

**This document is intended to be used as a quick reference for community guidelines.
The Governing documents for the community are the source of authority.**

**INSPIRATION ON GREEN MOUNTAIN HOA
Consolidated Violation-Eligible Rules**

(Derived from Recorded Declaration of Protective Covenants and Amendments)

Primary Source:

**Declaration of Protective Covenants for Inspiration on Green Mountain Subdivision
(Recorded November 28, 2012, as amended)**

ARTICLE VI — USE RESTRICTIONS AND RULES

1. Residential Use Only

Rule: Lots and Residences may be used only for single-family residential purposes. No business activity may be conducted in or on a residence without prior written approval of the Board.

Leasing is not considered a business. Residences may not exceed two stories.

Source: Declaration, Article VI, Section 2 (Residential Use), pages 18–19.

2. Signs

2A. General Sign Prohibition

No sign of any kind shall be erected or displayed within the Community without prior written consent of the Architectural Control Committee (ACC), except as expressly permitted below.

Sign Definition: For purposes of enforcement under Article VI, Section 3 of the Declaration, a “sign” means any object, device, display, structure, banner, flag, placard, or other visual medium designed to attract attention or communicate a message to the public, whether temporary or permanent, illuminated or non-illuminated.

Source: Declaration, Article VI, Section 3 (Signs), page 19.

2B. Board-Adopted Sign Policy (8/24/2017; amended 1/20/2023)

Pursuant to Article VI and Article XIV authority, the Board adopted the following clarifications:

Realtor Signs

- Must use approved Community template.
- Size: 18” x 24”.
- Existing non-template signs grandfathered.
- Template eliminates need for ACC review.

Directional Signs (Open Houses)

- Limited entrance signage by designated broker.
- Realtors may post directional signs inside neighborhood with homeowner permission.
- Must use approved template.

Security Signs

- One per Lot.
- Must be placed near foundation.

Political Signs

- One (1) sign permitted one (1) week prior to election.
- Maximum 108 square inches.
- Must be removed within 24 hours after election.

Graduation Signs (Added 1/20/2023)

- Permitted one (1) week prior to graduation.
- Must be removed within 24 hours after graduation.

All other promotional, contractor, advertising, or political signage is prohibited.
Enforcement Authority: Declaration, Article XIV, Sections 1–2.

3. Vehicles and Parking

3A. Permitted Parking Areas

Vehicles must be parked only in garages, driveways, or areas designated by the Board. Parking in yards or unpaved areas is prohibited.

Source: Declaration, Article VI, Section 4, page 19.

3B. Vehicles Outside Garage for More Than Five Days

Any vehicle left outside a garage or Board-designated area for more than five (5) days is deemed a nuisance and may be removed at the Owner’s expense.

Source: Declaration, Article VI, Section 4, page 19.

3C. Unlicensed or Inoperable Vehicles

Unlicensed or inoperable vehicles left outside for more than five (5) days are deemed a nuisance and may be removed at Owner’s expense.

Source: Declaration, Article VI, Section 4, page 19.

3D. Boats, RVs, Motor Homes, Trailers

Boats, RVs, motor homes, campers, trailers, and similar vehicles kept outside a garage or designated area for more than seventy-two (72) hours are deemed a nuisance and may be removed.

Boats, RVs, motor homes, campers, trailers, and similar vehicles shall not be parked, stored, or kept on any Lot outside a garage or designated area for more than seventy-two (72) hours in any consecutive seven (7) day period. Relocation of such vehicles within the Lot or Community shall not reset or extend this time period.

Source: Declaration, Article VI, Section 4, page 19.

3E. 18-Wheel Trucks

No 18-wheel trucks or truck cabs may be parked, kept, or stored within the Community.

Source: Declaration, Article VI, Section 4, page 19.

3F. Pathway / Common Area Motorized Use

Motorized vehicles are prohibited on pathways and unpaved common property except public safety vehicles or Board-authorized vehicles.

Source: Declaration, Article VI, Section 4, page 19.

3G. Garage Requirements

Residences must have a minimum two-car garage.

No carports allowed.

Detached garages require ACC approval and must match design.

Source: Declaration, Article VI, Section 4, page 20.

4. Leasing

4A. Written Lease Requirement

Leases must be in writing and require tenant acknowledgment of Declaration and governing documents.

4B. Tenant Compliance

Tenants must comply with all restrictions.

