

Mariner's Pointe Landscape/Architectural Regulations
Amended May 14, 2019

Homeowners at Mariner's Pointe have a vested interest in making the community as attractive and harmonious as possible. Therefore, the Mariner's Pointe Board has instituted the following landscape and architectural regulations based on the community's Covenants, Conditions and Restrictions (CCRs).

Landscape

Flowers that do not exceed 2 ½ feet at full growth may be planted in front beds. No vegetables may be planted in front of homes.

Shrubs installed in front beds may be replaced with different shrubs if approved by the Board and Landscaper upon receipt of an ARC (Architectural Request Form).

Trees No new trees may be planted. Trees currently planted in front of homes in Mariner's Pointe 1 are homeowner installed and homeowner's responsibility to maintain growth away from buildings.

Ground cover/mulch is limited to pine needles for fronts of buildings and brown shredded hardwood mulch or Liriope (monkey grass) between units in Phase 1.

Back yards are visible to neighbors. These areas must be kept mowed and neat, and free of debris including trash and pet waste. Plants, shrubs and flowers may be planted in back yards, but they must be attractively maintained by homeowner.

Building Fronts, Front Yards/Common Areas

Building fronts: Wreaths are permissible on front doors. Yard art or signs are not allowed. Flower pots and hanging baskets must be kept neatly. Unkempt planters will be considered a violation. The Board will act on these violations.

Front yards: Items such as bird baths, fountains, wind chimes, artificial flowers, free standing poles, toys, trash or sports related items are not permissible.

Only American Flags, not to exceed 4' by 6' may be displayed on fronts of buildings. Garden flags, not to exceed 12.5" x 18" may be displayed in front flower/shrub bed but must be in good taste. The Board reserves the right to remove offensive displays.

No banners, towels, sheets (with or without logos), or related items may be displayed in windows, or any other area in fronts of homes.

Alleyways between buildings without garages must be kept clear of trash, receptacles, bicycles, chairs, and all other items.

Trashcans must be kept out of sight. They may be left at the curb not more than 24 hours: they may be left at the curb the night before the trash is to be collected and must be removed from the curb after the day's pick up.

Holiday decorations may only be displayed from October 1 – November 10 and from Thanksgiving until January 10. These decorations are limited to door wreaths, window candles, wooden/straw sculptures, wire mesh lighted sculptures, lights on shrubs, mailbox swags or garlands. **No air-powered devices are permitted.**

Children and Adults

Neither Children nor adults are permitted to ride bikes, scooters, skateboards, rollerblades, etc. on the sidewalks within Mariner's Pointe to eliminate the possibility of damage to vehicles.

Pets

All pets must be on a leash except inside a fenced backyard. Pet waste must be removed immediately. Pet waste receptacles are located in common area throughout the community.

Architectural/Landscape Changes

The Board must approve all architectural changes or additions to any building. Such changes shall include but are not limited to front doors, front light fixtures, fences, awnings, decks, and extension of patios.

Submission of Architectural Form

Requests for landscape/architectural changes (ARC) Forms are available through Hawthorne Management Company's website <http://www.hawthornemgmt.com> under "Online Services, Obtain documents". You will need your full account number from a payment coupon. These documents are also available on the Mariner's Pointe website: <http://marinerspointehoa.org> under "Documents" on the home page.

When a form is submitted, electronically or mailed to the management company, the homeowner making the request will be notified in writing of the Board's disposition within thirty days of the Boards having received the form.

Decks

Owners are responsible for all maintenance for the decks and their supporting structures.

Basements

The HOA is not responsible for any of the below-grade Area.