

Mill Valley North Association, Inc.
COMMUNITY STANDARDS & GUIDE

Your Easy Reference for Living in the Neighborhood

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DEFINITIONS

ARC = Architectural Review Committee, an industry standard term used by many management companies

ARC Request = The form required to request exterior modifications to any lot

DRB = Design Review Board, the term used in our governing documents instead of ARC

HOA = Homeowners Association (Mill Valley North Association, Inc.)

Air Conditioners, Generators, Heat Pumps, and Other Utility Equipment

1. Air conditioners, generators, heat pumps, and any other mechanical or utility equipment must be located at the rear elevation of the home. If rear elevation placement is impossible, the DRB may approve installation on the side of the home if placed as close to the rear of the home as possible and properly screened from view with evergreen trees or shrubs. Installation of mechanical equipment in the front of a home is prohibited.
2. All service wiring, connections, and conduits must enter the home at ground level and may not be exposed on the exterior of the house. Wiring must be properly buried in the ground and the area completely restored.
3. Air conditioners, generators, heat pumps, and any other mechanical or utility equipment must be neutral in color.
4. Window and wall air conditioning units are prohibited on the street-facing side of a home.

Animals

1. Homeowners, guests, and tenants must clean up after their animals and remove waste immediately from all areas in public view.
2. All animals must be leashed in common areas, on sidewalks, and on trails per City of Marysville code.
3. Homeowners must not permit their dogs to bark in a manner that is a nuisance to other homeowners.
4. Homeowners must follow all municipal and Union County licensing and vaccination requirements for their animals. Animals without proper license/tags or vaccinations are not permitted in HOA common areas.
5. Livestock and farm animals, including poultry/chicken, are prohibited.
6. Breeding or boarding of any animal for commercial purposes is prohibited.

Antennae

1. All exterior TV and radio reception antennae are prohibited.
2. Satellite dishes are permitted. Please see the Satellite Dish section of this document for details.

Awnings

1. Awning material must compliment the exterior of the home.
2. Awnings may not be installed on the front of any home.
3. Awnings must be soffit or wall mounted only, not roof-mounted.
4. Metal or fiberglass awnings are prohibited.
5. Awnings must be professionally installed.

Barbecue Grills, Pizza Ovens, and Outdoor Cooking Equipment

1. Barbecue grills, small pizza ovens, and other moveable/portable outdoor cooking devices must be stored on a deck, patio, or inside a building when not in use, and must be maintained in good working order and be neat in appearance.
2. Permanently placed outdoor grills, pizza ovens, and cooking equipment must be installed in the rear yard of a home only, must compliment the exterior of the home, and must be approved by the DRB prior to construction or installation.

Businesses

1. Residents may operate a home-based business as long as the business is conducted entirely within the dwelling and not visible to neighbors or disruptive in any way to the neighborhood.
2. Any business that involves clients, customers, students, or other invitees regularly coming to the property must be approved by and registered with the Association. To register a business, contact the Association through the website at mvnhoa.com

3. Tenants operating a home-based business in a leased home must obtain written permission from the property owner(s).

Clotheslines

1. Exterior clotheslines are prohibited in the development.
2. Wet items, such as clothing or towels, must not be draped over fences or railings in the front, sides, or rear yards of any home.

Common Areas

1. Common areas are owned and maintained by the Association. These include the ponds, the property around the ponds, certain grassy and wooded areas, and the pool area, including the pool itself, the pool house, and the pool parking lot.
2. Common areas must be kept clear of personal property and debris. Planting, growing, building, storing, or dumping anything on common property is prohibited. Owners in violation of this standard will be subject to fines and removal costs issued as Lot Assessments to their account.
3. Vehicles must not be parked in the pool parking lot after pool hours. Vehicles left in the pool parking lot without permission after pool hours will be towed at the owners expense.
4. Homeowners may have their common area privileges revoked for non-payment of dues or assessments or for other reasons at the Association's discretion.
5. It is illegal to dump grass clippings or other waste in common areas, including the grassy and wooded areas around the ponds. Violators will be subject to prosecution.

