

COVENANTS, RULES & GUIDELINES Summary

This is a 'summary' page – Governing Documents including the Covenants, Conditions & Restrictions and Resident Packets are available on the Avalon website (avalonhoa.weebly.com) or by email request (avalonbod@gmail.com). These Covenants, rules and standards are not meant to inhibit personal style and décor but to enhance the areas in streetview in a consistent appearance.

- **GENERAL APPEARANCE ITEMS – STREETVIEW:**

Read the General Appearance page, note birdbaths/houses/feeders, statuary and folk-art type décor items -- such as the wood standing or hanging 'Welcome, Gather or other' similar signs/décor, whirligigs, etc. - are not permitted in streetview (including front porch and landscape bed areas).

- **VEHICLE PARKING:**

Vehicles shall only be parked in Lot garages or driveways serving the residences; there shall be no on-street parking (including cul-de-sacs) no parking on any part of the yard/lot (grassy or landscaped areas), any part of the sidewalks, no parking in the clubhouse/pool lot (other than as pool guest), common areas and shall be limited to the original established parking areas. For properties with only a parking pad, this may mean a 2-vehicle maximum. The clubhouse parking lot is only for pool and clubhouse event parking, and unauthorized parking of any vehicles, boats, trailers, etc. is subject to immediate towing at any time. Recreational vehicles, buggies, motorcycles, etc. unless otherwise approved must be parked in a garage, within fence or behind house.

- **GARBAGE CAN STORAGE – store completely out of streetview (within garage, fence, behind house)**

Covenant curb trash pickup period – place can at curb no earlier than 8 p.m. the night before the designated pickup day and bring the can in from the curb and store out of complete streetview no later than 8 p.m. the designated day of pickup. Store can within fence, inside a garage or behind the house out of streetview (not at the side of the house, behind chimney or a/c). Set up an account only with the Moody authorized trash pickup service - Waste Management - 205-640-7000.

- **YARD MAINTENANCE:**

Yards/bushes/trees/landscape & tree beds are to be properly maintained, weeds removed, fresh mulch-type or natural pine straw or similar material refreshed as needed. If you have a fence, any lot area outside of your fence line (such as behind a back fence) but on your lot must be maintained by the lot owner. The property survey will show the lot measurements and house footprint.

- **MAILBOXES:** Mailboxes and the posts should be kept in good repair, gloss black, address numbers both sides of the address plaque. (Avalon standard size and model/type, shape, metal, black with red flag.)

- **PETS:** Per Covenants, household pets shall be confined to the Member Owner Lot and must be kept on a leash when permitted to be outside. No more than three (3) outside pets per dwelling shall be permitted. Dogs should not be left outside for long periods and allowed to bark/disturb the peace for other residents. Cats should not be allowed to run loose and damage other properties (scratching vehicles, etc.) Pet owners must pick up all pet waste and properly dispose in their own receptacles. Courtesy to all residents and their properties is the standard. There is also a City of Moody leash law.

- **SATELLITE DISHES:**

Satellite dishes must be placed in minimal visual view of the street – ARC request needed.

- **SAFETY:** Observe speed limits, stop signs, watch for pedestrians / children playing, biking, etc. – be safe.

GENERAL – ITEMS STREETVIEW

Front porch/areas, side house, including but not limited to:

DÉCOR, YARD/HOUSE ART, STATUARY, POTS, ETC.: Remove unapproved streetview house/yard art, folk/craft items (including standing/ hanging ‘welcome, gather’ or other type signs), statuary / sculptures (including, not limited to wood, ceramic, metal, concrete, resin, figurines etc.), temporary planter pots, decorative pots without live plants. Remove empty hanging chains or hanging objects (windsocks, chimes, lanterns, feeders etc.).

FLAG–US: A standard-size US flag may be bracket-mounted only on house or porch column; follow Federal rules. Remove flag bracket from streetview if not being used.

LANDSCAPE DÉCOR: Remove streetview empty garden/shepherd hooks, decorative sticks in front area/beds, bells, garden balls, whirligigs, metal/wood yard art etc.

