

Elliot Farms Uniform Standards

General Provisions

- The grounds of each lot are to be maintained to a reasonable standard **(Restrictive Covenants)**. Reasonable standard is set forth below:
 - No weed growth between fencing. Adjacent property owners should work together to formulate a maintenance plan for any areas between fencing.
 - Planter beds, driveways, and areas along the base of the house should be free of weeds.
 - Lawn turf height to be maintained at a reasonable height, less than 4 inches.
 - Weeds in lawn to be maintained at a reasonable height, less than 8 inches.
- It shall be unlawful for anyone to erect a basketball goal, either permanent or portable, adjacent to or on street right-of-way, or in any other manner, that would enable or require anyone using the basketball goal to go upon the public street right-of way. **(City Ordinance)**
- No above-ground swimming pools. In-ground swimming pools require approval **(Restrictive Covenants)**

Other Property Maintenance Standards

- Fences and all accessory structures are to be maintained in a safe and substantial condition. **(City Ordinance)**
- Heavy undergrowth or accumulations of plant growth which are noxious or detrimental to health shall be prohibited on the lot. **(City Ordinance)**
- Grounds must be maintained free of insect vermin and rodent harborage and infestation. **(City Ordinance)**
- Adequate sanitary methods shall be provided and used by the occupant for the storage, handling and disposal of garbage and rubbish. **(City Ordinance)**

Fence Guidelines

- No fencing closer to the street on which the home faces than the rear corner of the home **(Restrictive Covenants)**
- No concrete block or chicken wire fencing allowed on any lot. **(Restrictive Covenants)**
- Fence height can be a maximum of 6 feet. **(Restrictive Covenants)**
- Ornamental fences between the house and front street lines cannot be over 3 feet in height and must provide at least 75% visibility. **(Restrictive Covenants)**
- No fencing in any recorded easements. **(Restrictive Covenants and City Ordinance)**
- Finished side must face outward. **(City Ordinance)**
- Perform Required Maintenance. **(City Ordinance)**
- Customary Materials (treated lumber, rot resistant wood, wrought iron, decorative metals, chain link, brick, stone) **(City Ordinance)**
- Landscape Screening (only applies in certain scenarios) **(City Ordinance)**
- Uniform Materials along a single lot side **(City Ordinance)**

Outbuildings/Storage Sheds

- All outbuildings/sheds require approval from the Architectural Control Committee (ARC)/Developer. **(Restrictive Covenants)**

- No manufactured metal buildings (**Restrictive Covenants**)
- Approval standards for outbuildings/sheds are as follows:
 - Outbuildings/sheds are to be constructed of a similar material to that of the primary residence.
 - Any shed must have a color scheme similar to that of the primary dwelling.
 - The roof covering on any outbuilding/storage shed shall be of the same color of the primary residence. Shingle or “Standing Seam” type metal coverings allowed. No corrugated metal roof coverings.
 - Accessory structures cannot be placed in any easements.
 - Plastic storage devices (sheds/boxes) not to exceed 5 feet in height are permissible as long as they are behind an approved privacy fence and not visible from the street.

Additional Concrete

- The City of Fayetteville requires a driveway permit when constructing a driveway across any public sidewalk, walkway, parkway or into any street, or cut any curb for such purpose, without having first applied for and obtained a driveway permit from the city traffic engineer. (**City Ordinance**) Before widening any existing driveway at the public street or installing a new driveway, obtain a permit from the City of Fayetteville.