

MARIVAL LANDSCAPE & ARCHITECTURAL GUIDELINES

Implemented 2004 - Revised 2022

The purpose of these landscape and architectural guidelines is to maintain the beauty of our community and preserve our property value.

Homeowners are responsible for the overall general appearance of their homes and their limited common areas. This includes but is not limited to sweeping sidewalks, removal of clutter such as toys and bicycles from the front entrance to the home, cleaning driveways of oil leaks, and keeping the front and rear of the home neat.

Homeowners may not disrupt/change the natural landscaping in the common areas without prior approval via an **Improvement Application**. This includes removal of any bushes, trees, and natural brush on the front, side, or rear of the property.

LANDSCAPING & OUTDOOR DÉCOR

BIRD FEEDERS, BIRDBATHS & BIRDBATHS

One bird feeder is permitted at rear of home and may be attached to wood trim or free-standing in the mulch bed. A bird feeder or birdhouse may also be placed in the un-mowed wooded areas behind the home. Homeowners are responsible for cleanup of seeds, bird droppings or other debris. No bird feeders or birdhouses are permitted in the front or side of homes that are visible to the street. Birdbaths are only permitted in the rear wooded areas.

CLOCKS, THERMOMETERS, & RAIN GAUGES

Permitted, but may not be visible by other units. Must be attached to wood only and cannot exceed/overhang the area to which attached.

DECORATIVE SIGNS & WINDSOCKS

One (1) decorative sign or welcome sign, not to exceed two (2) feet in height is permitted in the front mulch bed next to the entrance of the home. Two (2) security signs are permitted, one in the front and one in the rear of the home. Windssocks are NOT permitted.

FLAGS

Must be approved in advance through submission of an **Improvement Application**. Reference the Flag Policy on the marivalatweatherstone.com website under Policies.

FLOWER BED EXPANSION

Any expansion of existing mulch beds or installation of new mulch beds must be approved in advance through submission of an **Improvement Application** that includes a description of planned location and dimensions. The expansion must not interfere with mowing of the common area. Planting of annuals or perennials is permitted but must be maintained by the homeowner. No planting of vegetable gardens is allowed in the mulch beds. No artificial flowers/plants are allowed. An approved and recommended list of bushes & trees are shown on the marivalatweatherstone.com website.

If the homeowner wishes to replace the mulch bed around the rear patio with paving blocks, an **Improvement Application** must be submitted.

FLOWER & PLANT CONTAINERS, TRELIS & WINDOW BOXES

A reasonable number of freestanding pots, urns and boxes are allowed on decks, porches, and patios. Hanging baskets, not to exceed six (6), must be attached to wood only. Hanging baskets on shepherd' crooks are permissible in the mulch beds or in the wooded areas behind the home. Flower boxes on deck rails must not be permanently affixed. Window boxes must be neutral in color and may not be affixed to brick or siding. A trellis for climbing roses or vines is permitted in the mulch bed but must be manicured by the homeowner and not allowed to grow wild. Container vegetable plants and herbs are permissible on the rear patio or deck. No artificial flowers (plastic or silk) are to be used in flower boxes, pots, urns, or hanging baskets. Homeowners are responsible for maintenance of plantings and must remove dead plants and growth in a timely manner.

HOSES & HOSE HOLDERS

Portable hose holders are recommended. Hose holders may not be attached to brick facing or siding; they may only be attached to wood. Hose holders must be green or a neutral color. Portable holders may be kept in the limited common area during the watering season provided they are close to a faucet. Hoses must be rolled up when not in use to allow the mowers to cut the grass. During the non-watering season, holders and hoses must be stored in the garage or on the back patio or deck.

MULCH BED ADORNMENTS (Flowers, Shrubs, Boulders, Stones, Statuaries, Yard Art)

- Flowers/Shrubs: Mulch beds are primarily to be used for planting flowers. Planting of shrubs requires submission of an **Improvement Application** and a sketch of the plan. For approved shrubs, reference the Landscaping section on the marivalatweatherstone.com website.
- Landscape Timbers: are **NOT** permitted under any circumstance. They attract termites.

Homeowners are requested to use good aesthetics when adding any of the following mulch bed adornments. A good rule of thumb is not to combine more than two of these items in the same mulch bed:

- Decorative Stones: Decorative rocks, stones, stepping-stones, pavers, stone animals, or statuary are permitted in the mulch beds. Rocks and statuaries are not to exceed 2' in height unless approved through submission of an **Improvement Application**.
- Boulders: Natural decorative landscaping boulders, not to exceed 3' wide by 2' high, are allowed in mulch beds but must be approved in advance through submission of an **Improvement Application**.
- Yard Art (metal, glass): Yard art is allowed in the mulch beds; however, any yard art over 4' in height must be approved in advance through submission of an **Improvement Application**.

