

**DEERFIELD PROPERTY OWNERS ASSOCIATION
RULES AND REGULATIONS
FOR COVENANT ENFORCEMENT/ASSESSMENT COLLECTION**

DPOA By-Laws, Article IV-Board of Directors
Section 4-Powers & Duties of the Board

- (j) Adoption of rules & regulations relating to the use, upkeep, or preservation of Deerfield.

All governing documents for the DPOA can be found at Deerfieldpoa.com

SECTION 1 - ANNUAL ASSESSMENTS

- A. Each property owner, including the owner of an unimproved lot, agrees to pay an annual assessment.
- B. The assessment amount is approved by the Board by November 1st prior to January 1 due date.
- C. The assessment is due on January 1 of each year. If not paid by February 15, a \$25 late fee will be applied to the account.
- D. If not paid by April 1, the account is subject to lien filing, which includes additional filing fees and legal charges of a minimum of \$150.

SECTION 2 - HOMES - NEW BUILDS or UPDATES

- A. No residence, fence, deck, or any improvement may be constructed, maintained, altered, painted, or landscaped unless complete plans, specifications, or site plans showing exterior design, building materials, and/or color schemes are provided to the Architectural Review Committee. An Architectural Review Committee Request Form must be submitted with these particulars.
- B. Color Schemes and building materials must be complimentary and aesthetically pleasing to the eye and must be fitting to the area where the house is located.
- C. Landscaping: Foundation planting is required along the front and along all sides of the house visible from the street and the golf course.

SECTION 3 - MAINTENANCE

- A. The structures and grounds of each lot must be maintained in a neat and attractive manner.
- B. Built-Lot Maintenance: Grass must be mowed at least every two weeks through the months of April to November and as needed during dormancy to control weed proliferation and to remove fallen leaves.
- C. Vacant-Lot Maintenance: All non-built lots must be completely mowed or cut at least once monthly to a height of not more than 6 inches.
- D. Litter: All lots - occupied or unoccupied - must be kept free of litter and debris, including limbs and fallen trees. No cars, materials, or equipment of any kind can be kept in the yard.
- E. Garbage, refuse, rubbish, or cuttings must be placed in a container suitable for garbage pickup. Large limbs should be placed near the street and a call made to Madison County at 601-855-5670 to submit a work order for claw-truck pickup. Service yards, wood piles, or storage and work areas must not be visible from the street or golf course.

SECTION 4 - TRAILERS, CAMPERS, & BOATS

- A. Trailers, boats, campers, or recreational vehicles, including golf carts or ATV's, must not be parked in driveways or be visible from the golf course or the street for more than 48 hours.

SECTION 5 - PETS/ANIMALS

- A. All dogs must be on a leash and not allowed to run free.
- B. All cats must be supervised and not allowed to wander into others' yards.
- C. No dog or cat shall be allowed to become a nuisance.
- D. No livestock or poultry of any kind shall be maintained, kept, boarded and/or raised within the subdivision.
 - a. Deerfield is subject to the Madison County ordinances regarding animals in residential communities.