Compost and Compost Containers

1. Compost containers must not be visible from the street.
2. Compost containers must be kept in good condition and maintained on a regular basis to discourage odor and pests.

3. Open compost on the ground is prohibited on any lot.
4. Grass clippings or other yard waste must not be piled on lots. Owners in violation of this standard will be subject to fines and/or removal costs issued as Lot Assessments to their account.
5. It is illegal to dump grass clippings or other waste in City right-of-ways or Association common areas, including the grassy and wooded areas around the ponds. Violators will be subject to prosecution.

Deck Installation, Repair, and Replacement

1. Decks must be located within the buildable area of the property and must not encroach into an easement or no-build zone.
2. Applications for decks which cantilever over a walk-out basement or similar area must include plans that illustrate or explain how all exposed areas will be finished.
3. Applications will be reviewed by the DRB on a case by case basis.

Doors (Entry, Storm, Garage) and Sidelights

1. The style and color of all doors must be appropriate for the architectural style of the home.
2. Heavily-ornamented or decorative sidelights are not generally approved.
3. Storm door frames must be wood, fiberglass, or metal, painted the trim color of the home or the color of the entry door, and must be full-view glass/screen doors.
4. Garage doors must be flat or raised–panel wood, fiberglass, or well-insulated steel doors.
5. All garage doors must be fully functional and able to close.
6. Garage doors should not be kept open and should be closed when not in use.
7. At no time whatsoever shall a garage door remain fully or partially open because the contents of the garage prevent the door from closing.

Driveways, Walkways, Front Steps, and Porches

1. Driveways must be constructed of asphalt or concrete and be the same as the original driveway. Replacement or alterations to size, grade, material, or color must be approved in advance by the DRB. Alterations from the original driveway will be considered on a case by case basis.
2. Cobblestone, tar-and-chip, exposed-aggregate, pavers, brick, gravel, sand, or packed dirt driveways are prohibited.
3. Driveways must be kept in good condition at all times, free of weeds, cracks, holes, debris, and surface damage.
4. Asphalt driveways must be resealed on a regular basis or when small cracks are visible, and must be recapped or replaced if resealing is not adequate to repair the damage.
5. Concrete driveways must be replaced completely if they are crumbling or cracked.
6. Walkways, front steps, and porches must be in good condition, clean, and well maintained.

Exterior Siding, Colors, and Maintenance

1. High-contrast, high gloss, and high-Chroma colors are prohibited on the exterior of a home.
2. Exterior colors should be subdued in tone and compatible with the natural surroundings and adjacent buildings.
3. Exterior colors must not be identical to homes on either side or directly across the street.
4. Exteriors must be kept in good condition at all times, free of peeling, fading, discoloration, or damage.
5. Exteriors must be kept clean and should be pressure-washed regularly to remove moss, dirt, and discoloration.

Exterior Home Decor and Ornamentation

1. Planters and flower pots shall compliment the color scheme of the home and be kept on or near the porch, deck, or patio.
2. Permanently placed bird feeders, bird baths, statuary, fountains, and lawn ornaments in the front yard of a home must be approved by the DRB before installation and will be considered on a case-by-case basis.
3. Fountains must be scaled to fit the area, integrated into the landscape, and kept in good working condition.
4. Ornamentation by residents is restricted to their lot and may not extend into or be placed upon any common area elements.

Fencing

1. Invisible pet fencing does NOT require the submission of an ARC Request and is permitted on all lots with the following conditions:
    i. Must not be installed in an easement or City right-of-way.
    ii. Proper signage must be posted.
    iii. The ground/grass must be restored after installation.
2. All other fences require the submission of an ARC Request and will be approved by the DRB if they meet the following criteria:
    i. Must be professionally installed.
    ii. Must be ornamental in style and constructed of aluminum, steel, or iron with a black powder-coated finish.
    iii. Must have vertical pickets spaced approximately 3¾” to 4” apart with clear space between the pickets (70-75% open).
    iv. Must include horizontal top and bottom rails.
    v. Must not exceed four (4) feet in height for pool enclosures and three (3) feet in height for all other applications.
    vi. Must not be closer to the street than a line parallel to the street and extending from the rear corner of the home.

vii. Must be confined within the buildable area of the lot and not encroach into an easement, common area, or City right-of-way.
viii. Must be integrated into a landscape design.

