

## Montibello HOA Landscape and Exterior Rules

These rules are established by the Montibello HOA Board of Directors as established in Article VII, Section 1, item (a) of the Bylaws. These rules are adopted with input from the Landscape Committee and concerned residents, with the goal of insuring the attractiveness of our community, providing for maintenance of exteriors and common areas, and preserving the values and amenities of all the properties within our community.

Items are numbered for ease of reference.

1. In ground plantings of annual and perennial flowers are allowed in front, rear and side, and mailbox beds.
2. All beds and natural areas must be covered with pine needles. No ground bark mulch, gravel, or nuggets are permitted.
3. There can be no plantings that are invasive on the grassy areas, gutters, buildings, or other structures.
4. No vegetable plants are allowed in any bed that can be seen from any street.
5. No items can be planted or placed in the grassy areas outside the existing beds without prior approval.
6. Any permanent structure such as planting bed walls that use brick, cement, stone, or any other hard scape material, must have prior approval before installation.
7. Any expansion or elimination of existing planting beds must be approved in advance.
8. No original planting can be removed or replaced without prior approval.
9. The only plants and trees that will be maintained by the Homeowner's Association are the original ones planted by Portrait Homes, and those planted by the HOA. Any changes to the original plant inventory must be approved in advance.
10. A total of eight flower pots/planters or hanging baskets with live plants are allowed. Hanging baskets may not be attached to the home but require a floor based stand. Outdoor furniture is allowed on the patios.
11. No more than two items of bird feeders or bird baths are permitted in the planting beds. No bird houses are permitted. Homeowners are required to maintain the bird feeders to prevent weed overgrowth and discourage rodents. Bird baths must be properly maintained to prevent stagnation and insect breeding.
12. Two free-standing trellises are allowed.

13. One statue is allowed but is restricted to three feet in height.
14. One decorative flag is allowed. The decorative flag should be no more than 14 x 20” and must be in the natural area. The U.S. Flag is permitted by law. No flag poles are permitted. Anything attached to the outside of the unit, including a flag holder, requires approval by Architectural Control Committee.
15. Signs are not permitted, with the exception of one small security sign, and one real estate sign. No signs should be placed in the grassy mowing areas. Homeowners are responsible for maintenance of all hardscape items.
16. Holiday decoration rules are noted in the Rules and Regulations and posted on the web site. As noted, no decorative items are permitted in the grassy area or on roofs.
17. Fountains and wind chimes are not permitted. Benches are not permitted. Post lighting is not permitted.
18. One front door decoration is allowed.
19. Any exterior lighting must be approved in advance by the Architectural Control Committee. This includes any security lighting or landscape lighting. No solar lights are permitted. The Landscape Committee will provide examples of landscape lighting installations from which to choose, but Architectural Control must still give prior approval before installation. All exterior lighting must face the home in a manner as not to create annoyance to any neighbors. If lighting is chosen and plugged into an existing outlet, the cord may not be draped on any walking surface or in grassy area. If wiring for the lighting is hardwired, it must be done by a licensed electrician. All wiring must be installed in plant beds far enough back from the front edge so as not to be inadvertently cut by the landscape maintenance contractors. Exterior lighting limited to no more than four in the front and no more than two on the side. The homeowner assumes all responsible for ongoing maintenance and liability for any damages.
20. Nothing may be attached to the unit exterior without Architectural Control approval.

### **Requests for Variance**

Unless the need for prior approval is specifically indicated, no variance requests will be accepted. Homeowners requesting approvals should complete the Landscape Modification Request Form which is located on the Lambeth Management website ([lambethmanagement.com](http://lambethmanagement.com)) under the ‘Montibello’ tab. Homeowners requesting approval for structural changes should complete the Architectural Request form. Completed forms can be mailed, faxed, or emailed to Cheryl at Lambeth Management.

The appropriate committee will review the request and provide a written response within 30 days.

Montibello HOA  
P.O. Box 8071  
Greensboro, NC 27419.

Cheryl.Lmgmt@gmail.com (email for completed forms).

Fax: 336-424-2576

Homeowners who have previously received approval for exceptions to the guidelines are responsible for maintaining the approval documentation, providing this upon request, and transferring the documents to subsequent owners.