



Architectural Standards

Chace Lake Residential Association

Revised and Amended 11/3/2021



Chace Lake Residential Association

To ensure that our community will always be an attractive and desirable place to live, architectural standards must be maintained. These standards are generally outlined in Section 4.4 in the Declaration of Covenants, Conditions, and Restrictions (“Declaration”), a copy of which should have been provided to each Homeowner upon the purchase of their property in the Association.

In accordance with Section 4.4, the Architectural Review Committee (ARC) has adopted these Architectural Standards (“Standards”) as a supplement to the Declaration. The ARC is authorized to promulgate and amend and modify from time to time these Standards provided that any Standards, modifications, and amendments are approved by the Board of Directors of the Association.

It is recommended that every homeowner read the Declaration for a full understanding of the rules, processes, and restrictions that apply to our community. Reference to the Declaration should be made if these Standards, their revisions or amendments, do not address an issue.

The goal of these Standards is to provide specific, yet easy to understand guidance concerning architectural changes and other rules that may only be generally expressed in the Declaration. The purpose of the Standards is to protect each Homeowner’s investment and ensure that we can all take pride in our community.

Architectural standards benefit all residents and all residents share the responsibility to comply with, support, and contribute to them.

TABLE OF CONTENTS

I. ARC SUBMITTAL SCOPE AND PROCESS	1
II. ENFORCEMENT POLICY.....	2
III. ARCHITECTURAL STANDARDS	2
A. BARBEQUE GRILLS	2
B. BOATS, TRAILERS AND OTHER VEHICLES	2
C. CLOTHESLINES	3
D. DECORATIVE PLAQUES.....	3
E. DOGHOUSES	3
F. DRIVEWAYS AND DRIVEWAY APRONS.....	3
G. FENCING.....	3
H. FIREWOOD PILES.....	3
I. FLAGS.....	3
J. GARBAGE AND RECYCLING RECEPTACLES.....	4
K. HOLIDAY DECORATIONS.....	4
L. HOSES	4
M. HVAC EQUIPMENT.....	4
N. LANDSCAPING.....	4
(i) CURB AND GUTTER.....	5
(ii) EDGING (BORDER)	5
(iii) FOUNDATION PLANTING	5
(iv) GARDENS	5
(v) NATURAL AREAS AND PLANTING BEDS.....	5
(vi) SHRUBS AND TREES.....	5
O. LIGHTING.....	6
P. MAILBOXES.....	6
Q. ON-STREET PARKING.....	6
R. OUTDOOR FURNITURE.....	6
S. PETS.....	6-7
T. PLANTERS AND FLOWER CONTAINERS.....	7
U. POOLS AND HOT TUBS.....	7
V. RECREATIONAL EQUIPMENT.....	7
(i) BASKETBALL GOAL POSTS AND BACKBOARDS.....	7
(ii) CHILDREN'S TOYS AND RECREATIONAL EQUIPMENT	8
W. SATELLITE DISHES	8
X. SIGNAGE	8
Y. SECURITY / STORM / SCREEN DOORS.....	8
Z. SMELLS.....	9
AA. TEMPORARY STRUCTURES.....	9
BB. WINDOW FLOWER BOXES.....	9
CC. WINDOW TREATMENTS.....	9
DD. WREATHS.....	9
EE. YARD ART.....	9
FF. SOLAR PANELS.....	10
GG. DISTURBING THE PEACE.....	10
HH. GENERAL UPKEEP OF HOME AND LOT.....	10

I. ARC SUBMITTAL SCOPE AND PROCESS

A. SCOPE

Section 4.5 in the Declaration states that exterior changes to your home and property require approval of the ARC. It is important to understand that ARC approval is not limited only to major alterations such as adding a fence or building an addition. ARC approval is also required for other exterior changes such as changes in exterior paint color, landscaping, etc. In all cases, it is best to seek the approval of the ARC.