3. All other fences are prohibited except as required by law.
4. Lot-defining, chain-link, vinyl, or wire fences are prohibited.
5. Fence panels having a decorative design are prohibited.
6. Privacy fences are prohibited. Groupings of trees, shrubs or other landscape materials are encouraged for privacy.
7. Fences must be maintained in good repair and condition at all times and be in compliance with all applicable codes.
8. Existing fences in the development that do not meet Community Standards will be required to meet standards at the time of repair, alteration, or replacement, or upon the sale of the property. Reminder: Repairing, altering, or replacing an existing fence requires the submission of an ARC Request. Removing a fence does not require the submission of an ARC Request.
9. Fences approved by the DRB as a reasonable accommodation under the Fair Housing Act (FHA) will be considered conditionally approved. The Association may require that such fences be removed and the ground restored to its original condition, at the Association's expense, upon the sale of the property or when the accommodation is no longer legally required. Homeowners with such fence accommodations must disclose this information to potential buyers when selling their home.
10. Homeowners with fences shall be required to have an ARC approval on file with the Association. Homeowners with fences but no ARC approval on file will be required to provide documentation of their original ARC approval or submit a new application at no charge to them.
11. Illegal fences may be removed by the Association upon written notice to the homeowner at least 30 days in advance of removal, and the homeowner billed through a Lot Assessment for removal costs if the fence is not removed by the homeowner first.

Fire Pits, Chimineas, Outdoor Fireplaces, Propane Heaters, Firewood

1. Fire pits must be at least 25 feet from any deck or structure and at least 10 feet from any trees or property lines.
2. Only clean, dry, seasoned firewood may be burned.
3. The fire must be no larger than 3 feet in diameter and 2 feet high.
4. Fires must be constantly attended until completely extinguished.
5. Fires cannot be used for waste disposal of any kind, including yard waste.
6. Fires are prohibited during high winds or other dry, hazardous conditions, or on air-quality advisory days.
7. Fires should not create a nuisance or be offensive to your neighbors and must be placed in an area where smoke is carried away from neighboring homes.
8. All fires must be confined to a proper stone or commercially purchased receptacle. Open burning of any fires on the ground or on a wooden structure is prohibited at all times.
9. Fires must conform to all City of Marysville codes and EPA guidelines, which were used to create these standards.
10. Chimineas, propane heaters, and other portable recreational fire/heating devices must be stored on a deck, patio, or inside a building when not in use. They must be maintained in good working order and be neat in appearance.
11. Permanently placed chimneys and outdoor fireplaces may be installed in the rear yard of a home only and must compliment the exterior of the home.
12. Permanently installed outdoor chimneys and fireplaces must be approved by the DRB prior to construction or installation.
13. Firewood must be stacked neatly in an inconspicuous location at the rear or side yard of the property. Firewood must not be stored in the front yard, on the front porch, or in a highly visible location.
14. If a protective tarp is used to cover firewood, the tarp must be dark green, brown, or an earth-toned color.

Fireworks

1. Fireworks other than novelty sparklers, snappers, and snakes are prohibited in our neighborhood and in all City of Marysville neighborhoods. As of the writing of this document, the City of Marysville maintains a ban on personal fireworks within the City limits that overrides the broader Ohio state law allowing some fireworks during specific holidays.
2. Fireworks, including sparklers, snappers, and snakes are strictly prohibited in HOA common areas and at residential block parties.