SECTION 6 - COMMON SCHEME RESTRICTIONS

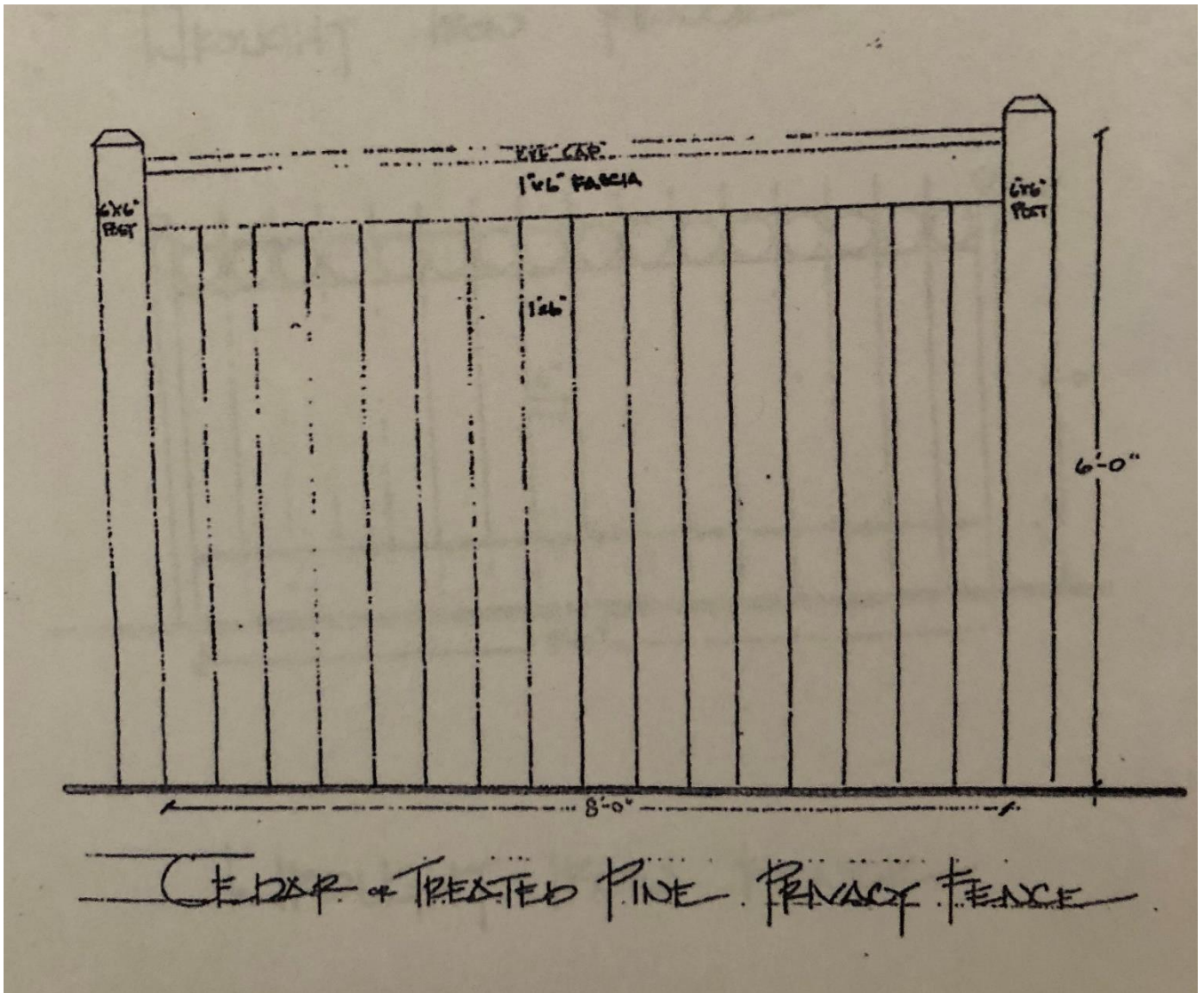
- A. Two For Sale signs per lot are permitted.
- B. No commercial vehicles or trailers may be kept in any driveway except as needed for repairs or construction at a residence.
- C. No garbage cans or trash storage containers should be seen from the street or the golf course other than when placed on the street in front of a residence immediately before or after the day of weekly garbage pickup.
- D. When not in use in the daytime, all garage doors should be kept closed. All garage doors must be closed overnight.
- E. The Deerfield Green Space along North Old Canton Road will be posted as follows: Private Property/Deerfield Property Owners Association/No Trespassing/No Motorized Vehicles Allowed/Violators will be prosecuted.