ARC PRE-APPROVALS

For any changes not specifically exempted in writing from ARC pre-approval requirements, if a resident or homeowner has any work initiated without first properly filing a written ARC request and obtaining the required written ARC approval, one or both of the following actions may be taken at the discretion of the ARC:

1. In accordance with the official CHACE LAKE Fining Policy, a significant fine may be levied at the discretion of the ARC Committee or Board, in an amount up to \$5,000.
2. Require reversal of the change back to the previous state. (i.e., remove the structure altogether, re-paint the house back to the original color, etc.). In some rare cases, if the previous state was itself unacceptable, the ARC may dictate an alternative compromised correction.

B. SUBMITTAL CONTENT

Submittals to the ARC must include:

1. Site Plan – The site plan should show all setbacks, easements, drives, and walks, a configuration of your home, and all existing improvements. The proposed alteration must also be drawn on the plan.
2. Description of the Changes and Materials – The application requires a complete description of the alteration or improvement. This includes a complete listing of materials to be used and overall dimensions. Sample colors of the proposed alteration or improvement, if applicable are also required.
3. Drawings/Photographs – Complete drawings showing all dimensions, elevations and details of the proposed alteration are required. Drawings must show the relation of the project to the existing home.

The ARC may also require additional information as reasonably necessary to evaluate the proposed alteration.

C. SUBMITTAL PROCESS

All ARC submittals should be sent to the Committee through our property manager via arctracker.com/chacelake. If computer access is not available, ARC submittals can be mailed to:

Chace Lake Residential Architectural Review Committee

c/o Neighborhood Management

2700 Highway 280, Suite 425

Birmingham, AL 35223

Submittals may also be emailed to our property manager at jenny@nhmlc.org.

The ARC must act upon all submittals deemed complete within thirty (30) calendar days of receipt. Section 4.5(e) in the Declaration states that if the ARC fails to approve in writing any completed submittal within thirty (30) days of receipt, then the submittal will be deemed to have been *disapproved*.

Once the ARC approves any/all of the proposed alterations outlined in the submittal, construction must begin six (6) months after the date of such approval by the ARC. Otherwise, the submittal shall terminate and be rendered void.

D. GRANDFATHER WAIVER CLAUSE

There may be some alterations in existence that do not comply with these Standards, but which were previously applied for and approved or with respect to which enforcement action is inappropriate in the opinion of the Board of Directors ("Board") and ARC. In these cases, the Board reserves the right to grant a temporary Grandfather Waiver for the alteration. This waiver shall generally last no longer than the current life of the alteration, and shall not extend to replacement of the alteration. This Grandfather Waiver does not include exterior alterations not approved through the requisite submittal process. In addition, any architectural change applied for and approved prior to the publication of this document that does not meet requirements of these Standards will be allowed to remain as previously approved and for the duration described in this section.

II. Architectural Review Committee Review Criteria

The Architectural Review Committee evaluates all submissions on the individual merits of the application. Besides evaluation of a particular design proposal, this includes consideration of the characteristics of the house model and individual site and effect upon neighboring dwellings or occupants, since what may be an acceptable exterior design in one instance may not be for another. Design decisions made by the Architectural Review Committee in reviewing applications are not based on any individual's personal opinion or taste. Judgments of acceptable design are based on the following criteria which represents, in more specific terms, the general standards of the Covenants.

1. Validity of Concept
 - a. The basic idea must be sound and appropriate to its surroundings.
2. Design Compatibility
 - a. The proposed improvements must be compatible with the architectural characteristics of the applicant's house, neighboring homes and the neighborhood setting. Compatibility is defined as similarity in the architectural style, quality of workmanship, similar use of materials, color and construction details.

III. ARCHITECTURAL STANDARDS

A. BARBEQUE GRILLS

1. Barbecue grills or other types of outdoor cooking equipment and apparatus shall be located only at the rear of a Dwelling and, to the extent practicable, shall not be visible from the street, except on corner lots with a side patio.