Flags

1. Flags of the United States of America, the State of Ohio, and US Military may be displayed on the owner's property in accordance with the regulations for the use and display of the flag as found in Title 4 of the United States Code and as permitted by the Freedom to Display the American Flag Act. Owners assume the respectful use and display as required by law.
2. All other decorative flags may be displayed as long as they do not exceed three (3) feet by five (5) feet in size and do not contain nudity or profane or discriminatory language.
3. Up to two flags are permitted per lot.
4. The installation and location of a flag pole must not interfere with the use of paths or obstruct views of any driveway or street for motorists or pedestrians.
5. The DRB must approve the height, color, type, and location of a flag pole before installation.
6. Flags must immediately be removed and/or replaced once worn, faded, and/or tattered.

Gardens and Raised Beds

1. Gardens and raised beds must be located within the buildable area of the property, at least 10' from any property line.

2. Gardens and raised beds must be kept in good condition at all times, maintained regularly, and kept free of weeds and debris.
3. Vegetable gardens and raised beds must not be located in the front of any home.

Gazebos, Pergolas, and Trellises

1. Gazebos and pergolas must be located within the buildable area of the property.
2. No gazebos, pergolas, or trellises may be located in the front of the house.
3. All gazebos, pergolas, and trellises must be complementary in color and style to the house, and must be approved by the DRB prior to placement or installation.

Grading and Drainage

1. Homeowners may not perform grading or any lot improvement that would interfere with or alter the development's overall grading and drainage plan, or disturb existing swales, floodways, or other drainage configurations, without written consent from the DRB. Refer to the lot's master grading plan before considering any grading change.
2. Any construction activity (including staking, clearing, excavation, grading, or other site work) cannot begin until the Design Review Board issues written approval and the owner meets all other CC&R conditions.
3. Final grading of all landscaped areas must accommodate proper drainage.
4. Final grading shall not cause water to pool onto neighboring lots.
5. Owners shall not impede the natural flow of surface water and drainage from or through their lots.
6. All plans for French drains, ponds, etc. shall be reviewed by the DRB and approved on a case-by-case basis.

Holiday and Seasonal Decorations

1. Exterior holiday / seasonal decorations may be displayed one month before the holiday and must be removed within two weeks following the holiday.
2. Decorations must be confined to your own home and yard.
3. No decorations may be placed on rooftops, in common areas, or obstructing driveways, sidewalks, or signs.
4. All displays must be securely anchored (especially inflatables) for safety reasons.
5. All exterior wiring must be rated for outdoor use.
6. Loud, musical, or motion-activated decorations must be off between the hours of 11 PM and 8 AM the next morning.
7. Extremely bright, flashing, or strobing lights are prohibited.
8. Decorations must not be obscene, offensive, or inappropriate.
9. Permanent exterior holiday lighting installations must follow the guidelines set forth in the Permanent Roofline Lighting Installations section of this document.

Hoses

1. Garden hoses must be kept neatly coiled or stored inside an appropriate reel/container when not in use.
2. Garden hoses and their reels/containers must be located in the side or rear yard close to an exterior wall of the home or deck.

Hotel/Transient Use of a Home or Lot

1. No lot or home may be used for hotel or transient uses, including without limitation uses in which the occupant is provided customary hotel services such as room service for food and beverage, maid service, furnishing laundry and linen, or similar services, or leases to roomers or boarders, including short term rentals through such services as Airbnb or Vrbo.

2. All rental leases shall be in writing and all lessees shall be subject to these Restrictions and all governing documents, policies, and Rules of the Association.
3. The homeowner or rental agent must provide the Association with information about their tenant(s)/lessee(s) including name, phone number, email address, and the lease start and end dates.

Hot Tubs and Outdoor Spas

1. A hot tub or spa must be placed on or within a private living area such as a deck or patio in the back of a home so that it is integrated with the home and as close to the home as possible.
2. Hot tubs and spas must be screened with a trellis, tall landscape elements, or other materials to buffer noise and screen from view.
3. Hot tubs/spas must complement the home in color, be appropriate in dimension for the selected location, and not be a disruption to neighboring properties.

