallon tree must be at least five (5) feet in height from the top of the dirt in the container. When selecting a location for the mandatory front yard tree, areas such as side yards and/or planters that are secluded and located significantly back away from the street(s), will not be considered as the required front yard tree. (See 6.1 diagram for mandatory front yard tree planting area).

~~To provide for vehicular and pedestrian traffic safety, no tree overhang, shrubs, planters, pots, walls of any kind shall be greater than thirty-six (36) inches tall and ten (10) feet from the front property line at the curb. Corner Lots shall be maintained to allow a clear line-of-sight from the stop sign in both directions of oncoming traffic. Depending on the placement of the Lot, further restrictions may be required to ensure traffic safety.~~

One tree may be planted for every 300 square feet of a residential lot, excluding the dwelling and garage. This includes the front, side, and rear yard of the lot.

All citrus and/or fruit trees planted on a residential lot must be of a dwarf or semi-dwarf variety. Planting of trees within five (5) feet of the property line is prohibited.

p 29 Cynodon sp (except for hybrid Bermuda that do not spread by seeds), proof required)