B. BOATS, TRAILERS AND OTHER VEHICLES

- 1.** No motor homes, boats or other water vehicles of any kind, trailers, service trucks or service vans can be parked or stored in any location that can be seen from the street without approval of the ARC. Only repair trucks or vans working on a home during the day are allowed.
- 2.** No wrecked automobiles, disabled automobiles or vehicles other than operating vehicles shall be stored or located on any Lot. No vehicles shall be stored under a car cover within sight of the street.
- 3.** Temporary vehicular storage of any kind must be submitted to property manager and ARC with plans.

C. CLOTHESLINES

- 1.** Outside clotheslines or other outside facilities for drying or airing clothes shall be *prohibited* on any Lot or Dwelling. No clothing, rugs or other items shall be hung, placed or allowed to remain on any railing, fence or wall.

D. DECORATIVE PLAQUES

- 1.** Items such as decorative plaques, house numbers and greetings which will be attached to the house and visible from the street must be submitted to the ARC for approval prior to installation.

E. DOGHOUSES

- 1.** Approval of the ARC shall be obtained prior to the installation of a doghouse.
- 2.** Doghouses should be located in the rear yard and should not exceed four (4) feet in height, three (3) feet in width and four and a half (4 ½) feet in length.
- 3.** All doghouses shall be satisfactorily maintained in “like new” condition, as shall be determined in the sole discretion of the ARC.

F. DRIVEWAYS AND DRIVEWAY APRONS

- 1.** Approval of the ARC is required for driveway extension, widening or rerouting.
- 2.** Driveways and driveway aprons may not be changed in size or location and must be uniform and consistent.
- 3.** Poured concrete is required for all changes. Changes in grade are permissible if proper drainage is maintained.

G. FENCING

- 1.** Approval of the ARC is required for all fences prior to installation.
- 2.** Fences should be constructed of unpainted/treated pine, wrought iron, aluminum, steel or a combination of these, not exceeding 6 feet in height. *Chain link fences are prohibited.*
- 3.** Privacy fences constructed of wood should be 6 feet in height and consistent with the neighborhood aesthetic.
- 4.** Wrought iron, aluminum or steel fences must be painted black.

5. Wood fences shall be stained or water-proofed when the wood has completely dried. A sample stain color should be included in the ARC submittal.
6. Fences must be maintained in “like new” condition, as shall be determined in the sole discretion of the ARC. This includes refinishing, replacement of twisted or bowed members, alignment of members and proper operation of gates.
7. If re-staining or replacing fencing and the exact same color and exact same style are being used, no ARC approval is needed.

H. FIREWOOD PILES

1. Firewood piles shall be located only at the rear of a Dwelling and shall be screened by appropriate landscaping from view from streets and, to the extent practicable, from adjacent Lots and Dwellings.

I. FLAGS

1. ARC approval is required for mounting a flag staff. Exact location will need to be stated on the ARC form. Flag staff may not be longer than 5 feet.
2. One American flag, in good condition, may be displayed from approved staff. Any other flag must have ARC approval.

J. GARBAGE AND RECYCLING RECEPTACLES

1. No trash, garbage or other refuse shall be dumped, stored or accumulated on any Lot. Trash, garbage or other waste shall not be kept on any Lot except in sanitary containers or garbage compactor units.
2. Garbage containers, if any, shall be kept in a clean and sanitary condition, and shall be so placed or screened by shrubbery or other appropriate material; approved in writing by the ARC, so as not to be visible from any road or within sight distance of any other Lot at any time except, during refuse collection except if stored in rear yards accessed by alleys.
3. No outside burning of wood, leaves, trash, garbage, or household refuse shall be permitted, except during the construction period, or except as specifically approved by the ARC.

K. HOLIDAY & CELEBRATION DECOR

1. Tasteful and appropriate holiday decorations displayed for a two-week period of time before a holiday (30 days for Christmas) are permitted. Any such decorations shall be removed promptly following the holiday, but in all cases not later than 15 days following the holiday.
2. Celebration decor may be displayed during celebration time, but must be removed not later than 7 days following the celebration.

L. HOSES

1. Hoses should be of a subdued color and stored neatly on a hose reel or similar container located adjacent to the wall of the house when not in use.

