



## Consolidated Restrictive Covenants Compliance

- No structures of a temporary character, trailer, basement, tent, shack, garage, barn or other building shall be used on any portion of the property at any time as a residence, either temporarily or permanently. Gazebos and cabanas may be erected if approved by the Architectural Control Committee.
- No recreational or commercial vehicles, including but not limited to boats, boat trailers, house trailers, camping trailers, motorcycles, or similar type items shall be kept other than in the garage.
- Stored items in a driveway or front yard are not allowed. Items such as wheel barrels, water hoses, ladders, landscape material, bricks, firewood or children's toys, bikes, etc. should not be stored in driveway or yard in view of the street or neighbor's view.
- No owner or owners shall allow garage doors to remain open for more than a reasonable time for vehicles entering or exiting to the garage and or reasonable periods for yard and residence maintenance.
- All equipment, irrigation pump covers, AC units, garbage cans, service yards, woodpiles or storage piles shall be kept screened by adequate planting or fencing to conceal them from view of the neighbors, private drives, and street. All rubbish, trash, or garbage shall be regularly removed from the premises and shall not be allowed to accumulate thereon.
- Utility meters should be screened with landscaping to completely cover the meters or painted to match the brick or trim color of the house.
- Green electric box must be properly landscaped. If a box is located on your property, landscape should be adequate to completely cover the box (excluding the side that allows access for MLGW).
- Grass, weeds, vegetation, and debris on each property shall be kept mowed and cleared at regular intervals so as to maintain the same in a neat and attractive manner. Trees, shrubs, vines, debris, and plants which die shall be promptly removed from such Lots.
- Lawn clippings and trashcans should not go to street until Sunday at 5pm for Monday pick-up. Trashcans should be removed from the street the same day of trash pick-up.
- Window air conditioners and fans are not permitted within view of the street or neighbor's view.
- Interior window coverings (blinds, shades, shutters and curtains) that are visible from the street and the neighbors should be in good condition.
- One deciduous tree of at least two inches in diameter is required in the front yard. All new tree selections must be approved by the ARC committee.
- Mailboxes & lampposts should be in good condition and working order. Mailboxes should have a working flag and door with vinyl numbers on both sides. Mailbox should be securely attached to post. Lamppost sensors should operate from dusk to dawn. All mailboxes and lampposts are to conform to the existing type and style.
- Fences should be wooden shadow box design. Brick columns are required on 90 degrees fence corners facing road or lake. Columns should match brick on house. Corner lots have exposure to two roads and thus require columns on both exposures.
- No swimming, boating, fishing, sailing, scuba diving, inner tubes, floats, sail boards, surf boards or snorkeling is permitted in the Almadale Farms lakes.
- No garage sales may be held on any property, except that there will be semi-annual development-wide garage sales to be held on such date and at such time as the Association acting through its Garage Sale Committee may determine.
- No advertising signs (except one (1) of not more than six (6) square feet "for rent" or "for sale" sign per property), billboards, unsightly objects, or nuisances shall be erected, placed, or permitted to remain on the property.

- Holiday decorations should be removed no later than two weeks after the holiday.
- No animals, livestock or poultry of any kind shall be raised, bred, or kept on any property, except that dogs, cats or other household pets may be kept, provided that they are not kept, bred, or maintained for any commercial purpose.
- Dumpsters, portable restrooms and containers that are visible from the street must be removed within two weeks after the completion of the associated construction project or activity necessitating their presence. The HOA property management company must be notified prior to placement of a dumpster, portable restroom or temporary storage container with an estimate of how long the dumpster and temporary storage container will be on-site.
- The Architectural Review Committee (ARC) must approve all exterior improvements/additions prior to beginning work. This includes additions, pools, fencing, arbors, exterior painting, roofing, windows, shutters, doors, new or removal of trees or landscaping, fountains/ponds, play sets, ground mounted basketball goals, etc.

### [Town of Collierville Code of Ordinances](#) / State Law

- Temporary political signs should be placed behind the sidewalk or 10 feet back from the curb ([Town of Collierville FAQ About Political Signs](#)) during the period beginning sixty (60) days before a general election until the day after the next subsequent general election (TN Code § 2-7-143 2019)
- Maintaining sidewalks (broken or unsafe sidewalks) are the responsibility of the homeowner to repair. ([Streets and Sidewalks](#))
- The transient occupancy of short-term rentals is prohibited. ([Uses Permitted in Each Zoning District](#))

### Violations

#### Consolidated Restrictive Covenants Compliance Requirements

Failure to comply will result in a Courtesy Violation Letter being sent to correct the citation(s) within 30 days. If not resolved in 30 days, a Second Violation Letter will be sent to correct the citations(s) within 30 days. Failure to correct the citation(s) within 60 days will result in a fine of \$100/ month until the citation is resolved. Liens may be filed in accordance with the Almadale Farms Covenants, Conditions and Restrictions.

#### ARC Approval

If fifteen (15) days after the notice of such violation, the owner or owners of the property upon which such violation exists shall not have taken reasonable steps towards the removal or termination of the same, the Association by its officers or directors shall have the right through its agents and employees to enter upon such property and to take such steps as may be necessary to extinguish such violation, and the costs thereof shall be a binding personal obligation of such Owner as well as a lien upon the property in question upon the recording of such with the Office of the Register of Shelby County, Tennessee.

#### Town of Collierville Code of Ordinances / State Law

Failure to comply city ordinances and state law will be reported to the Town of Collierville Code Enforcement and/or law enforcement.