

6.3 Maintenance. Each owner, builder and/or occupant of a site shall maintain buildings, improvements, landscaping and grounds in a safe, clean, orderly condition, free of any accumulation of rubbish, trash or litter. Waste containers are required on all sites. Construction debris must be cleaned up at the end of each day.

6.4 Erosion and Sedimentation Control. Prior to grading on any lot, the necessary sedimentation and erosion control measures shall be in place. Silt fence is required around all graded areas on the down slope side of the lot. Local sedimentation and erosion control codes shall be followed throughout the construction period. Lots which have lake and watercourse frontage will be closely monitored for sedimentation during construction.

6.5 Utilities. No permanent water, sewer, gas, electric, telephone, cable TV or other service line shall be constructed, placed or maintained within the Red Oak Ridge community unless it is placed in underground conduits or cables and buried or otherwise concealed. No facility for alternative sources of energy (solar, wind, bio-mass, or other) or TV or other signal reception device (antenna, dish) shall be erected without the consent of the Architectural Control Committee. All utility construction must meet State and local codes.

6.6 Signs. The sign system for the entrance, amenity areas and streetscape in Red Oak Ridge has been carefully coordinated. The developers have designed a sign system that allows for safe, efficient movement throughout the community without interfering with the natural beauty of the site. Therefore, no signs may be erected on any lot or common area without approval of the Architectural Control Committee. All commercial development must submit signage design for approval. This restriction includes lot number signs, real estate sales signs and builder/contractor identification signs.

6.7 Mailboxes. All mail and newspaper vaults must meet Architectural Control Committee approval.

6.8 Trash Collection. The County of Garland Sanitation Department will pick up trash containers at each residence. Placement of trash receptacles on the streets for collection is required.

6.9 Parking Lots. Parking lots must be screened from neighboring streets by use of berms and shrubbery. Parking lot lighting should be designed as to not allow any excess light to encroach out of the property boundary.

6.9a Satellite Dish. The 18" satellite dish is approved with the requirements that: 1) It be installed 25' back from front elevation with side application, 2) Installed in rear of home anywhere or 3) On roof, installations are limited to rear of home behind ridgeline. All installations must not be visible from front street/or both streets if corner lot.