SIGNAGE: Remove signage from streetview (including yard/door/front porch/windows inside or out, etc.). Exclusion per Covenants - for sale and active vendor signs.

MISCELLANEOUS STUFF: Remove from any streetview junk and items such as pails, bottles, cans, cups, coolers, sacks, storage tubs, pallets, plywood, lattice, landscape sacks, piled extra bricks and other building materials, lawn equipment, wheelbarrows, mowers, ladders, shelving, brush, limbs, debris, other ‘stuff’, etc.

FIREWOOD, FIRE PITS, GRILLS, COOKING EQUIPMENT, ETC.: Use/store out of streetview.

GARBAGE CANS: Store completely out of streetview except on trash pickup day (store within fence, garage, or back of house.) HOA/ARC approval is required for can screening (fencing, and shrubbery).

BIRD BATHS, BIRD HOUSES/ANIMAL FEEDERS, FOUNTAINS, WIND CHIMES, ETC.: Use/place out of streetview.

PLANTER POTS, POTS w/DEAD GRASS: Remove dead plants/grass, hanging baskets with dead plants, empty planter pots without live plants and temporary pots. Planters should be filled with live plants.

FURNITURE: Appropriate, approved outdoor furniture only. No indoor furniture, plastic-type furniture, shelving, temporary, metal, folding or sports chairs, temporary-type chairs/tables, swings, etc. Furniture shall not be placed in front/side yard, landscape/tree beds/grassy areas. Table/chair sets in backyard only.

RECREATIONAL SETS: Swings and pools (any size, type), swing sets, trampolines, gym, playhouse sets, etc. should be positioned behind the house and in minimal street view. No swings in trees, front porch. Playhouses, sheds and above-ground pools require prior ARC approval and must be placed within approved yard fencing.

RECREATIONAL EQUIPMENT: Bikes, scooters, skateboards, etc. - store out of streetview (not on front porch, house side, etc.). Motorcycles to be appropriately parked on parking pads, driveway, in garage or backyard behind the house. Dune buggies, carts, etc. - store out/streetview, and follow City laws when operating. Boats, trailers and vehicles are addressed also in Covenants and on separate guideline sheets.

BASKETBALL GOALS (Including Portable)

Basketball goals, including portable units, are permitted to be used or stored only in the backyard. They must always remain out of street view, regardless of the length of storage or use. Placement of basketball goals in front yards, driveways, side yards, or any location visible from the street is not allowed.

WINDOWS STREETVIEW: Keep streetview window blinds straight and in good repair. Streetview draperies should be neutral color (no hanging sheets, blankets, foil, towels, or reflective material, etc.). Windows above garage and in streetview must not show boxes & storage items, etc. No a/c heating window units, venting units, etc. in streetview.

HOLIDAY DÉCOR: Major holiday décor may be placed out only 30 days before the holiday and removed within 15 days after the holiday. (Includes holiday lights, light strings, and any supporting hardware or clips.) 1/1/26



GARBAGE CANS

1. PICKUP PERIOD:

- Trash can(s) may be placed out at the curb no earlier than **8 pm the night before designated pickup day** and brought in from the curb and stored **completely out of streetview** by **8 pm the night of designated pickup day**. (Avalon Covenants p. 13(s)).

This means:

For a Monday morning pickup – place can at curb no earlier than 8 pm Sunday night, bring in from the curb after pickup and store completely out of streetview by 8 pm Monday night.

2. TRASH CAN STORAGE:

- Per Avalon Covenants, during the non-pickup period, store trash can **completely** out of streetview.

This means:

Store in the garage, within the fence, or behind the house completely out of streetview.

- Trash can(s) are not to be stored at the front or side of garage, front of fence, on the parking pad/driveway, at the side/front of house etc. in streetview. Can storage at the side of house behind the A/C compressor, chimney or behind a shrub, etc. and still visible from the street and adjacent lots is not permitted. Fencing and/or landscape screening options for cans at the side of the house may be permitted if approved by the Architectural Review Committee (ARC). Email avalonbod@gmail.com for approved solutions and suggestions before installing screening.