Landscaping, Foundation Plantings, and Flower Beds

1. Landscape beds with foundation plantings are required in the front elevation of every home.
2. All plant beds and landscaped areas must be maintained in good condition at all times. Beds must have defined edges, dark colored mulch, and be free of weeds. Plants must be well-formed and free of disease and infestation.
3. Accent plantings at the driveway entrance shall be located and sized to allow constant, unencumbered sight for vehicles and pedestrians, and a clear view of address numbers on the mailbox.
4. Final grading of all landscaped areas must allow proper drainage.
5. Certifications such as those issued by the National Wildlife Federation do not grant homeowners immunity from these Community Standards or any state or local laws.
6. Neglect of landscaping that impacts safety, the common areas, or violates the rules triggers enforcement. If an owner lets a violation

condition persist for 30 days after written notice, the Association may enter, perform the needed maintenance, and bill the homeowner through a Lot Assessment for the costs incurred.

7. The City of Marysville provides Yard Waste, Brush & Leaf Collection in Mill Valley North. Materials must be placed at the curb in the required manner no earlier than the day before collection.

Lawns

1. Lawns and tree lawns (grassy areas between sidewalk and street) must be planted with acceptable grasses or ground cover, maintained in good condition, and mowed regularly so that growth does not exceed six (6) inches in height.
2. Grass should be neatly edged along sidewalks and driveways.
3. Weeds must be minimal and controlled.
4. Bare spots must be reseeded within 30 days.
5. The City of Marysville provides Yard Waste, Brush & Leaf Collection in Mill Valley North, which includes grass clippings. Materials must be placed at the curb in the required manner no earlier than the day before collection. Grass clippings must not be composted in piles on the ground on any lot or in any common area.
6. Neglect of lawns that impacts safety, the common areas, or violates the rules triggers enforcement. If an owner lets a lawn violation condition persist for 30 days after written notice, the Association may enter, perform the needed maintenance, and bill the homeowner through a Lot Assessment for the costs incurred.

Lawn Furniture

1. Lawn furniture must be stored on the deck, patio, porch, or in the garage when not in use.
2. Lawn furniture, including but not limited to chairs, tables, and umbrellas, must never be placed or stored in the front or side yards of a home.

Lighting (Exterior), Lamp Posts, and Yard Lights

1. Exterior light fixtures must be appropriate in size, color, brightness, and coverage.
2. Exterior lighting must be directed so that it does not wash off the property and cannot be a nuisance to neighboring properties.
3. Porch lights, soffit lights, lanterns, pathway lights, and garage lights must be warm white light only of an acceptable brightness.
4. Exterior light posts shall be approved by the DRB prior to installing on the property. The post and light system shall be complementary to the architectural style of the home.
5. Roofline lights and ridge lighting are covered in the Permanent Roofline Lighting Installation section of this document.

Mailboxes and Mailbox Posts

1. Mill Valley North uses a common mailbox style designed for a uniform look in the neighborhood. If the original mailbox is damaged, destroyed, or deteriorates, it must be replaced, at the homeowner's expense, with another of like kind, size, style, design, pattern, and color as the original mailbox.
2. Posts must be natural wood or stained/painted black, brown, white or other solid neutral color.
3. Mailboxes must be a solid neutral color, preferably black, and complimentary to the home and neighborhood.
4. Changes to the size, color, or style of the original mailbox or mailbox post must be approved by the DRB and will be considered on a case by case basis. An ARC request must be submitted and approved by the DRB prior to installation.
5. Each mailbox shall have the street numbers for the lot visible on the side of the mailbox or on the post.
6. Mailbox numbers must remain in clear view, free of obstructions from landscape materials or debris.

