

*The Promenade and The Oaks*

*Homeowner's Association Incorporated*

1239 LOOKOUT MOUNTAIN DRIVE

SCOTTSBORO, ALABAMA 35769

PROMENADEOAKS@YAHOO.COM

**Acknowledgement of Approval Subject to Protective Covenants**

I hereby acknowledge receipt of Architectural Review approval to build on \_\_\_\_\_ in the Promenade and Oaks Subdivision in Scottsboro, Alabama.

I further acknowledge that I agree to follow and abide by the protective covenants associated with this property. I acknowledge that any modification or change of any kind which is a variation of the exterior appearance from that of the plans as submitted requires additional review and approval by the Architectural Review Committee of the Promenade and The Oaks Homeowner's Association Incorporated.

I further acknowledge that I agree to follow and abide by the provisions of Article 8.5 (a) of the Bylaws of the Promenade and Oaks Homeowner's Association, Inc., which requires a \$1,000.00 damage deposit to the Homeowner's Association prior to commencing construction.

_____	_____	_____
Owner (Printed)	Signature	Date
Owner Phone Number	_____	
Owner Email	_____	

_____	_____	_____
ARC Representative	Signature	Date

_____	_____	_____
Director (Printed)	Signature	Date
Check Number	_____	





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## Steps and guidelines for submitting house plan request for approval.

1. Review the Declaration of Protective Covenants for the Promenade and Oaks Subdivision with particular attention to Articles II and IV. If you need a current copy of the HOA covenants, send your request to [promenadeoaks@yahoo.com](mailto:promenadeoaks@yahoo.com).
2. Submit plans to Architectural Review Committee (ARC) and receive approvals before obtaining permits from the city of Scottsboro, Alabama.
3. Two sets of plans are required for approval by the ARC:
  - a. A printed copy, scale 1" = 20'. Submit this copy for approval by the ARC.
  - b. Digitized copy for faster distribution and review. This copy is then stored in perpetual file.
  - c. The printed copy will be returned to the home owner once construction is completed.
4. Each set drawing needs to identify lot number, owner name, and date of drawing.
5. Plan drawings are to include:
  - a. Site Plan that contains:  
Survey plat of lot boundaries, elevations, (contour lines unless the lot is flat), house location and the elevation of the foundation or floor for lower level, driveway location, house/boundary setbacks, outside A/C location, retaining walls (including facing materials if the wall is visible from the road), fence locations and type.
  - b. Front house view (elevation)
  - c. Right side view (elevation)
  - d. Left side view (elevation)
  - e. Rear view (elevation)
  - f. Foundation Plan
  - g. Floor Plan(s)
  - h. Roof Plan with type, pitch and color.
  - i. Garage Plan or data as needed for attached or un-attached unit.
  - j. External house materials, types and general colors as per covenants. (Final colors are to be approved before being applied.)
6. Healthy hardwood trees larger than 14 inches in diameter 6 feet from the ground are not to be cut without consent. Once house plans are approved these special trees can be cut if they are located where the house is to be built or within 10 feet of the structure or within 10 feet of a driveway.
7. The full set of digitized house plans are to be sent to [promenadeoaks@yahoo.com](mailto:promenadeoaks@yahoo.com)
8. In some cases you may want to obtain ARC approval of a specific house plan before a lot is purchased. This may be prior to finalizing of the site plan, color schemes, etc. If so, you may request interim approval with the understanding that applicable ARC approval is required before proceeding with each construction phase.
9. All approvals will be in writing.

## The Promenade and the Oaks Subdivision HOA / ARC

### **TREE REMOVAL GUIDELINES:**

Per covenants: No living hardwood trees, having a greater than 14-inch diameter measured 6 feet from the ground, may be cut without the written consent of the Association, except trees growing within 10 feet of the residence or driveway.

Smaller trees and brush may be cleared or trimmed as the lot owner desires. Dead or diseased trees or branches may be cleared at any time without written consent. Branches of large trees may be trimmed to enhance appearance, improve views or to trim branches from falling on house structures, without written consent.

A site plan is required when submitting house plans for building approval to the ARC. Once approved in writing, no additional approvals are needed to remove any tree where the house is being built or within 10 feet of the residence or driveway.

Steps for requesting consent to remove other large (over 14-inch diameter) hardwood trees:

- Identify the tree(s). Using tape is a good way.
- Specify in writing why the tree(s) needs to be removed.
- Note if there are any alternatives to cutting the large tree(s), such as trimming branches.
- Submit the request to [www.promenadeoaks@yahoo.com](mailto:www.promenadeoaks@yahoo.com).

### **TREE RESTORATION GUIDELINES:**

For hardwood trees that have been removed, in violation of the covenants, the remedy in addition to fines is to replace the removed trees with trees that are comparable and to provide appropriate care to ensure the trees remain alive.