OUTSIDE SHADES, BLINDS, & SCREENING FOR PATIOS/DECKS

Outside shades of a neutral color are permitted on patios and decks that are covered. They should be attached to the inside of the patio or deck's wood facing and be able to be rolled up out of view when not in use. An **Improvement Application** must be submitted giving the style, size, color, and location. Awnings are **not** permitted. Screening of patios or decks is **prohibited**.

OUTSIDE FURNITURE: PATIO, DECK, PORCH & LAWN

Homeowners may select any furniture to be placed on decks and patios. No plastic furniture is permitted at the front entrance. Lawn furniture must be removed from the lawn and driveway when not in use for extended times and may not be left outside overnight.

SEASONAL DECORATIONS

Reference Holiday Décor on the *marivalatweatherstone.com* website under Policies.

SWINGS OR OTHER HANGING/AFFIXED FURNITURE

Must be approved in advance through submission of an *Improvement Application* including description, dimensions, and color.

WATERSCAPES

Waterscapes are permitted only on the rear patio or deck, or in the rear mulch bed. They must be free-standing, recirculating, and not to exceed three (3) feet in height. Must be approved in advance through submission of an *Improvement Application* including dimensions and a description or picture.

WIND CHIMES/MOBILES

An owner may install one wind chime provided they have agreement from all contiguous unit owners. They may be attached to wood trim only at rear of the home. Must be approved in advance through submission of an *Improvement Application*.

WREATHS

Wreaths may be hung on front doors with an over-the-door or magnetic hanger. No permanent attachment is to be used.

ARCHITECTURAL GUIDELINES & POLICIES

DECKS

Decks are considered limited common area. Maintenance including cleaning, staining and sealant are the responsibility of the homeowner. The structural integrity of decks is the Association's responsibility.

GARBAGE CAN REMOVAL

All trash and recycling containers are to be stored in your garage, not in your driveway or yard. Garbage cans may be placed outside 12 hours prior to pick-up and must be removed by 12 hours after pick-up. Pickup is Monday morning.

LAUNDRY

No laundry of any kind (including beach towels, bathing suits, etc.) shall be hung or exposed on any part of the exterior of a home. This includes, but is not limited to, patios, porches, decks, and balconies.

LIGHTS – INDOOR AND OUTDOOR

Indoor white candle lights may be displayed on indoor sills year-round. Homeowners are responsible for changing light bulbs on the building lanterns attached to their building if the fixture is controlled by a switch inside your home. Otherwise, contact the management company for bulb replacement.

MOTION ACTIVATED DEVICES

Motion activated devices must follow Ohio State guidelines and be approved in advance through submission of an *Improvement Application*.

PET CLEAN UP

Dog owners **MUST** pick up after their pets. Pet waste may not be discarded or stored in containers outside the home. Refer to the Pet Policy on the Marival website.

RECREATIONAL VEHICLES

Are **NOT** permitted to be parked in the homeowner's driveway or in any of the parking pads. This includes, but is not limited to boats, RV's, campers, etc.

SATELLITE DISHES

Must be approved in advance through submission of an ***Improvement Application***.

Reference the Satellite Dish Policy on the ***marivalatweatherstone.com*** website under Approved Additions. If a satellite dish is out of service, the homeowner is responsible for removal of the dish.

SIGNS

- **Decorative**: One decorative sign or welcome sign not to exceed 3' in height is permitted in the front mulch bed or on the front porch. One garden flag is permitted in the mulch bed.
- **Real Estate**:
Reference Real Estate Signs on the ***marivalatweatherstone.com*** under Policies.
- **Security**:
Two security signs are permitted, one in the front and one in the rear of the home.
- **Temporary 30-Day Signs**:
One non-permanent sign, no larger than 2'x2' (approximate) to be displayed in the owner's immediate mulch bed only. Sign is not to be displayed for more than 30 days. Examples: sports signs; graduation signs. Signs may not be of a political nature.
- **Other**:
Other than those listed above, no signs of any kind are permitted on any part of the Marival property unless expressly permitted by the Board of Directors.

STORAGE CONTAINERS, BICYCLES, WAGONS, TOYS

These items are NOT to be left on front porches where they are visible from the street.

STORM/SCREEN DOORS

Must be approved in advance through submission of an ***Improvement Application*** including manufacturer and color. Reference the Storm Doors on the ***marivalatweatherstone.com*** website under Approved Additions.

WINDOWS

Nothing is permitted to be hung, affixed, or displayed on the inside and/or outside of windows. Window tinting is permitted but requires an ***Improvement Application***. (Real Estate signs may be displayed in the window per the Real Estate Signs Policy on the ***marivalatweatherstone.com*** website).

Replacement windows are the responsibility of the homeowner. They must match the window quality, style, and color currently existing in the home. Must be approved in advance through submission of an ***Improvement Application*** indicating the features noted above.