Major Exterior Changes (Additions, Repairs, and Rebuilds)

1. The neighborhood and existing homes in the neighborhood must be taken into consideration when selecting the architectural style of a new construction home or addition.
2. The DRB recommends submitting a preliminary set of plans for review prior to final construction drawings.
3. Final scaled construction drawings must be professionally prepared with site plan, elevations, dimensions, sizes, and details.
4. The site plan must include a footprint of the home on the lot, finished floor elevations, grades, easements, build zones, property lines, distance from property lines, and siting of neighboring homes on either side.
5. Exterior finish materials, roof shingle samples, color swatches, cut sheets or brochures showing garage door, entry door, window styles, finishes and other details must be included with the construction application.
6. Trash enclosures must be used to confine debris during construction and must be cleaned and removed from the area in a timely manner.
7. Silt retention and tree protection must be installed to protect drainage areas and existing trees.
8. A natural swale for water flow must be provided. It is prohibited to allow water to pond on the lot or be forced onto a neighbor's lot.
9. A landscape plan must be submitted for DRB review within 6 months of exterior home construction completion. Initial landscape materials must be planted at the front at a minimum.
10. Any construction activity (including staking, clearing, excavation, grading, or other site work) cannot begin until the Design Review Board issues written approval and the owner meets all other CC&R conditions.
11. If property owners need preliminary direction from the DRB, a set of plans may be submitted for review prior to final review. When planning exterior changes or additions to the home, it is

important to work with the existing architecture of the home in remodeling design.

12. Along with construction drawings, include a site plan of the lot. The site plan must include the footprint of the home on the lot; proposed addition or change to footprint of the home; identify easements, build zones, property lines and siting of homes on either side of existing home.
13. The application must include material samples, color swatches, cut sheets and brochures for all exterior finish materials including roof shingles, garage doors, entry doors, window manufacturer and series, brick, stone and other siding selections.
14. 4-sided architecture is required; the dominant material at the front elevation must extend in some fashion to the remaining elevations, using a water table, chimney, build-out, etc.
15. Exterior chimneys must be masonry. Stucco stone or cultured stone may be used on interior chimneys where the only exterior exposure is the portion that protrudes through the roof.
16. Trash enclosures must be used to confine refuse and debris during construction. Trash enclosures must be cleaned and removed from the lot in a timely manner.

Noise (Construction, Yard Work, Barking, Parties, Music, Vehicles)

1. Acceptable hours for construction, lawn care, or major maintenance work are 8 AM - 8 PM on weekdays and weekends.
2. No person shall cause, make, or allow noise disturbances that unreasonably annoy, injure, or endanger the comfort, health, or peace of others. Should this occur, homeowners should contact the Marysville Police Department.
3. Dogs should not bark, howl, or yelp in a way that habitually disturbs the peace. Complaints about barking dogs should be directed to the Marysville Police Department or the Union County Dog Warden for investigation and enforcement.
4. City of Marysville general quiet hours are from 10 PM to 7 AM daily.

5. Block parties require a permit from the City of Marysville and must end by 8 PM or dusk, whichever occurs first.
6. Noise from parties or audio equipment must not be audible beyond 75 feet from the source per City of Marysville code.
7. Revving vehicle engines, “racing” motors, or producing loud, cracking, or chattering exhaust noise, unusual for normal operation, is forbidden per ORC 4513.221. Complaints about loud vehicles should be made to the Marysville Police Department.
8. Fireworks are covered in a separate section of this document. (See Fireworks.)

Patios

1. Patios must be located within the buildable area of the lot.
2. The DRB will consider natural-colored concrete, pavers, brick, and stamped concrete materials for patios.
3. ARC requests for patios must include plans for foundation plantings to provide a finished look around the patio.

Permanent Roofline Lighting Installations

1. Approval is not required for permanent lighting installations (trim, soffit, or under-eave lighting) that are hardwired into the home and intended for long-term or permanent use.
2. Systems must be highly rated for safety and include the following certifications: 1) the UL certified mark, 2) IP68 rating for long-term water immersion protection and 3) UL 94 V-0 fire safety rating that ensures the LED materials are highly resistant to ignition and self-extinguish within 10 seconds.
3. Only permanent holiday lighting products that use acrylic or metal channels to conceal light strings are acceptable. The channel must be screwed permanently into the structure for longevity and daytime curb appeal, and the color of the channel must match the housing material that it is installed on to conceal the lighting during the day.