- Purchase and install hardwood trees, equal to the number removed, which are a minimum of 8 feet in height, measured from the top of the root ball.
- The trees must be cared for and watered, in order to keep them alive, for a minimum of 24 months, allowing them to become well-established.
- Any replacement tree that does not survive for at least 24 months, must be replaced as well.
- Refusal to comply with this condition within 21 days of the date your home's construction is complete, can result in fines or legal action. The covenants call for construction to be completed within one year of starting. Should more time be needed, please inform the ARC as to the reason for approval when delays are anticipated

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**All lot owners seeking approval to undertake the construction of a home or large structure on their lot shall pay a \$1,000.00 damage deposit to the home owners association. The deposit shall be held by the association to cover the cost of remedying any damage to association property occurring during the construction process which may be caused by a contractor, material supplier, subcontractor or anyone else involved in the construction process in any fashion. Damage includes but is not limited to, allowing debris such as dirt, mud, rocks or other objects or rubbish deposited during the construction process, to remain on the road surface. The association will notify the lot owner of any damage via email or telephone and the lot owner shall remedy the damage within 48 hours of such notification being sent. If the damage is not remedied within 48 hours, the association may remedy the damage and subtract any cost incurred in doing so from the amount of the damage deposit. If costs incurred by the association exceed \$1000.00, the association may impose an additional assessment upon the owner, pursuant to Article III, Paragraph 4.D of the declaration of protective covenants in order to defray costs incurred by the association. Upon completion of the construction process, the remaining damage deposit shall be returned to the lot owner, less any costs incurred by the association due to damage or violations.**

**Architectural Review Committee (ARC)**

**June, 2016**



*The Promenade and The Oaks Homeowner's  
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**1239 LOOKOUT MOUNTAIN DRIVE**

February 8, 2016

Subject: Physical Address Signage Requirements

To: Promenade and Oaks Subdivision Residents

There have been ongoing concerns and complaints from various entities regarding the difficulty in locating specific addresses within the subdivision. This could become a safety issue in an emergency response situation. The major complaint is the lack of adequate signage, clearly visible from the roadway, displaying the physical address of each occupied property. However, the issue is further complicated by the topography and due to the use of several private access easements (rear access easements and multiple use driveways).

The following requirements are being implemented immediately by the Board of Directors to address these concerns:

- All current residents are requested to ensure that their physical address house number is clearly displayed at the front of their property so that it is visible from the roadway. It is preferable to have the number displayed at the driveway entrance, if possible. If there is no driveway entrance from the main road, the house number should be displayed at the front of the property adjacent to the common area right-of-way on the main road that is associated with the physical address.
- All current residents that utilize private access easements are also requested to ensure that their physical address house number is clearly displayed at the entrance of their private driveway leading from the multiple use access easements. In addition, all current residents that utilize a driveway off of the rear access easements are requested to include both the house number and the physical address street name at the driveway entrance to alleviate confusion associated with multiple street names and non-standard numbering.
- All future residents will be required to utilize the same procedures as part of the Architectural Review Committee Review (ARC) building process.

The City of Scottsboro emergency response database at the police station now contains a notation for responders to utilize the rear access easements for the current occupied residences that have driveways from the rear access easements. Specific addresses will be added, as appropriate, when new residences become occupied.

Your prompt assistance in this matter is greatly appreciated.

