

## REGULATIONS OF TABB LAKES HOMES ASSOCIATION

The following Regulations were approved by the Board of Directors on August 9, 2000 and become effective as of September 1, 2000.

### SECTION 1, PARKING AND VEHICLE STORAGE

1. An inoperative vehicle may remain in the driveway for a maximum of 3 months.
2. No boat larger than 25' may be stored on any property. Boats and boat trailers must be garaged, or parked on a paved area alongside the garage. The boat or trailer may not extend beyond the front plane of the garage. The Architectural Review Committee (ARC) must approve the construction of the parking area. The ARC may require that suitable fencing be constructed to minimize unsightliness. This regulation will have a "grandfather" clause to apply to boats already on-site prior to September 1, 2000. "Grandfathered" boats must be registered with the Association on the registration form provided.

**Sec. 1 Replaced by Res. 2016-07-19**

3. No recreational vehicle or trailer longer than 25' may be parked on any property. Tractors, cargo trailers, buses, commercial vans and non-pickup trucks over 3/4 ton capacity are also not permitted. Pickup trucks over 3/4 ton capacity, recreational vehicles, and trailers must be garaged, or parked on a paved area alongside the garage. The Architectural Review Committee (ARC) must approve the construction of the parking area. The ARC may require that suitable fencing be constructed to minimize unsightliness. This regulation will have a "grandfather" clause to apply to vehicles already on-site prior to September 1, 2000. "Grandfathered" vehicles must be registered with the Association on the registration form provided.

### SECTION 2, CONSTRUCTION

1. Any additions to a house (including, but not limited to, sunroom additions) must be approved by ARC. The additions must have a design similar to the house, including the same siding (when applicable) and roofing materials, and must have a proper foundation. A copy of the County building permit must be attached to the form submitted to ARC.
2. Fences shall only be constructed of wood, masonry, or other material approved by the ARC. The fence must comply with the look of the home and neighborhood, with height conforming to County guidelines (4' front, 6' sides, and 8' back). Chain link or wire fences are not allowed.

**See Resolution 2021-11-16: Fence  
Construction Requirements**

### **SECTION 3, EXTERIOR MAINTENANCE**

1. Woodpiles must be neatly stacked and maintained, with no overgrowth which would promote termite and rodent infestation.
2. Mulch piles must be neatly maintained and used within 30 days of delivery.

**The following Regulations were approved by the Board of Directors on August 9, 2007 and become effective as of September 1, 2007.**

### **SECTION 4, OVERALL LANDSCAPE**

1. The homeowner is responsible for keeping all shrubs, trees, grass and landscape beds properly cultivated and free from trash, weeds and other unsightly materials.
2. The responsibility extends to areas located behind fences and on easement property. Any landscaping work and planting that diverts groundwater or runoff water onto adjoining properties is prohibited.

### **SECTION 5, TREES, SHRUBS, HEDGES**

1. Trees, shrubs and hedges should be pruned and trimmed to maintain a neat appearance and prevent them from obstructing the view of vehicle drivers at intersections.
2. Before planting any new trees, hedges or shrubs that will be close to property lines and may grow over the neighbor's property the homeowner is strongly encouraged to obtain their neighbor's concurrence.
3. Similarly, before planting close to property lines any hedges or shrubs that are expected to exceed the permitted fence height standard (6 feet in back and side yards), the homeowner is strongly encouraged to obtain their neighbor's concurrence.

### **SECTION 6, FLOWERBEDS**

1. Flowerbeds should be kept free from weeds, trash and any other unsightly materials.
2. A clear line should be maintained between the edge of the lawn and the landscape / flowerbed.
3. Owners are encouraged to mulch beds and install edgings separating landscape beds and lawns in order to more easily maintain neat landscaping.

## **SECTION 7, LANDSCAPING EQUIPMENT**

1. Lawnmowers, garden tools and equipment must be properly stored inside the confines of the homeowners fenced back yard, shed or garage when not in use.

## **SECTION 8, OTHER LANDSCAPING / APPEARANCE SITUATIONS**

1. Vegetable Gardens : All vegetable plantings are to be located behind the home's rear foundation line and inside the property's rear fencing (if present). Raised garden beds that may cause damage to adjacent properties through the flow or restricted flow of water require neighbor and ARC approval.

2. Basketball Goals: may not be permanently affixed to a house or garage. Temporary or permanent freestanding goals may be placed in or beside the driveway but must be maintained in good repair. No basketball goals will be positioned in such a way that players would play in or from any public street. Permanent goals require ARC approval.

3. Clotheslines: Clotheslines must not be visible from the street.

4. Grills : Immovable grills that will be visible from the street require ARC approval.

5. Flags: The association does not prohibit any lot owner from displaying the flag of

(i) the United States, (ii) the Commonwealth, (iii) any active branch of the armed forces of the United States, or (iv) any military valor or service award of the United States. These and/or decorative flags may be displayed from a flagpole attached to the front of a home without restriction. Freestanding flagpoles require ARC approval. Display of the U.S. Flag should follow the guidelines of U.S. Code, Title 4, Chapter 1.

6. Mail Boxes : Mailbox design, materials, colors and positioning must not detract from the overall appearance of the property. Mailboxes and their stands must not be allowed to accumulate mold or mildew and must be kept in good repair.

**The following Regulation was approved by the Board of Directors on October 11, 2007 and became effective as of November 1, 2007.**

**SECTION 8, DRIVEWAYS/PARKING PADS/PATHWAYS**

1. All hard and gravel landscape surfaces shall be kept in good repair, clean and free from weeds, vehicle fluid residues, stains, debris, etc.
2. Loose gravel that migrates into the street from a driveway shall be promptly swept back into the driveway or otherwise removed.
3. ARC approval is required for any driveway additions, to include the paving of gravel sections.