M. HVAC EQUIPMENT

1. Outside air conditioning units may not be located in the front yard or any required side yard or corner lots. *No window air conditioning units shall be permitted.*
2. No plumbing or heating vent stacks or exhaust fans shall be placed on the front or side of the roof.

N. LANDSCAPING

1. Approval of the ARC shall be obtained prior to making any landscape changes.
2. All homeowners are responsible for properly maintaining a neat appearance of all landscaping visible to the public. Regular maintenance includes:
 - (a) Regular mowing of grass and removal of grass clippings.
 - (b) Treatment to control weeds.
 - (c) Pruning of trees and shrubbery.
 - (d) Edging grass along curb or gutter, drives, walks and natural areas.
 - (e) Regular removal of leaves from lawn.
 - (f) Regular refreshing of mulch in front natural areas and/or planting beds.
 - (g) Replacing any dead shrubs or trees, which was part of an approved landscape plan.
Replacements should be of the same type as the original and of an appropriate size.
 - (h) Regular removal of pet waste in front and back yards.
3. CURB AND GUTTER
 - (a) Rocks and other similar items are not permitted on, in or adjacent to the curb or gutter.
 - (b) Painted house numbers are not permitted on the curb or gutter.
 - (c) Traffic deterrents should be submitted to the ARC with specific location. All deterrents will be evaluated on a case-by-case basis.
4. EDGING (BORDER)
 - (a) Edging is permitted only if approved by ARC.
 - (b) Acceptable edgings are steel and aluminum if installed flush with the ground. Brick and stone products are permitted if they repeat materials and colors of the house, while blending with surroundings and having a maximum height of six inches. *Poured in place concrete edging, rip rap or similar materials are not permitted.*
5. FOUNDATION PLANTING
 - (a) All homes should have shrubs planted along the front foundation. The size, type, spacing and quantity of shrubs required will be evaluated based on the height of the foundation wall (from the ground up to the first floor). Approval of the ARC is required prior to making changes to foundation planting.
6. GARDENS
 - (a) All gardens designed for the production of vegetables and flowers for cutting should be located in the rear yard. These gardens are not permissible in front yards.
 - (b) All gardens must be contained within the fence.
 - (c) No garden shall be visible from any street.
7. NATURAL AREAS AND PLANTING BEDS
 - (a) A fresh layer of either pine straw or naturally colored pine bark should be maintained weed free in areas not covered with sod. *White rock or other light-colored materials are not permitted.* A distinction should be maintained between sod and natural area by regularly edging along the boundary.

- (b) The size and location of planting beds should be maintained according to their original condition or subsequently approved landscape plan approved by the ARC.
- (c) Approval of the ARC is required prior to making changes to the type of mulch used or size and location of planting beds.

8. SHRUBS AND TREES

- (a) No Owner shall cut, remove or mutilate any tree, shrub, bush or other vegetation without ARC approval.
- (b) If, upon ARC approval, a homeowner must remove a tree due to property damage, disease, etc., the ARC requires that the tree removed be replaced with an appropriate tree as determined by the ARC in a timely fashion, usually within 6 months of removal. All tree stumps must be ground and sodded before replacement.
- (c) No hedge or shrubbery planting which obstructs sight-lines of streets and roadways shall be placed or permitted to remain on any Lot where such hedge or shrubbery interferes with traffic sight-lines for any of the public or private roadways within the Property. The determination of whether any such obstruction exists shall be made by the ARC, whose determination shall be final, conclusive and binding on all Owners.

O. LIGHTING

- 1. All exterior lighting of Dwellings shall be in character and keeping with the general aesthetics of Chace Lake. Any change to existing fixtures must be approved by ARC.
- 2. Exterior pathway lighting along the driveway, walkway, and landscaping beds adjacent to the house is permitted. The color of fixtures shall blend with the surrounding area.
- 3. Lighting along sidewalks is not permitted.
- 4. All exterior lighting (whether solar powered or wired) must be approved by the ARC. Submitted plan must include the number and spacing of all lights.
- 5. Accent lighting, such as up lighting on trees, wall lighting and other accent lighting in natural areas must be submitted to the ARC for approval. Lighting shall not produce glare onto adjoining properties or right of way.

