



Legacy Grove Homeowners Association, Inc.
Legacy Grove Clubhouse
25129 Providence Drive, Athens, AL 35613

Why are there Covenants?

Protective Covenants are deed restrictions placed on each lot, designed to enforce the neighborhood standards and provide for a safe, attractive and fun community, as well as protecting your investment! These restrictions are enforceable by law. Membership in the home owners association is mandatory. (Section 43 of the Declaration of Covenants, Conditions, Restrictions and Easements {DCCRE} noted each owner shall be a member of the association.) It is the responsibility of the Board of Directors or designee to monitor and address violations as they occur. It is the responsibility of EACH home owner to know and understand the community covenants!

Legacy Grove is a covenant-protected neighborhood! Please take time to review and understand the covenants for your subdivision. Adhering to these covenants will promote, support and serve the best interest of the entire community!

Section 40 General Condition of Property

Each Owner shall maintain his or her property and all structures, parking areas, and other improvements, including landscaping, comprising the property in a manner consistent with the Community-Wide Standard and all applicable covenants. Such maintenances obligation shall include, without limitation, the following:

Prompt removal of all litter, trash, refuse, and waste. Please make sure all yard debris, trash, litter, animal waste, etc is removed from the lawn and disposed of properly.

Lawn mowing on a regular basis; tree and shrub pruning, watering landscaped areas; keeping lawn and garden areas alive, free of weeds, and attractive. While the appeal of the common grounds is vital, it is the collection of individual homes that defines the community. Please make sure your lawn is mowed on a regular basis, complete with edging along the driveway, road, and sidewalks. If you have a designed, defined area for your flower beds, it should be free of weeds and stray grass. As a matter of safety, trees should be pruned so they do not cover the windows or entrances of your home. Finally, make sure to water your lawn on a regular basis to ensure the grass is healthy and green.

Repair of exterior damages to improvements, including, without limitation, periodic painting and pressure washing as needed. As your home ages, maintenance issues will become a necessity. Re-staining fences, painting trim, pressure washing driveways etc, will increase the longevity of the materials in your home.

Section 38 Vehicles

Vehicles shall only be parked in appropriate parking spaces serving the unit or other designated parked areas established by the Board, if any. No parking on the street shall be permitted except in connection with special events as approved by the Board or as otherwise approved by the Board in writing. Please review this entire section carefully as it provides great details concerning parking and vehicles within the community.

Section 41 Animals and Pets

Dogs shall be kept on a leash whenever outside the dwelling and not in a fenced in yard. Pet owners are required to clean up after their pet. No dog runs, runners, or exterior pens for household pets shall be erected or maintained on any property unless approved in accordance with the Covenants. Although pets are a joy to have in our home, they can create havoc for those neighbors who do not own animals. Please be respectful of your friend and neighbors when walking your pets.

Section 28 Trash Cans

All garbage cans, woodpiles, and other similar items shall be located or screened so as to be concealed from view of neighboring streets and property. All rubbish, trash, and garbage shall be regularly removed and shall not accumulate. Garbage cans may be put to the curb the evening before pick up and removed the evening after pick up. Prolonged garbage cans at the curb are not allowed.

Trash receptacles stored in side yards must be screened from view. Such screening design and materials must be approved by the ARC.

Section 45.01 Architectural Standards

Written approval must be obtained from the ARC prior to any construction, erection, or placement of any thing, permanently or temporarily, on the outside portions of the unit in accordance with the provisions of this article and section of the declaration. This shall include, without limitation: signs, permanent basketball hoops, swing sets and similar sports and play equipment, hedges, walls, dog runs, animal pens of any kind, garbage cans, woodpiles, swimming pools, docks, piers, and other similar structures.

Section 16 Satellite - Antennas

No exterior antennas of any kind shall be placed, allowed, or maintained upon any portion of the community, including any lot without the prior written consent of the Board or its designee. No free standing antennas whatsoever shall be placed on any lot.

Basketball Goals

The preferred placement of basketball goals is on the rear portion of any lot at the end of the driveway to the rear of the home.

A complete copy of the DCCRE is available upon request. Please visit the Legacy Grove HOA website at www.legacygrovehoa.com or email your request to Chrissie@Hughes-properties.com. If interpretation of a covenant is required, Hughes Properties, Inc defers to the Declarant and or Board of Directors.