The Promenade and Oaks HOA

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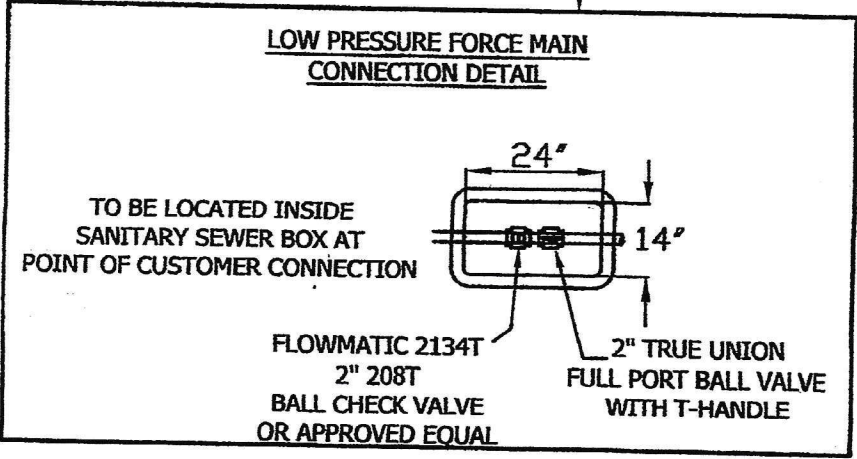
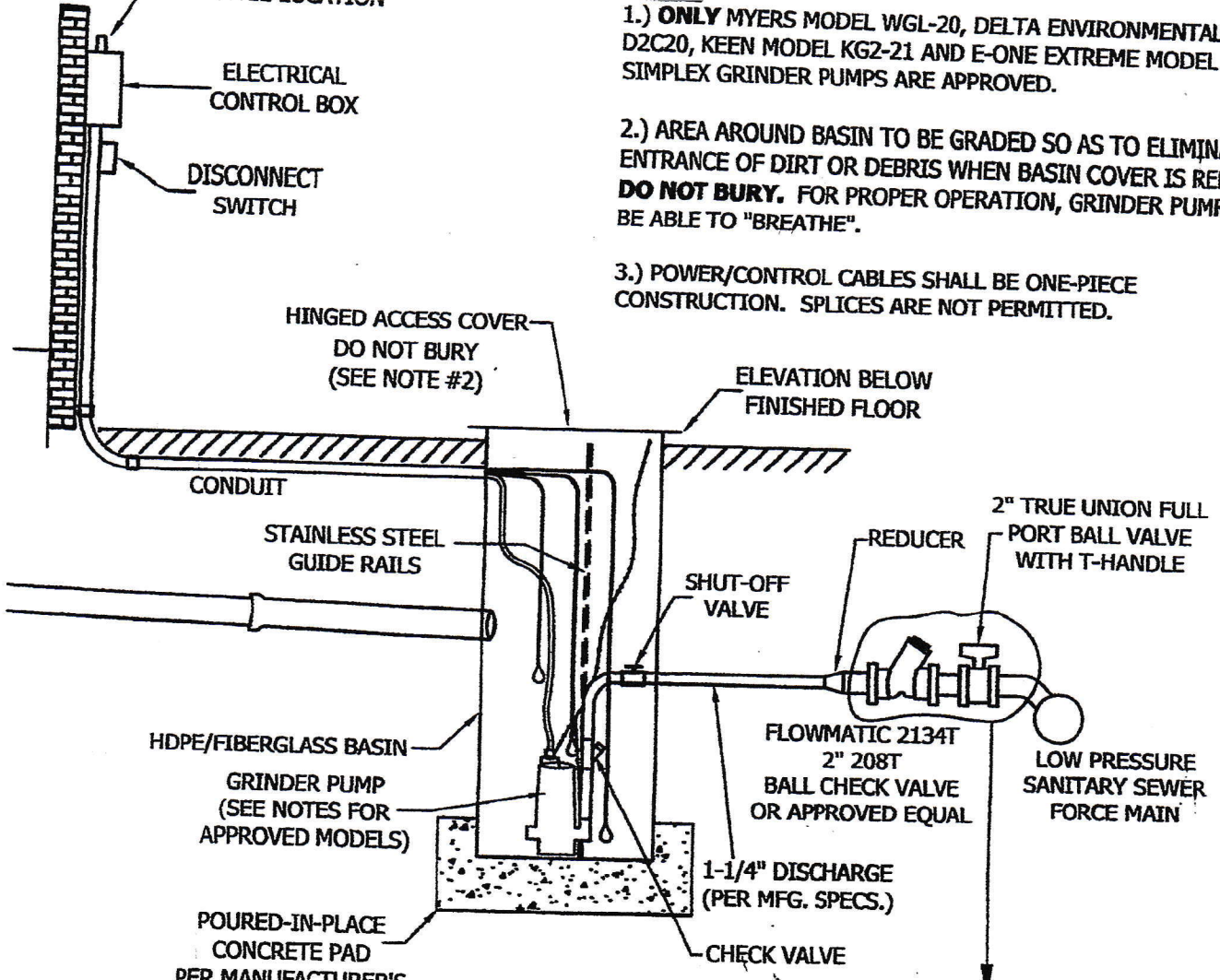
February 8, 2016



1.) **ONLY MYERS MODEL WGL-20, DELTA ENVIRONMENTAL MODEL D2C20, KEEN MODEL KG2-21 AND E-ONE EXTREME MODEL DH071 SIMPLEX GRINDER PUMPS ARE APPROVED.**

2.) **AREA AROUND BASIN TO BE GRADED SO AS TO ELIMINATE ENTRANCE OF DIRT OR DEBRIS WHEN BASIN COVER IS REMOVED. DO NOT BURY. FOR PROPER OPERATION, GRINDER PUMPS MUST BE ABLE TO "BREATHE".**

3.) **POWER/CONTROL CABLES SHALL BE ONE-PIECE CONSTRUCTION. SPLICES ARE NOT PERMITTED.**



<p><b>SCOTTSBORO WATER, SEWER &amp; GAS BOARD</b></p> <p><b>SANITARY SEWER CONSTRUCTION STANDARD DETAILS</b></p> <p>404 E. WILLOW ST. SCOTTSBORO, AL 35768</p> <p>PHONE: (256) 574-1515 FAX: (256) 574-1965</p>	<p><b>SD-21</b></p>
	<p>TYPICAL GRINDER PUMP INSTALLATION RESIDENTIAL CONNECTION TO LOW PRESSURE SANITARY SEWER</p>
	<p>APPROVED BY: R.E.L.</p>
	<p>DATE IMPLEMENTED: 7/21/09</p>
	<p>REVISIONS: 05/03/10-ADD KEEN MODEL</p>
	<p>6/25/13-REMOVE KEEN MODEL</p>
	<p>04/22/15-ADD KEEN MODEL</p>
	<p>08/08/17</p>

# GRINDER SEWER PUMP

STAN DAILY

E. ONE SEWER SYSTEM

HENAGER, ALABAMA

256-510-4215

DO NOT PUT IN SEWER USING A GRINDER PUMP:

EGG SHELLS

COFFEE GROUNDS

WIPERS

FEMININE PRODUCTS

(TAMPONS)