4C. Eviction Authority

If a tenant violates governing documents, the Board may evict the tenant on behalf of the Owner, and all related costs may be assessed to the Owner.

Source: Declaration, Article VI, Section 5 (Leasing), page 20.

5. Occupants Bound / Fines

All conduct rules governing Owners apply equally to Occupants.

Fines may be levied against Owners or Occupants.

If Occupant fine is unpaid, it may be levied against the Owner.

Source: Declaration, Article VI, Section 6 (Occupants Bound), page 20.

6. Animals and Pets

6A. Permitted Animals

Only dogs, cats, and usual household pets permitted in reasonable number as determined by the Board.

6B. Livestock Prohibited

No livestock, poultry, or farm animals allowed.

6C. Nuisance Animals

Pets that roam free, make excessive noise (including barking), endanger health, or create nuisance may be ordered removed from the community.

6D. Commercial Pet Activity Prohibited

6E. Leash Requirement

Dogs must be leashed or confined when outside a Residence.

6F. Waste Removal

Owners must clean up pet waste.

6G. Dangerous Animals

Pets that have caused damage or injury may not be walked in the Community.

6E. Leash and Fencing Requirements (Board Policy)

In addition to Declaration Article VI, Section 7:

1. Only a secure, physical leash satisfies the leash requirement.
 - a. Electric collars or remote-control devices do not qualify.
2. Every dog must be on a secure, physical leash when:
 - a. Being walked within the Community; or
 - b. In the front yard of the Owner's property.
3. Electric / invisible fencing:
 - a. Permitted only in rear yards.
 - b. Not permitted in front yards.
 - c. Not permitted in rear yards bordering sidewalks.

Source Authority:

Declaration, Article VI, Section 7 (Animals and Pets);

Declaration, Article XIV, Section 1 (Enforcement);

Board Resolution (Leash Policy Notice).

7. Nuisance

No Owner or Occupant may engage in any activity that constitutes a nuisance or annoyance to other Owners.

Source: Declaration, Article VI, Section 8 (Nuisance), page 21.

8. Unsightly or Unkempt Conditions

Property must not be maintained in an unsightly or unkempt condition.

Source: Declaration, Article VI, Section 9 (Unsightly or Unkempt Conditions), page 21.

9. Architectural Approval Required

No exterior construction, modification, or improvement may be made without prior written approval of the ACC.

Source: Declaration, Article VI, Section 10 (Architectural Standards), pages 21–22.

10. Antennas

Satellite dishes and antennas are subject to restrictions and placement requirements.

Source: Declaration, Article VI, Section 11 (Antennas), page 22.

11. Tree Removal

Tree removal is regulated and subject to restrictions and/or approval.

Source: Declaration, Article VI, Section 12 (Tree Removal), page 22.

12. Drainage

No activity may interfere with established drainage patterns.

Source: Declaration, Article VI, Section 13 (Drainage), page 22.

13. Site Distance at Intersections

Landscaping or structures that obstruct visibility at intersections are prohibited.
Source: Declaration, Article VI, Section 14 (Site Distance), page 22.

14. Clotheslines, Garbage Cans, Woodpiles

Outdoor clotheslines, visible garbage cans, and exposed woodpiles are restricted or must be screened.

Source: Declaration, Article VI, Section 15, page 22.

15. Subdivision of Lots

Lots may not be subdivided.

Source: Declaration, Article VI, Section 16, page 23.

16. Guns

Discharge of firearms is restricted.

Source: Declaration, Article VI, Section 17, page 23.

17. Fencing

No fence or barrier may be erected without prior written ACC approval.

17a. Fence Guidelines (by Section)

Fence rules are different depending on where you live in the community.

Inspiration

Fences in Inspiration must meet a more detailed standard:

- Fence material must be metal:
 - aluminum
 - iron
 - or a similar metal material
- Chain link is not allowed
- Fence height must be 4, 5, or 6 feet
- The fence design must fit the style of the home
- Columns are required
 - there must be a column at every corner
 - there cannot be more than 40 feet of fence without a column
 - if the fence run is longer than 40 feet, the extra columns must be evenly spaced
- Allowed column types are:
 - 6x6 pressure-treated or cedar posts
 - brick columns that closely match the home
 - stone columns that closely match the home
- If wood posts are used, they must be stained Glidden Tobacco or another ACC-approved color
- Curved fence lines are not allowed unless the ACC approves them
- ACC approval is required before installation

