



**AutumnRidgeatManchester.com**  
**Rules & Regs Supplemental**

**ANIMAL PENS, RUNS, or CAGES:** as external structures are not permitted.

**ARTIFICIAL GRASS:** Installation of any artificial grass on any lot, porch, deck, or patio is not permitted.

**CANOPIES:** with framework anchored to the ground are not permitted.

**DECKS:** are not permitted.

**DECORATIVE OBJECTS:** are permitted. Must be no higher than 3', only in landscaped beds, or on porch and patio, must be on ground or utilize ground metal stand, cannot be anchored to porch columns / header or to exterior of home. No more than 2 objects per area (landscape bed, porch, patio) and may not interfere with landscape / lawn maintenance. No decorations are permitted on driveway

**DRIVEWAYS, WALKS, PORCHES, PATIOS:** Any replacements require an application to and approval by the association

**EMERGENCY GENERATORS:** are permitted subject to an application to approval of the association and required local authorities.

**ENTRY DOORS:** Replacement of front and rear doors, requires an application to and approval of the association. Color, style, hardware, operation and manufacturer to match that as specified by the association. For storm doors, see requirements on page 3.

**FENCING:** Fencing of any type (including hedges) is not permitted to be constructed, erected, installed or planted on any lot with the exception of fencing as deemed necessary by the association.

**FIREPLACES:** that require outside venting or penetration of exterior walls or roof are not permitted.

**GAZEBOS:** whether permanent or temporary, are not permitted on any lot, porch, or patio.

**FLAGPOLES:** Flagpoles are permitted, either attached to the front of the house or garage or free-standing. Freestanding poles must not impede lawn maintenance and/or the irrigation system and may not exceed 20 feet in height.

**GARBAGE/ REFUSE CONTAINER ENCLOSURES:** are not permitted. Refuse and recycling containers are to be stored within the unit until placed at designated pick up areas.

**GARAGE DOORS:** Replacement of garage doors requires an application to and approval by the association. Color, style, hardware and manufacturer to match that as specified by the association.

**GARDENS:** (for growing vegetables, fruits or herbs) are to be located on the rear of the house and cannot extend more than three feet from the house. Gardens are not permitted in the front of the house and cannot be located on the side end unit of homes located on a corner lot.

**GRILLS:** Portable outdoor cooking grills are permitted, but cannot be used within 5 feet of any exterior wall. When not in use, grills must be stored on the rear patio (and covered) or within garage so as not to impede lawn maintenance equipment.

**HOLIDAY DECORATIONS:** Holiday decorations may be displayed no earlier than 30 days before and remain no more than 30 days after a specific holiday.

**LANDSCAPING:** Beds cannot be extended or enlarged, shrubs and trees cannot be removed or added to beds either in ground or in pots. Seasonal flowers may be added to beds as long as low growing and property maintained. Hanging or ground pots must be natural tone (brown, tan or gray) Hanging pots must utilize ground metal stand, cannot be anchored to porch columns / header or to exterior of home. Limited to 2 per area (landscape bed, porch, patio) and cannot be placed on driveway

**LANDSCAPE WALLS/GARDEN WALLS:** are not permitted.

**OUTDOOR CARPET:** Weather-resistant removable temporary outdoor area carpets are permitted on patios and porches. Must be neutral tones. (brown, gray or tan)

**PARKING OF VEHICLES:** In addition to owner's garage and driveway, cars may only be parked in designated parking areas so as not to impede general street traffic, mail delivery and the clear passage of pedestrians on the sidewalk. **Parking along roadways is not permitted.**

**PARKING OF COMMERCIAL VEHICLES:** No commercial vehicles larger than panel trucks, motor homes, recreation vehicles, boats and trailers are permitted to park within Autumn Ridge at Manchester, except those vehicles temporarily within the community for the purpose of servicing the community or one of the units.

**PATIO FURNITURE:** is allowed on porches and patios. Must be neutral tones and weatherproof. Furniture must be sized to fit appropriately on porch or patio.

**PATIOS:** Changes to the original patio or new patios require an application to and approval by the association and local authorities.

**PETS:** are permitted subject to restrictions explained in the **PC Bylaws**.

**PET DOORS:** or other openings that allow pets to enter or exit a house are not permitted.

**PORCHES:** ANY changes to the entry porches are not permitted, including enclosures.

**RECREATION EQUIPMENT – OUTDOOR PERMANENT:** is not permitted. This includes, but is not limited to, playground equipment, basketball hoops, exercise/fitness equipment, tennis equipment, sports practice cages, or whirlpool spas.

**ROOM EXTENSIONS:** added to the existing under-roof framework or overhangs are not permitted.

**SATELITE DISAHES/RADIO ANTENNAS:** Must be approved by the Board in advance and are only permitted adjacent to rear patio In certain limited common areas on rear of home, and must be ground mounted.

**SIDING/TRIM/SHUTTERS:** Any changes or replacement to the existing siding, trim, or shutters, other than emergency repair, requires an application to and approval from the association.

**SIGNS:** Real Estate signs advertising the property for sales may be located on a door or window only. Construction Contractor and Political signs of any kind are not permitted.

**SOLAR PANELS:** are not permitted.

**STORAGE SHEDS:** of any kind are not permitted.

**STORM DOORS:** Installation or replacement of storm doors requires an application to and approval of the association. Permitted Storm Door is a "LARSON Signature Classic White Full-View" available at the local Lowes Item # **758239** Model # **14904032**

**TENTS:** of any type, whether temporary or permanent, are not permitted.

**WINDOW AIR CONDITIONERS:** are not permitted.

**WINDOW BOXES:** are not permitted.