P. MAILBOXES

- 1. Each Lot shall have a mailbox which shall be of a design as shall be proscribed by the ARC (all such mailboxes shall match throughout the Subdivision). Each Owner will be required to keep such mailbox in working order and repair. All mailboxes shall be painted matte black.
- 2. *Stickers, covers, hanging plants or other decorative items are prohibited on or hanging from the mailbox or post.*
- 3. *Names are not allowed on the mailbox or post.* Street numbers shall not be altered.

Q. ON-STREET PARKING

- 1. On-street parking of any kind is prohibited within the Subdivision except in on street parking spaces which are specifically designated as such.
- 2. If there are extenuating circumstances, the property manager and ARC must be notified immediately.

R. OUTDOOR FURNITURE

1. No furniture shall be placed, kept, installed, maintained or located in or on the front or side yards of a Lot or Dwelling. Any furniture placed, kept, installed, maintained or located at the rear of or behind a Dwelling shall, to the greatest extent practicable, be located so that the same shall not be visible from any street.
2. Furniture will be allowed on front porches and patios, provided, such furniture is approved by the ARC. Only furniture designed for patio/outdoor use will be allowed on porches and patios.

S. PETS

1. According to the current CLHOA CC&R legal document, the only non-human animals expressly permitted in CHACE LAKE are dogs and cats, but no more than a total of two per home (all cats, all dogs, or a combination of one each). However, the Board interprets this so as not to preclude a reasonable number of other very small pets kept caged indoors at all times within the Owner's Dwelling, as long as they do not in any way become a nuisance to the neighborhood. Examples of such other small pets include rodents (such as: hamsters, guinea pigs, mice, etc.), birds (such as parakeets, small parrots, canaries, etc.); reptiles (such as small non-poisonous snakes, lizards, etc.), or small fish in indoor fish tanks.
2. All such creatures should be kept exclusively as pets, not for breeding, not for human consumption, not for sport, nor for any commercial or business purpose.
3. When not contained within the Dwelling itself or within enclosed backyards, all dogs must be controlled at all times on a leash. If you see a dog off-leash, please contact the Hoover Animal Control Department (205-444-7760).
4. Dog houses, dog runs, etc. are only allowable in the backyard, and only when screened from view from all roadways within or adjacent to the Property and from all adjacent Lots and Dwellings.
5. Pet owners must immediately cleanup all their dogs' excrement from anywhere in the neighborhood other than the pet owner's own enclosed backyard for disposal in their own trashcans, and should be respectful of other private property when dogs are urinating during walks.
6. Pet owners are responsible for ensuring that smells associated with pets do not become a nuisance. If people outside of your property lines can smell it, then it will be presumed to be a nuisance.
7. Pet owners are responsible for ensuring that their pets do not threaten or endanger nor attack other pets or people. If you experience such a threat, endangerment, or attack, please report it promptly to the Hoover Police Department (205-822-5300).
8. Pet owners are responsible for ensuring that their pets do not make an unreasonable amount of noise. So for example, if a cat's yowling becomes a nuisance, it should be kept indoors so as not to disturb the neighbors. Similarly, an outdoor dog which cannot be trained to control its barking/howling when neighbors are trying to enjoy their own backyards, are not appropriate for this neighborhood. If a Dwelling has a 'pet door' accessing the residence, the pet door must be on the back of the house, and it must not be visible from any roadways nor from other neighborhood residences. Also, garage doors must not be left partially nor fully open for the purpose of providing pet access.
9. Pet owners are personally liable for the costs of repairing any damage caused by their pets.

T. PLANTERS AND FLOWER CONTAINERS

1. Planters and flower containers should be of subtle and subdued colors. Flower containers should contain healthy flowers (no artificial flowers or plants are permitted) and be free of weeds or other plant material.
2. Containers should generally be located on front porches, steps, columns or retaining walls. The ARC may in its sole discretion limit the quantity of planters and containers permitted on a property.
3. *Flower or plant containers are not allowed in planting beds or natural areas. Plastic flowers or plant containers are not permitted.*

U. POOLS AND HOT TUBS

1. Approval of the ARC is required prior to installing any pools or hot tubs. Pools must be in ground and the pool equipment must be located inside a fence. Hot tubs must be located in the backyard and the motors, pumps etc. must be internal to the hot tub.

