

**Modifications that Require HOA Board approval PRIOR to proceeding  
(not obtaining approval could result in fines and/or removal of modification)**

**REVISED 10/2025  
(changes indicated in red)**

1. Modification to existing plumbing, electrical or interior walls
  - a. Blinds/Curtains (If visible side is white, no approval needed)
  - b. Furnace:
  - c. HVAC:
  - d. Hot Water
2. Modification that requires drilling into, attachment to or penetration of the unit (type/color/attachment method)
  - a. Antennas
  - b. Aerials
  - c. Awnings
  - d. basketball backboards
  - e. handrails
  - f. flag poles
  - g. mailbox/newspaper holder
  - h. ornamental decorations (attached)
  - i. permanent fixtures (screws, fasteners, nails, etc.)
  - j. satellite dish
  - k. shutters
  - l. windows
3. Concrete Installation/Replacement
  - a. Basement
  - b. Garage
  - c. Steps (Rear/patio/deck)
4. Deck: (type/material, size, placement, must be professional builder/installer) **Co-owner is responsible for contacting April Rain for movement of any sprinkler heads and any costs incurred. If Co-owner does not contact April Rain prior to having the deck installed, the HOA will do so at the expense of the Co-owner as well as additional fines.**
5. Electric Car Charger Installation/Replacement
6. Exterior Doors
  - a. Back/Patio
  - b. Entrance
  - c. Garage
  - d. Storm door
7. Fences: (individual unit)
  - a. Maximum of six (6) foot high
  - b. White vinyl privacy fence
  - c. Not to exceed twelve (12) feet in length
  - d. Installed in rear yard of each attached Unit in line with shared Unit walls only
8. Landscaping
  - a. Flowers/plants (planting & removal)
  - b. Flower beds/edging
  - c. Trees/Shrubs (planting & removal)
9. Leasing
  - a. Unit cannot be leased for a term longer than 3 years unless a "one-time only" extension is granted by the Board for a maximum period of twenty-four (24) months.
  - b. Leasing Agreements must be for at least six months.
  - c. The Leasing agreement must be submitted to the HOA Board for review and approval at least 10 days before being presented to the potential lessee for review.
  - d. Signed Leasing Agreement must be sent to the property manager.

10. Outside Equipment:

- a. Air-Conditioner (size, type, placement. **Unit must be placed on a 4" concrete pad. Co-owner is responsible for contacting April Rain for movement of any sprinkler heads and any costs incurred. If Co-owner does not contact April Rain prior to having the unit installed, the HOA will do so at the expense of the Co-owner as well as additional fines.**
- b. Generator (size, type, placement. **Unit must be placed on a 4" concrete pad. Co-owner is responsible for contacting April Rain for movement of the sprinkler heads and any costs incurred. If Co-owner does not contact April Rain prior to having the unit installed, the HOA will do so at the expense of the Co-owner as well as additional fines.**

11. Patio (type/material, size, placement, must be professional builder/installer): **Co-owner is responsible for contacting April Rain for movement of any sprinkler heads and any costs incurred. If Co-owner does not contact April Rain prior to having the patio installed, the HOA will do so at the expense of the Co-owner as well as additional fines**

12. Pets:

- a. Only two (2) domesticated dogs (or)
- b. two (2) domesticated cats (or)
- c. one (1) domesticated dog and one (1) domesticated cat

13. Pool:

- a. Portable Kiddy Pool. Not exceeding one (1) foot in height & eight (8) feet in diameter
- b. placed in rear yard only

14. Trash Receptacle Storage:

- a. Dimensions not to exceed: 5' high, 8' long, 4' deep
- b. Vinyl or wood (Color aesthetically pleasant)
- c. Location
- d. **Unit must be placed on a 4" concrete pad. Co-owner is responsible for contacting April Rain for movement of the sprinkler heads and any costs incurred. If Co-owner does not contact April Rain prior to having the unit installed, the HOA will do so at the expense of the Co-owner as well as additional fines.**

15. Vehicles:

- a. Any vehicle that will not be used as a primary vehicle (House trailers, commercial vehicles, boat trailers, boats, camping vehicles, camping trailers, motorcycles, ATV, snowmobiles, snowmobile trailers)
- b. Inoperable or expired license vehicle of any type

**THE FOLLOWING MODIFICATIONS/REPAIRS ARE DONE BY HOA VENDORS ONLY**

***Co-owner should report issues with any of the following through the Resident Portal or email Level Up (mjproperties734@gmail.com)***

1. Concrete Installation/Replacement (Driveway/Sidewalk/Steps)
2. Fence (around property perimeter)
3. Gutters/Downspouts (repair/replacement & cleaning)
4. Landscaping on grounds/within community (individual units need prior Board approval)
5. Painting (exterior only)
6. Roof (repair/replacement)
7. Siding/Trim (repair/replacement)