3. PROPERTIES WITHOUT A GARAGE AND FENCE:

Store can directly behind the house so that can is not visible from street(s). Can 'screening' for side of house storage (fencing, landscaping) may be permitted with prior approval – contact avalonbod@gmail.com.

VEHICLES & PARKING

VEHICLES:

- Per Covenants, vehicles shall only be parked in the Lot designated areas - garages or driveways. For properties with only a parking pad and no garage, this may mean a 2-vehicle maximum.
- There shall be no on-street parking, parking on grassy or landscaped areas on any part of the lot, including no-parking on the curb and sidewalks. No vehicles of any kind shall be parked on any yard or natural areas of a lot, including but not limited to motorcycles, sports vehicles, utility trailers (whether attached or unattached) and similar. Recreational vehicles, buggies, scooters motorcycles, etc. should be parked in a garage, within the fence or behind house out of streetview.
- Property Owner is responsible for any for any liability to persons, medical/otherwise, (including loss of life), limited ingress-egress on sidewalks, and any liability and financial damage and repairs to sidewalks/curbs/lots, etc. caused by inappropriate parking.
- Resident or guest parking on/in the common areas and/or in other property lots without owner permission is (including vacant homes) is prohibited.
- No un-kept, un-operational, un-maintained or otherwise unattractive vehicle or piece of equipment may be parked or stored on any road, street, driveway, yard, or lot or otherwise be visible from any street in the property, but may be kept only in garages. This includes but is not limited to vehicles with flat tires or no tires, wrecked, are never moved, vehicles marked 'for sale', untagged, etc.
- No noisy or smoky vehicles shall be operated in the subdivision. No vehicles repair other than washing and waxing or changing of a flat tire shall be made in the subdivision.
- Moody Ordinance Parking violations (Ord. No. M1981-12-14, §§ 1—4, 12-14-1981) Sec. 36-9. – Sidewalk parking is a ticket-able offense. Covenant prohibited parking (street, yard, any part of grassy area, sidewalk, curb, etc.) is subject to Covenant enforcement, fines, and legal action.

GARAGES:

- Garages cannot be converted to interior rooms, living spaces or areas, nor primarily storage rooms or areas. Garages are intended for parking and storing motor vehicles and partly for storing items out of sight in the interior part of the dwelling and from the street and neighbors view.
- Garage doors should remain closed from street/neighbor views except during active vehicle ingress/egress, landscape maintenance use, and other active usage, etc. When not in active use, doors should remain closed for aesthetic and attractive visual street views.

TRAILERS, CAMPERS, COMMERCIAL VEHICLES, BOATS, ETC.

- No trailers including utility trailers, campers, commercial vehicles, recreational vehicles, mobile homes, trucks (other than standard size pick-up trucks/standard-size vans), boats, inoperable vehicles or similar equipment shall be permitted to remain upon any property in the subdivision. (*Covenants, p. 13*). Standard-size trucks/vans cannot have items visible in the open truck bed or on the exterior (example – ladders stored on the roof, etc.). Additional appearance rules as authorized by the Board apply.
- No boat, boat trailer, house trailer, truck camper or similar equipment or vehicle shall be parked or stored on any road, street, driveway, yard or lot located in the property or otherwise visible from the street.

CLUBHOUSE/POOL PARKING LOT:

- The clubhouse parking lot is intended only for pool, private rental or authorized parking. The Association reserves the right to promptly tow any unauthorized vehicles parked in the clubhouse parking lot and parked for any length of time. No pass-through driving. Towing signs are posted and are in effect.