4. The system's control box must be installed under the soffit on the side, rear, or interior of the structure.
5. Any wires that cannot be concealed in the channel must be installed in an aesthetically pleasing way.
6. Peel-and-stick products are prohibited.
7. Installations must limit uplight allowance, have dimmable controls, and display warmer colors that do not exceed 3000K on the Kelvin scale.
8. Winter holiday lighting is permitted from Thanksgiving until January 15th. All other holiday lighting is permitted three (3) days prior to a recognized local, state, national, or religious holiday and must be reverted back to standard security/accent lighting (see below) three days after the holiday.
9. Permanent holiday lighting systems can be used to celebrate local teams on gamedays for Ohio State and all Marysville schools.
10. Colored and pattern lights with running, chasing or animated sequences are permitted; however, lighting cannot strobe, flash or pulse excessively.
11. Holiday lighting should be turned off each night by 12 a.m. Please be respectful of your neighbors.
12. At all other times, permanent lighting systems may only be used as security lighting. Permanent lighting systems used as security lighting must use a warm white color that does not exceed 3000K on the Kelvin scale and may only illuminate entry points of the exterior or areas that are being recorded by video security devices. To be classified as security lighting, the permanent lighting system must have "spotlight" functionality that allows select LEDs to illuminate doorways and walkways at scheduled intervals.

Radon Mitigation Units

1. Radon units must not be installed in the front of a home.
2. The radon unit's external pipe must terminate no more than 18" above the roofline and be below the ridgeline of the home.

Rain Barrels

1. Rain barrels should be located at the rear of a lot. If a rain barrel is placed on the side of a home, it must match in color to the siding or trim or be screened with evergreen shrubbery.
2. Rain barrels must not be placed at the front of the home or anywhere between the home and the street.
3. Maximum capacity for rain barrels is 80 gallons and maximum height is 48” above surrounding grade.
4. Connector hoses from downspout to the rain barrel must match the color of the downspout.

Roof Changes, Repairs, and Replacement

1. Roof repairs and replacements require the submission of an ARC request that includes details and pictures of shingle color, material, and style and must be approved by the DRB prior to roof work beginning.
2. White or highly contrasting shingle colors are prohibited.
3. Roofs must be kept in good repair free of visible damage or wear.
4. All shingles must match in color, material, and style. If missing shingles cannot be replaced with shingles that match the existing roof, a roof replacement will be required.

Satellite Dish

1. All satellite dishes must be installed in compliance with local building and safety codes and in accordance with the manufacturer's instructions.
2. All installations must take aesthetic considerations and unobtrusive location into account.
3. There must be a minimum of exposed wiring on the exterior of the home.
4. No satellite dish may be located at the front elevation of a home or be visible from the street.

5. Satellite dishes must be 24” in diameter or smaller.
6. Other exterior TV and radio reception antennae are prohibited.

Sheds, Greenhouses, and Detached Buildings

1. Sheds, greenhouses, and detached buildings are prohibited.
2. Small horizontal or vertical deckboxes, storage cabinets, or “mini sheds” not exceeding 36” D x 72” H x 60” W in size are permitted if they are installed in the rear yard of a home directly against the exterior wall of the house so as to provide an uninterrupted look. Such boxes must complement the existing architecture, be made of resin or poly material only, must be neutral in color, and must not be visible from the street. They must also be kept closed and in good condition.

Signs

1. Exterior signage permitted on lots in Mill Valley North is limited to one Realtor or For Sale by Owner sign per lot. All other signs are prohibited by our CC&Rs except as required by law.
2. Placement of signage shall be within the buildable area of the front elevation of the property. Signs may not be located at the side or rear of the property, on the treelawn (grassy area between the curb and the sidewalk), in an easement, along a pond, or on any public right of way or common area in the development.
3. Signs may not be illuminated.

