

The sections below were taken from the ACC guidelines and address the most common questions and resident violations. For a complete list and official document please see the links in Townsq. Should you have questions or concerns about meeting ACC guidelines – please reach out to the ACC through Town Square or [www.IndianCreekHOA.org](http://www.IndianCreekHOA.org) The ACC along with the BOD is able to help guide you with compliance and when appropriate possibly provide an exception or modification.

### Front Landscaping Beds, Tree Rings, Window Boxes, Edging

1. For purposes of definition a Planter is an area of yard bounded by a structure Intended to retain an area of soil and does not contain turf grass. A Tree Ring may be deemed the same as a Planter but Is assumed to encompass one or more Trees.
2. Window boxes under this guideline are permitted. To Distinguish a Planter from a Window box, a Planter Is at soli grade level whereas a Window Box Is attached to the home, above grade Immediately below a window.
3. Window boxes must be made of wood and stained a natural earth tone color, preferably the same color as the house trim. The ACC must approve the colors prior to Installation.
4. Window boxes, Planters and Tree Rings must at all times during non-winter months have live plants. Dead growth shall be removed regularly to stimulate growth and remove unsightly material. Areas of the yard encompassed as a Planter or Tree Ring. without plants Is prohibited,
5. Mulch Is required within all Planters and Tree Rings. No exposed soli Is permitted. Only this list of materials may be used as mulch:
  - Wood Bark, natural or stained.
  - Shucked Coconut shells.
6. Planters and Tree Rings encompassed by: • Natural Stone • Masonry Brick (clay brick only) • Specialty Concrete Planter bricks • Plastic edging (at grade level only) • Steel edging (at grade level only) • Concrete not to exceed 4 Inches in width (at grade level only)
7. When using Plastic, Steel or Concrete edging the material must be at grade level with the lawn and no higher.
8. Planters and Tree Rings may be no higher than fa Inches above grade at any point to match the existing property grade. Mulch/Soli level must be filled In between plantings to a depth not to be below 3 inches below the top of the planter or Tree Ring.
9. Where Natural Stone is used, If the stone exceeds more than one course high or Is more than 8 Inches above grade, all stone must be mortared.
10. All Planters and Tree Rings encompassed by Stone, Brick or Concrete Planter blocks must be left unpainted.
11. When using mortar, it should match the mortar color of the home.
12. All Planters and Tree Rings must be maintained In good order and regular weeding Is required.
13. All plan submissions to the ACC should Include a picture of the sample material and a layout of how the planters are to be shaped and arranged. The shapes of the Planters or Tree Rings are subject to the approval of the ACC.

## Trees

1. Trees should be native to Texas or of a variety which will thrive and develop in the N. Texas climate.
2. Lots will consist of at least 2 large caliper trees in the front yard, Corner lots will consist of 4 large caliper trees, at least one of which is on the side yard facing the street. Pursuant to Article V, the minimum requirement is for trees to be of 3 inch caliper. Additional trees above the minimum may be of smaller caliper.
3. Trees which are infected with disease or fungus or are infested with botanical parasites (e.g. mistletoe) must be treated or removed immediately to avoid the spread of the disease or parasite to neighboring trees.
4. Removal of single trunk trees in excess of 4" in diameter or multi-trunk trees in excess of 6" in diameter requires prior approval of the ACC.
5. When trees are removed, no visible stump shall remain after the removal. This may require professional grinding and pulping of the stump deeper than ground level.
6. Dead growth on trees shall be removed regularly to stimulate growth and remove unsightly material.
7. Dead trees shall be removed as soon as is practical. If a tree is removed, it shall be replaced by a tree of the same caliper if the lot does not meet the required minimum number of trees (see #2 above). The ACC will use Article V to assist in determining the correct caliper of tree required.

## Landscape Features

(4) Landscape Features and Furniture Bird baths, pole mounted bird houses, art pieces, collector items and personal artifacts will require approval. All features, such as fountains, statues and topiaries, must be approved for materials, size and locations and may be best suited inside a walled garden. Landscape furniture must be submitted for review.

## Exterior Lighting

(8) Exterior Lighting Outdoor lighting shall be functional and enhance the overall appearance of the Residence. Outdoor lighting shall not be obtrusive or glare unduly toward streets, neighboring properties, walkways or housing units. Floodlights without hoods to shield glare are unacceptable. Soffit mounted downlighting and building mounted lighting shall be subtle and use attractive fixtures and enclosures. All outdoor lighting must be reviewed and approved by the ACC. Tree up lights shall be concealed underground or in shrub masses. Colored lights are not permitted. Wattage is limited to 150 W maximum. No barnyard lights or sodium vapor lights (yellow light source) is permitted. No exterior Christmas lights shall be permitted prior to the last weekend in November or past the January 15 date after Christmas Day.

## Fences

11. All Wooden Fences should be stained and must be maintained in a straight, vertical fashion. Staining must be consistent and of singular color. Missing boards and sags must be repaired appropriately. Wooden Fences should be stained within six (6) months of installation.
12. A word about colors for stains. When choosing a stain color for a fence, it should be noted that a "common sense" approach be used. Take a look at existing fences within the HOA, these usually use an earth toned stain. All stain colors must be approved by the ACC prior to application. If unsure about a color, present samples to the ACC for guidance. In all cases fence stains shall be earth tones. There are pre-approved colors on the Indian Creek HOA web page for reference. A request should still be presented to the ACC.

## **Trash Containers**

11. Trash collection containers shall not be set out for collection for more than 24 hours, or if so, they must be completely screened and located as inconspicuously as possible, away from public streets and public view. Refuse set out for collection shall not produce offensive odors.

Front or side entry garages – trash containers are to be out of site except for collection day. Outside storage of trash containers must be screened and away from public view. Sitting out on the driveway, in front of garage doors, fence or house in plain view from the street is not permitted.