MAILBOX

Avalon's elegant mailboxes create the first and lasting impression of Avalon when one enters and drives through the neighborhood. If your mailbox and post have lost its gloss, is crooked, needs replacement or missing parts, please follow the below guidelines:



UNIFORM & STANDARD:

Mailboxes and structures must remain uniform throughout the neighborhood:

- **Not permitted:** (including but not limited) decals, patterns, permanent decorations, covers, wraps, names/numbers etc. – anything detracting from uniform appearance.
- **Permitted:** Hanging small planters with **'live'** well-tended plants. Symbolic bows and removed within 2 weeks after an event. Plantings around the mailbox structure must be kept pruned -- nothing sharp or invasive (rose thorns, etc.) All plantings, mulch, etc. must be maintained and weeds and dead grass must be removed from the mailbox/curb area as with the property lot.

REPAINT:

Repaint post & mailbox with black gloss rust-inhibiting paint including the flag (gloss red); Do not spray/paint over numbers, etc.

REPLACEMENT:

The mailbox must be the same style, material and size as the original neighborhood standard mailbox -- same size as original (not overlarge), black metal, red flag. The mailbox can be purchased through the current suppliers shown below or purchase a Standard Rural Mailbox (Postmaster classic standard size box) at major retailers. If mailboxes are not the Avalon standard, they will need to be replaced.

POST STRUCTURE or OTHER REPAIR:

The mailbox structure must include all parts as original – including curlicues and address plaque. For replacement of any parts, contact the supplier shown above.

HOUSE NUMBERS:

House numbers should be complete on both sides of the mail address plaque, and numbers must be the same size/type on both sides. Only house numbers are to be on the address plaque.

MAILBOX SUPPLIERS & CONTRACTOR:

- IMPERIAL MAILBOX SYSTEMS
800-647-0777 / 334-531-1331
kimberly@imperialmailboxsystems.com
- ALABAMA MAILBOX
205-594-4413
prosupport@alabamamailbox.com



Yard, Shrubs, Landscape & Tree Beds

Please check your property and attend to the following as needed:

- **YARDS, FRONT YARDS, BACK & SIDE YARDS:**

All lot area should be mowed, de-weeded, edged and maintained on a continuous basis. During normal growing season, this is usually once/week. This includes fenced, unfenced, mailbox and curb areas. Pre-emergence weed control should be applied prior to growing season. Weed control must be applied and weeds removed.

- **LANDSCAPE & TREE BEDS:**

Remove dead grass /weeds in the beds - apply mulch/natural material to beds as needed. Remove any yard art & statuary from beds & empty pots and/or pots with dead material. Straighten and repair hardscape edgings as needed. Beds should have natural material. Rocks may be used if approved (no white, bright white or other non-approved colors). If changing size and location of landscape/tree beds, contact the Architectural Review Committee for prior approval.

- **SHRUBS & STUMPS (including tall shrubs):**

Keep shrubs topped and trimmed.

Stumps must be immediately ground down / removed, tree bed area converted to sod level area.

- **PLANTER POTS (filled):**

Remove any dead grass/flowers from pots and fill with live plants; remove any empty planters and any hanging pots with dead plants. Remove plastic temporary planter pots from streetview.

- **PLANTER POTS (empty):**

Remove any empty planter or planter type pots from streetview.

- **CLIPPINGS:**

Do not blow clippings into the street, drains, street infrastructure, other yards or sidewalk area. Properly bag for disposal and place bags in garbage can.

- **EQUIPMENT:**

Lawn equipment, wheelbarrows, mowers, landscape material sacks, etc. must be stored out of streetview when not in active use (not at the side of house, front porch, front area streetview, etc.). Hose reels, hose reel boxes, etc. should be placed in the least conspicuous area and minimally visible from the street.

- **WALKWAYS:**

For landscape / tree bed stone and walkway treatments, step-stone walkways and other exterior changes and additions, contact the Architectural Review Committee for prior approval.

Avalon Residential Association, Inc.