V. RECREATIONAL EQUIPMENT

1. BASKETBALL GOAL POSTS AND BACKBOARDS

- a. All basketball goals must be approved at the sole discretion of the ARC.
- b. Basketball goal posts and backboards should generally be located at the back of the driveway or in the most inconspicuous area, to the extent practicable.
- c. Basketball backboards should be of clear Plexiglas or acrylic and goal posts should be black.

2. CHILDREN'S TOYS AND RECREATIONAL EQUIPMENT

- a. Children's toys, swing sets, jungle gyms, trampolines, playhouses and other outdoor and recreational equipment and other similar items shall be allowed only at the rear or behind a Dwelling and shall, to the extent practicable, be located so that the same are not visible from any street.

W. SATELLITE DISHES

1. Satellite dishes that are one (1) meter in diameter or smaller are permitted on dwellings in Chace Lake provided they meet all of the following criteria:
2. Dish is installed such that its view is minimized as much as possible.
3. If mounted on the rear or side roof, the dish and its supports should blend with the color of the roof.
4. Installation does not violate any other Chace Lake restrictions including, but not limited to, the removal of trees.
5. Additional antennas that are required in order to receive local stations should be installed internally (in an attic space) or approval of the ARC should be obtained.
6. If the above conditions cannot be met, contact the ARC for an acceptable location.

X. SIGNAGE

1. No signs shall be nailed to trees. All signs shall comply with any design adopted by the ARC.
2. No sign of any kind shall be displayed to the public view on any Lot or Dwelling except the following:
 - (a) REAL ESTATE SIGNS
 - (i) One (1) temporary professional sign of not more than six (6) square feet, advertising the Lot or Dwelling for sale or rent is permitted.
 - (ii) Directional open house signs, during the open house only, are permitted at the intersections of the streets, in the front entrance of the community, or any other common area.
 - (iii) No other directional signs to the Lot or Dwelling for sale or rent is permitted.
 - (b) SECURITY SIGNS
 - (i) One (1) small security sign no larger than one square foot (1sf) mounted on a stake no higher than thirty-six inches (36") and located adjacent to the front of the home in the foundation bed is permitted. *Use of bright or garish colors is not permitted.*
 - (c) POLITICAL SIGNS
 - (d) One (1) political sign not larger than six square feet is permitted 30 days prior to election and must be removed 48 hours after the election.

Y. SECURITY / STORM / SCREEN DOORS

1. Approval of the ARC is required prior to installing an external door.
2. All storm doors shall be full clear glass with a metal frame painted to complement the exterior of the home.
3. *No screen doors, ornamental storm doors, security doors or security bars in windows are permitted when visible from the street.*
4. All storm doors shall be satisfactorily maintained.

Z. SMELLS

1. Owners are responsible for ensuring that odors are not being emitted from the Owner's Lot or Dwelling if those odors would render any portion thereof unsanitary, detrimental, or offensive to persons in or close proximity to the neighborhood.

AA. TEMPORARY STRUCTURES

1. No structure of a temporary character, basement, tent or shack shall be used at any time as residence either temporarily or permanently.
2. No storage building of any type shall be permitted.

BB. WINDOW FLOWER BOXES

1. Approval of the ARC is required.
2. Window boxes must be of a color and material complimentary to the exterior of the home and are limited to one (1) window box per window. Window boxes must contain live plants and be maintained in a neat and attractive manner.

CC. WINDOW TREATMENTS

1. Appropriate window treatments shall be used on all windows.
2. Window treatments shall be of a subdued and subtle color as viewed from the outside.
3. *Sheets, bed linens, blankets, aluminum foil, paper, plastic bags, stained, tinted or reflective glass, or other similar materials, are not permitted to be used as window treatments. Decorative posters, stickers, flags or signs of any type are not allowed to be displayed in windows.*

DD. WREATHS

1. One wreath per dwelling is allowed and must be in subtle and subdued colors and in keeping with the style of the house and season.

