

The Harbour of Avon Lake

Rules and Regulations

Amended June 19, 2025

1.) Front Yard Landscaping

All front yard planting, grass seeding and lawn sprinkler systems are provided by the Declarant/Developer base upon a consistent plan throughout the Community. Each floor plan utilized a customized landscaping design specifically crafted to complement the associated elevation.

2.) Rear Yard

- A) All grass seeding and lawn sprinkler systems are provided by the Declarant/Developer.
- B) Unit owners may only landscape within three feet from the foundation in the front and side yards and four feet from the foundation and patio/deck/porches/sunrooms in the rear.
- C) Patios and decks may not extend more than fifteen feet from the rear main wall of the home.
- D) Arbors, plantings, fences, gazebos and pergolas are not permitted in the common areas.
- E) Patio materials shall include standard concrete, stamped concrete (not offered by the Developer), paver stones or natural stone. Colors must be approved by Official Approval (see below).

F) Decks

1.) Basement and Slab

- a) Decks must be constructed with synthetic decking materials such as Timbertech.
- b) Decks must be Silver Maple Gray in color.
- c) Any band boards must match deck materials.
- d) Choice of side railing on the deck can be either white spindles, or clear tempered full glass panes or clear vertical tempered glass balusters.
- e) All posts and top railings must be white.
- f) Any skirting used must be installed horizontally and match the deck material. If the skirting is installed, there is a 75% opacity requirement for shrubs or bushes to be installed around the skirting.
- g) Steps
 - 1) Wolmanized wood should be used for the treads.
 - 2) Stringers must match the deck materials or be white synthetic material.
 - 3) Handrails and spindles must be white.

2.) Walk Out Basements

a) Upper Deck

- 1) Decks must be constructed with synthetic decking materials such as Timbertech.
- 2) Decks must be Silver Maple in Color.
- 3) Any band board must match deck material.
- 4) All posts, top rails, side rails or spindles must be white (no glass).
- 5) No skirting is allowed.

3.) Daylight basements (same requirements as walk out basement upper deck criteria).

G) Lower Decks (same requirements as walk out basement upper deck criteria)

- H) Capped Stone Mason Walls
 - a) Capped stone mason walls can be built on porches or decks (Primary use would be for appliance inserts). Proper footers should be installed.
 - b) The height maximum is three feet; width maximum is three feet and a length maximum that cannot exceed the patio length.
 - c) The stone must match the same stone on the front of the owners' home.
 - d) Limestone or Granite must be used for the cap.
- I) Outdoor Fireplace
 - a) All outdoor fireplaces must be built on patios or decks,
 - b) The height maximum is 44 inches.
 - c) Natural gas fireplaces only, no wood burners.
 - d) The exterior must match the stone on the front of the owners' home.
 - e) A proper footer should be installed.
- J) Retractable Awnings
 - a) There is only one (1) Sun Setter fabric available for use.
 - b) Sun Setter – Sunbrella Fabric – Navy/Taupe Fancy Item # 4916
 - c) Weather Armor 614-795-4800, in Columbus is the contact for Sun Setter Retractable Awnings. They install in Avon Lake, Ohio regularly.
- K) Motorized Screens and Panels
 - a) Installation must be on the inside of the covered porch (**no exterior installation**).
 - b) All material must be white to match the trim.
 - c) Only black screens and clear isinglass or clear vinyl is allowed
- L) Motorized Screens and Panels
 - a) The mechanism for installation must be on the inside or within the opening of the covered porch (**no exterior installation**).
 - b) The canvas frame must be white to match the trim.
 - c) Only black screens and clear isinglass or clear vinyl is allowed

NOTE: ALL PLANTINGS AND HARDSCAPES ITEMS MUST BE APPROVED IN ADVANCE BY OFFICIAL APPROVAL. (DECLARANT/DEVELOPER DURING THE DEVELOPER CONTROL PERIOD OR A MAJORITY OF THE ASSOCIATION BOARD OF DIRECTORS, THEREAFTER).