

Inverness on Providence

Rules and Regulations

The Inverness on Providence Rules and Regulations exist in order to define and clarify ambiguous or unclear terms, conditions, and restrictions defined in the Covenants, Conditions, and Restrictions (CCRs). The Rules and Regulations are intended to supplement the CCRs and not to contradict or change the intent or meaning of the CCRs. Rules and Regulations governing the general use and enjoyment of the community property may also be adopted.

The Board of Directors reserves the right to create, modify, or delete Rules and Regulations as necessary.

Air Conditioners, Heat pumps

- Air conditioning units extending from walls or windows are prohibited.
- No heating or air conditioning unit shall be placed, constructed or maintained upon any lot without prior written approve of the ACC, except for the replacement of existing units.

Firewood

- Location should be selected to minimize visual impact.
- Must be located behind front line of house.
- Firewood shall be kept neatly stacked.
- In case of annual use or storage, screening is required as to be concealed from view of neighboring property and streets.

Garbage Cans, Recycle Bins

- Must be brought to the curb for pickup no earlier than the evening of the day prior to scheduled pick up and must be removed from the curb no later than the evening following pick up.
- Must be kept in sanitary condition.
- Homeowners garbage cans and recycling bins must be stored in one of the following pre-approved locations (stated in order of preference):
- Inside owners' garage
- Behind or side of the house (screened from street view by the house)
- Additional screening may be required to further screen garbage cans from neighboring views. Landscape screening such as Buford Holly or Wax Myrtles are recommended screening plants.
- See "Trash"

Garage Sales

- No owner shall post any signs advertising any yard sale anywhere on the property except a temporary sign may be posted on the owner's lot the day of the garage sale.
- No garage sale may commence prior to 8am or continue after 5pm EST.

Holiday Decorations

- Holiday decorations of a modest scale do not require ACC approval.
- Holiday decorations may be displayed between November 1 and January 31 of each year.
- During other times of the year, from one week before to one week after any nationally recognized holiday.

House Numbers

- House numbers are required to be placed on the house. Mailbox and curbside numbers do not legally suffice.

Outdoor Furniture

- No furniture shall be used, stored or kept on the exterior portions of any lot except on patios, decks or porches. Furniture exposed to the weather shall be limited to such types as are designed and intended for the outdoor use.

Recreational Vehicles, Campers, Boats, and Trailers

- Recreational vehicles, campers, boats, and trailers must be stored in a garage and not on any portion of the property visible to neighboring lots or the street.

Signs

- Sign indicating presence of security or alarm system is permitted.
- One sign advertising property for sales (but not for rent), limited to nine (9) square feet, may be displayed.
- One political sign per lot is permitted during the time period commencing no earlier than
- 60 days prior to the applicable election and removed no later than 2 days following the election. No such sign shall exceed nine (9) square feet.

Toys, Tools and Equipment

- In an effort to maintain a clean aesthetic, items the likes of bicycles, coolers, motorized cars, landscape tools must be stored inside the dwelling, garage or approved shed. Sprinklers and hoses must be coiled and stored after each use in a garage, dwelling, approved shed or housed in an approved hose storage box.

Trash

- Items such as appliance, carpets, mattresses or other bulk items that require scheduled pickup must not be brought to the curb or located on a driveway prior to the evening before scheduled pickup.
- Cut limbs, grass cuttings, leaves, etc. must not be brought to the curb for pickup prior to the evening before scheduled pick up.

- Items placed at the curb for pickup must not interfere with public thoroughfares.
- See also "Garbage Cans"

Vehicles/ Parking/ Garages

- No school bus, camper trailer, trailer, commercial vehicle, or recreational vehicles may be parked or kept in the street, in a driveway, or upon any lot or common area, except stored in a garage if possible.
- No vehicles of any type shall be parked on the street rights of way within the Property.
- No vehicles of any type shall be parked or stored on any part of a Lot other than in the garage or driveway of such lot.
- Garages shall be used primarily for storage of vehicles only.
- No unlicensed, unregistered, or un-inspected vehicles may be parked in the street, in a driveway or upon any lot or common area. Vehicles with an expired license, registration, or inspection are considered unlicensed, unregistered, or un-inspected.
- Parking of in-operable vehicles anywhere on a lot or street is prohibited.
- No repairs to or maintenance of any automobile or other vehicle shall be made or performed on any driveway within the property, except in the case of emergency.
- No vehicle shall be parked on the grass or sidewalk on any lot.