EE. YARD ART

1. Yard art includes, but is not limited to, fountains, birdbaths, birdhouses, birdfeeders, reflectors, statues, sculptures, wind chimes and lawn decorations.
2. No yard art or other improvements as defined in the Declaration shall not be placed or installed within the front or side yards or front porches of any Lot or Dwelling nor shall any of the foregoing items be attached to the front or side of any Dwelling without ARC approval.
3. Approval of the ARC is required for all yard art in public view from the front and side yard and is limited to two (2) objects.
4. Overall height shall not exceed two (2) feet. Overall height is considered to be the overall height measured from top to bottom of the object.
5. Objects shall be an integral part of the landscaping, and shall be located inside the Lot and kept within 1/3 distance from the front of house to back of curb and side of house to property line.
6. Colors shall compliment the overall appearance of the home and be of a neutral/natural color. The colors shall not distract from it in a way that draws excessive attention to the object. Objects shall not have colors or color combinations considered excessively bright, garish, jarring, or overly reflective or luminescent. Neon and fluorescent colors are not allowed.
7. Objects shall be constructed of suitable standard natural or man-made durable materials capable of withstanding outdoor weather conditions while maintaining an attractive appearance. Acceptable materials are stone, marble, earthenware, terra cotta, wood, precast concrete painted cast aluminum, or similar compounds. Plastic, fiberglass, rubber, corrosive metals, and other non-durable materials are discouraged.
8. Objects installed in public view shall be limited in number and scale to avoid a cluttered or overwhelming appearance that is not in harmony with the rest of the community.

FF. SOLAR PANELS

1. Installation of solar panels on a home or lot is prohibited.

GG. DISTURBING THE PEACE/CRIMINAL ACTIVITY/NUISANCE

1. Chace Lake is a desirable, peaceful neighborhood, and it is the goal of these rules and standards to maintain that high standard. When a person's words or conduct jeopardizes another person's right to peace and tranquility, he or she may be charged with disturbing the peace and fines may be levied. Harassment, bullying or intimidation will not be tolerated. Report criminal activity or suspicious behavior to the Hoover Police Department at:
 - (a) Non-Emergency: (205)822-5300
 - (b) Emergency: 911

HH. GENERAL UPKEEP OF HOME AND LOT

1. REGISTRATION FORMS

- (a)** All residents of Chace Lake, whether owners or renters, are required to complete an official Chace Lake Resident Registration Form every year.
- (b)** Residents must also maintain the data contained therein by filing an amended Resident Registration Form.

2. Residents are responsible for maintaining the exterior appearance of their house and landscape and other improvements on their Lots in good order and repair. While it is difficult to provide precise criteria for what the Association deems as unacceptable conditions, the following cases represent some of the conditions which would be considered a violation:

- (a)** Peeling paint.
- (b)** Damaged or dented mailboxes.
- (c)** Fences with leaning, broken, deteriorating or missing parts.
- (d)** Recreation equipment, playhouses or dog houses with broken doors or in need of painting or other repairs.
- (e)** Unkempt lawn and landscaping in need of mowing and pruning, or diseased, dying or dead plants.
- (f)** Missing shutters, shingles, window panes or storm window parts, house numbers, bricks, siding, etc.
- (g)** Storage of play items, yard equipment and other clutter in front or side yards.
- (h)** Most residents, undoubtedly, would not allow any of the above conditions to exist, as they seek to preserve and protect their investment in their homes and to limit their personal liability by keeping all improvements on their Lots in good condition.

3. Regular pressure washing of stained driveways and/or sidewalks. Please note that on streets with no on street parking spaces, the homeowner is responsible for all sidewalks in front of their home and extending up to their front porch. For streets that do have on street parking spaces (i.e. Chace Drive), the owner is responsible for maintenance of the portion of sidewalk that extends to their front porch and is perpendicular to the roadway.