

## **Shelby Park Community Adopted/Promulgated Rules & Regulations**

A complete copy of the “Promulgated Rules & Regulations can be found on our website:  
www.shelbypark.org

**Clarified from the June 15, 2018 update**

**March 13, 2021**

### **14. Painting of house, shutters, Garage Doors and Fencing - (Article VI – point 4)**

#### **Part I**

##### **Garage Door:**

1. The **garage door** is to be painted Sherwin Williams\* color “Pure White” – SW 705/255-CI
2. The **garage door handles/hardware** shall be painted Sherwin Williams\* color “Tricorn Black” SW-6258/251-CI

#### **Part II**

##### **Fencing:**

1. Any changes or work done on the property must be first approved by either the Board of Directors, the Management Company (Wright Property Management) or the Architectural Committee prior to any work being done; in the following order:
  - An “Architectural Request form must be completed.” (Form is on website)
  - As well as a sketch, drawing or photo. (Fence Specs “shadow box or privacy fence” are on website)
  - A 30-Day window must be allowed for any plans to be approved.
  - Once everything has been reviewed you will be notified in writing of approval.

Thus, if any changes are made prior to approval and they do not meet the guidelines of the Promulgated Rules & Regulations you will be required to redo the work until it is brought up to code.

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### **Fence Installations:** (Can be found on our website: **[www.shelbypark.org](http://www.shelbypark.org)**)

1. **Alley Fences and Side Yard Fences** - must be six (6) feet tall, cedar or treated pine, dog ear pickets. You have the option to stain or treated with a clear Water Sealant. (ei ‘Thompson’s Water Seal’.) However, FENCES CANNOT BE PAINTED ANY COLOR! \*
2. **Corner Lot Fences** – must be “Dog ear pickets, (6’) feet tall, cedar or treated pine, and may be stained (with approved color), or treated with Clear Water Sealant. They can have an outside privacy fence. Fences CAN NOT be painted any Color!
3. **Perimeter Fences** (The fence that backs up to Appling Road) – must be (6) feet tall, cedar or treated pine and treated with Clear Water Sealant. (further details can be found on our website ([www.shelbypark.org](http://www.shelbypark.org)) The **Perimeter Fence CAN NOT** be painted or stained ANY Color! **The Perimeter fence must be a “Shadow Box Fence.”**
4. **Fence Treatment\*** – All fences with the exception of the perimeter fences may be stained at the discretion of the homeowner with the following approved color stains:
  - Sherwin Williams (**Mission Brown – SW-3072 or Cheyenne Red – SW-3043**)
  - Water Sealants – Must be **Clear** (for example Thompson’s Water Seal\*\*)

*\*(The HOA encourages homeowners to maintain the beautiful natural color of the wooden fence and simply use a water sealant to prolong the life of the wood.)*

### 5. **Fence Gates are as Follows:**

- One gate per fence unless you have a corner lot than you may have two gates.
- If you have a Privacy fence you should have a private gate.
- If you have a Shadow Box fence than you should have a Shadow Box gate.

<b><u>Violation</u></b>	<b><u>Penalty Amount</u></b>
Architectural change without seeking approval ahead of time	<b>\$100.00 per occurrence</b>
Parking Violations as described in Point 2 as recreation vehicles or commercial vehicles, including but not limited to boats, boat trailers, house trailers, camping trailers, motorcycles, or similar type item.	<b>\$50.00 per occurrence</b>
Holiday lights or decorations left up for more than 30 days after the Holiday	<b>\$25.00 per month</b>
Garbage cans stored in view of street or alley way	<b>\$25.00 per occurrence</b>
Grass more than 4" (inches) high and/or overgrown landscaping, bushes, trees and flower beds	<b>Warning for the 1<sup>st</sup> occurrence \$50.00 for the 2<sup>nd</sup> occurrence \$150.00 for the 3<sup>rd</sup> occurrence when we have to cut grass and groom yard</b>
Pet feces left in the yard of neighbors and/or letting them run unleashed in the neighborhood.	<b>\$50.00 per occurrence</b>
Basketball goals	<b>Warning for the 1<sup>st</sup> occurrence \$50.00 for the 2<sup>nd</sup> occurrence</b>
<b>Complete Non-Compliance of Promulgated Rules will result in the following action:</b>	<b>The Board of Directors of the Shelby Park HOA and/or the Management Company have a duty to insure all members adhere to covenants and promulgated rules as outlined in the Master Deed. The Board takes firm and reasonable steps to achieve full compliance from homeowners. As a last resort, the Promulgated Rules authorizes the Board and/or Management Company to refer violations to an attorney for legal action.</b>

There will be a 10 day grace period for the 1<sup>st</sup> offense and fine may be waived if compliance occurs immediately and meets approval of the Architectural Control Committee or the Board of Directors. However, when a fine is assessed payment is expected within 30 days of notification, along with the correction of violation. If violation is not addressed, another fine will be assessed. Other steps may be taken as listed in the By-Laws.

Basis: **Article X (Section 1)**