COVENANT & RULES ENFORCEMENT POLICY

WHEREAS the Declaration of Protective Covenants for Avalon (the “Covenants”), the Articles of Incorporation, and the Bylaws of Avalon Residential Association Inc. (the “Bylaws”) (collectively, the “governing documents”) provide for the management of the affairs of the Avalon Residential Association Inc. (the “Association”) a nonprofit corporation formed under the laws of the State of Alabama, and WHEREAS, the governing documents provide for the Board of Directors the right to enforce said Declaration, Bylaws and rules and regulations of the Association, AND WHEREAS, it is the intent of the Board to maintain an attractive, harmonious community in which residents and guests enjoy the use of the community, grounds and facilities; NOW THEREFORE BE IT RESOLVED THAT, in addition to remedy(s) provided by the Covenants, that the following Covenant & Rules Enforcement Policy and procedures may be implemented to address covenant violations and rules enforcement:

FINE SCHEDULE: The Association may send non-compliance notices (which may include letters, notices or invoices, etc.) to Avalon Member Owners (or authorized representatives) whose homes and/or property are in a condition that violates the Covenants and rules/guidelines. If corrective action is not taken as outlined in the violation letter, or if subsequent violation letter(s) are sent to the Owner relating to the same violation, the following fines will be instituted (subsequent notices may be invoices):

First notice of non-compliance:	\$0 (Courtesy notice)
Second notice of non-compliance:	\$25
Final notice of non-compliance:	\$50-\$100 turnover to Association attorney

The schedule may be applied to notices sent for a violation during a 12-mo. period unless otherwise prescribed by the Board. Beyond this time frame, further corrective action will be taken pursuant to the authority as authorized in the governing documents. For emergencies, untypical/irregular, recurrent, and/or unresolved compliance and rules issues, a minimum fine of \$25/per day may be charged until correction and as directed by the Board. The Board reserves the right to accelerate the fine schedule process.

HOMEOWNER’S RESIDENTS: Avalon Owners are directly responsible for their Avalon properties and are also responsible for their guests and residents/guests. Upon receipt of a covenant violation letter and/or other notification of a violation or rules infraction from the Association, Owner and/or Owner property manager must immediately contact the resident to correct any violations caused by the actions or inactions of the resident noted and direct the resident to immediately and continuously comply with Avalon covenants and rules. Otherwise, the Owner shall correct the covenant violations brought to his or her attention within the time period set forth by the Association. Avalon Owner shall be responsible for payment of any fines imposed by the Association and shall also be responsible for all legal fees incurred by the Association in its effort to bring the Avalon properties into compliance with the governing documents.

DISPUTE OF VIOLATION or RULES: Within 7 business days of the violation letter, Owner may dispute a violation notice in writing. Owner may be offered the opportunity to request a dispute resolution meeting with the Board of Directors or representatives appointed by the Board of Directors to resolve the dispute. Owners are reminded that the purpose of a dispute letter or meeting is to provide an opportunity for them to show why the violation, rules or procedures do not apply to them or why no violation has taken place. The Board or Board-appointed representatives will determine if a violation has taken place and/or if a modification to the rules or procedures is appropriate in the specific case. The Board and/or Board-appointed representatives will notify the Owner of its findings in writing. The Board and/or Board-appointed representatives will also determine whether the imposition of a fine is appropriate and, if it is, shall assess a fine against the Owner for the violation. Should Owner fail to request a meeting within 7 business days of the third letter and/or fail to attend a scheduled meeting, the matter will be immediately turned over to the Association attorney without further notice to Owner, with fees charged to the Owner. Additionally, the Board may waive all, or any portion of, the fines if, in its sole discretion, such waiver is appropriate under the circumstances.

AMENITY PRIVILEGES: The Association may, in its discretion, suspend pool and clubhouse privileges of all Owners who: (a) have not paid their annual assessments or plan payments ; (b) have not paid fines and charges imposed by the Board or Board-appointed representative; (c) have failed to correct covenant violation(s) after being provided with written notice of such violation(s); and/or (d) have violated clubhouse or pool rules or guidelines.

The Avalon Board of Directors reserves the right to revise, amend, alter, and/or change the policy and violation fine schedule from time to time, as required, to encourage covenant compliance and preserve the architectural and aesthetic appearance of the community.