



Bull Mountain Estates HOA

CC&R Expectations

It is every homeowner's responsibility to ensure the appearance of their property is kept within the requirements of the Bull Mountain Estates Covenants, Conditions and Restrictions (CC&Rs). This improves the appearance of our neighborhood and eventual property value. **Please ensure you are following the expectations below:**

➤ **Section 3.13 Landscaping and Yard Maintenance**

All lawns and plantings shall be adequately watered and kept mowed, weeded, pruned, and properly trimmed in keeping with the standards of the neighborhood. Home owners are responsible to water and maintain the street trees in front of their lots and guarantee the survival and replacement of approved street trees for one year after planting. Home owners shall comply with all applicable city, county and state regulations regarding erosion and drainage of the property, including the adjacent street and sidewalks.

➤ **3.9 Parking.**

No boat, boat trailer, utility/yard trailer, camper, RV, motorcycle, or other like equipment shall be allowed on public rights-of-way or in a driveway for an aggregate period not to exceed 7 days. Permanent storage of vehicles, boats, boat trailers, trailers, etc. shall be provided on the side yard of the lot and screened from view by a gate satisfactory to the ACC. No vehicle in disrepair, sitting on blocks, or otherwise inoperable shall be visible from the street for any aggregate period in excess of 7 days. For safety and aesthetics, owners cars shall be parked in garages or on driveways.

➤ **Section 3.0 Construction and Improvements on Lots**

Exterior improvements or construction must be approved by the HOA Architectural Control Committee. Home improvements that must be reviewed prior to starting work include but are not limited to: exterior house colors, roofing, storage sheds and exterior additions.

➤ **Section 3.4 Exterior house colors**

Exterior house colors must be neutral/earth tone colors and conform to existing neighborhood standards. Proposed changes to an existing house color must be submitted to the HOA Architectural Committee for approval at least 2 weeks in advance of commencement of painting. Homeowners may be liable for repainting if approval is not obtained prior.