Preserves & Estates

Fences in the Preserves and Estates:

- Fence material can be:
 - metal (aluminum, iron, or similar), or
 - cedar stained shadow box arch fencing
- Chain link is not allowed
- Fence height can be up to 6 feet
- The fence design must fit the style of the home
- Curved fence lines are not allowed unless the ACC approves them
- ACC approval is required before installation

For Everyone

Before building a fence, the ACC submission should show:

- the fence style
- the material
- the layout
- dimensions
- and how it sits on the lot

Source: Declaration, Article VI, Section 18, page 23 and Amendments 1 & 8.

18. Exterior HVAC Equipment

Exterior HVAC compressors and air handlers must be screened from view.

Source: Declaration, Article VI, Section 27, page 25.

19. Storage Tanks

Storage tanks require prior written ACC approval and must be screened.

Source: Declaration, Article VI, Section 28, page 25.

20. Corner Lots

Corner lots must be oriented as specified (caddie-corner or parallel).

Source: Declaration, Article VI, Section 29, page 25.

21. Basketball Goals

Basketball goals require prior written ACC approval.

Source: Declaration, Article VI, Section 30, page 25.

22. Dwelling Restrictions

- Minimum 3,000 sq ft heated living area (unless ACC exception).
- Exterior must be at least 95% stone or masonry brick.
- Architectural grade shingles required.
- Minimum roof pitch 8/12 unless approved.
- Side/courtyard entry garages required unless approved.

Source: Declaration, Article VI, Section 35 (Dwelling Restrictions), page 26.

ARTICLE V — MAINTENANCE (Violation Through Neglect)

23. Owner Maintenance Duty

Owners must maintain their lot and improvements in a safe, clean, and attractive condition consistent with Community-Wide Standard.

Source: Declaration, Article V, Section 1, page 17.

24. Failure to Maintain

If Owner fails to maintain property after notice, the Association may perform maintenance and assess costs as a specific assessment.

Source: Declaration, Article V, Section 1, page 17.

25. Vacant Lot Maintenance

Even if construction is delayed, Owner must maintain lot free of weeds and unattractive conditions. After five (5) days notice, Board may mow and lien property.

Source: Declaration, Article V, Section 3, page 18.

LANDSCAPING MATERIALS (Mulch Policy)

26. Mulch Color Requirement (Board Policy – 1/19/2023)

All planting beds within the Community shall be mulched with black mulch.

- Existing brown mulch is grandfathered.
- Any newly installed or replaced mulch must be black.
- Pine straw is prohibited.

Source Authority:

Declaration, Article VI, Section 30 (Landscaping);

Declaration, Article XIV, Section 1 (Enforcement);

Board Policy dated 1/19/2023.

27. Boulevard / Street Tree Exception

Amendment 11 assigns maintenance responsibility for Street Trees (located between curb and sidewalk) to the Association.

The Association is responsible for:

- Annual edging of tree wells.
- Replenishment or replacement of mulch.
- Pruning and structural trimming.
- Removal and replanting.

Owners shall not be cited for mulch condition within HOA-maintained Street Tree wells.

Source:

Amendment 11 — Street Tree Maintenance.

28. Boulevard Tree Installation Standards

Where replacement or installation is required, the following standards apply:

Approved Species:

Trident Maple, Hedge Maple, Red Maple, Sugar Maple, Dawn Redwood, Redbud, Sawtooth Oak, White Oak, Southern Red Oak, Overcup Oak.

Minimum Trunk Diameter: 3 inches.

Tree Ring:

- Minimum 5-foot diameter.
- Must be mulched with black mulch.

Source:

Boulevard Tree Policy (Board-adopted guidance).

CLARIFICATION — DEER-RESISTANT PLANT LIST

The published list of deer-resistant ornamental plants is advisory only.

Failure to plant from this list does not constitute a violation unless:

- The plant violates Architectural Control approval;
- The plant creates a nuisance;
- The plant violates drainage or visibility restrictions.

Source Authority:

Declaration, Article VI (Architectural Standards; Landscaping);
ACC authority provisions.

ENFORCEMENT AUTHORITY

29. Board Authority to Adopt Additional Rules

Board may adopt additional rules and regulations by 2/3 vote without member approval.

Source: Declaration, Article VI, Section 1, page 18.