SECTION 7 - PARKING

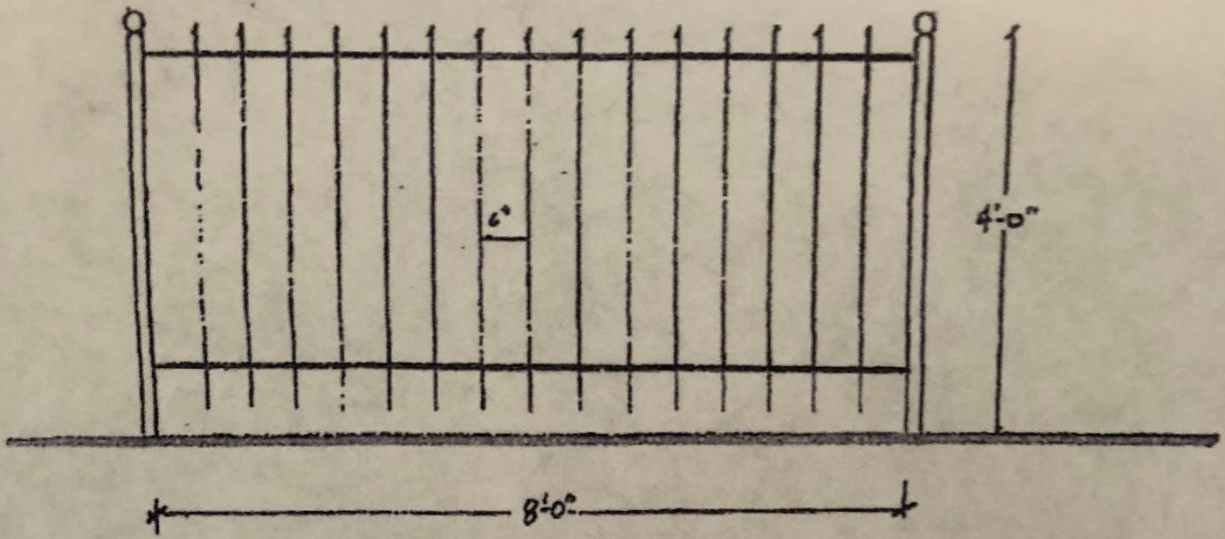
- A. No parking on the street overnight is allowed in any Phase of Deerfield.
- B. No vehicles are allowed to park on any area of a lot overnight except the driveway.

SECTION 8 - FENCING

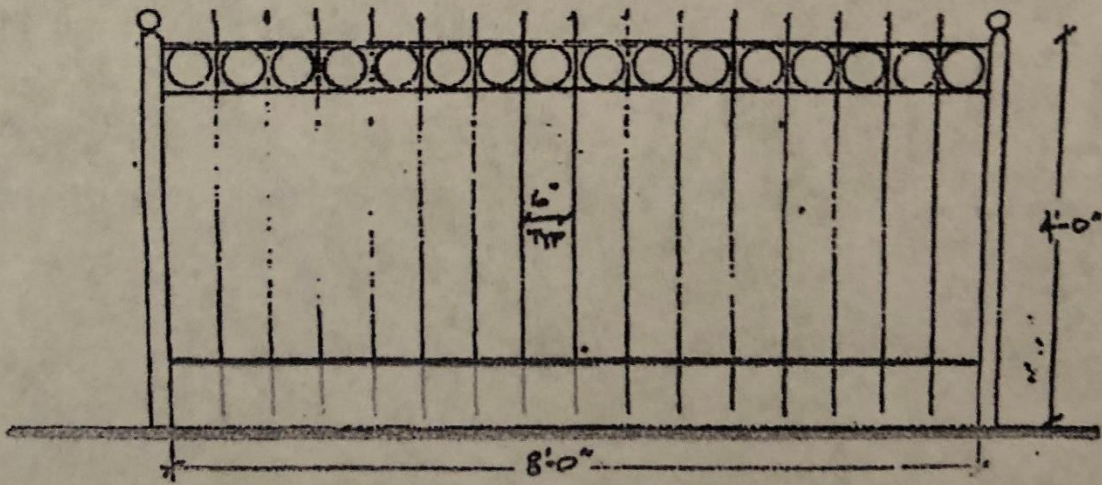
- A. Fencing shall meet minimum standards set forth in examples (see drawings to follow). Lots which do not adjoin the golf course are permitted to have six foot (6') privacy fencing. Lots which do adjoin the golf course are permitted to have four foot (4') wrought iron fences. However, no property adjoining the golf course shall have wood privacy fencing.



B.



WROUGHT IRON FENCE



WROUGHT-IRON FENCE

This document, Rules & Regulations for Covenant Enforcement, is based on the *Standards & Guidelines for Covenant Enforcement* adopted by the Deerfield POA Board on September 9, 2002.

This document's updates were approved by the Deerfield POA Board on September 23, 2020.