Skylights

1. Skylights must be approved by the DRB prior to installation. Applications must provide details showing location, dimensions and colors. Photos of the existing roof must accompany the request. Approval is granted on a case-by-case basis.
2. If skylights are approved, all exterior portions of skylights must be painted the roof color.

Solar Panels

1. Solar panels are permitted as allowable by law.
2. Plans for solar panels must be submitted to the DRB for approval.

Sports and Recreational Equipment, Toys, and Playsets

1. Permanent basketball units must be ground-mounted and are prohibited from being attached to any part of the home.
2. Portable basketball units must be stored indoors when not in use.
3. Basketball returns/nets/light systems are permitted but must not be visible from the street.
4. Sports nets and other intermittently used recreation equipment must be stored inside or on a patio or deck when not in use.
5. Oversized permanently-placed sports nets and other oversized recreational equipment may be permitted, but an ARC Request must be submitted and written approval received prior to placing or installing the equipment on the property. Each application is reviewed on a case-by-case basis. Tall evergreen plantings may be required to screen permanently placed equipment from views.
6. Metal swings or play sets are prohibited. Swing sets must be wood only.
7. Sports equipment, bicycles, scooters, toys, sandboxes, and similar items must not be left in the front yard of a home overnight.

Storage

1. No separate storage buildings are permitted on any lot.
2. No storage is permitted in common areas.
3. Homeowners of lots that border a common area must ensure that their personal property does not extend beyond the property lines of their lot into the common area.
4. All yard equipment, supplies, equipment, accessories, materials and tools must be stored inside when not being used.

5. Sports equipment, bicycles, scooters, toys, sandboxes, and the like must not be left in the front yard of a home overnight.

Sunrooms and Screen Porches

1. Sunrooms and screen porches are permitted in the rear of a home only.
2. All sunrooms and screen porches must be approved by the DRB prior to the commencement of work.
3. Placement and style of windows must take into consideration the existing architecture of the home.
4. All sunrooms and screen porch applications will be considered on a case by case basis.

Swimming Pools

1. Above-ground swimming pools extending twelve (12) inches or more above the finished grade of the lot are prohibited.
2. Professionally prepared, scaled drawings including a site plan showing location, dimensions and details of the pool, surrounding hardscape, fencing, landscaping, and pool utilities screening must be submitted to the DRB for review and approval prior to any work beginning.
3. All portions of the project must be located within the buildable area of the lot.
4. Landscape materials must be provided and maintained to screen the fence and pool utilities. Location, type and size of landscape materials must be part of the pool application.
5. Fencing, as required by law, must be installed as part of the pool application. Fencing shall be four (4) feet in height and of a design and material approved by the DRB. (See the Fencing section for details.)
6. Above-ground pools are prohibited.

Tanks

1. Propane fuel tanks with a capacity of 40 pounds or smaller may be used on any lot.
2. Portable gasoline cans with a capacity of 5 gallons or smaller may be used on any lot.
3. No other tanks for the storage of propane gas, fuel oil, or any other combustible substance shall be permitted to be located above or beneath the ground of any lot.

Trampolines

1. Trampolines that are round, portable, and standard backyard size (14' diameter or less), are permitted and do not require approval.
2. Permanently installed or in-ground trampolines require the submission of an ARC Request.
3. Location of any permanently installed trampoline must be approved in writing by the DRB before installation begins.
4. Trampoline equipment must be located at least 10’ from neighboring lot lines.
5. The trampoline should be located close to the home, away from open areas to be as unobtrusive as possible.
6. If upright poles and safety nets are used, they must be kept in good condition at all times.
7. A Hold Harmless Agreement must be signed and on file at the Association office before installation of a permanent trampoline.

Trash And Recycling

1. The City of Marysville provides Refuse Collection and Recycling services for Mill Valley North.
2. All trash and recycling bins must be those distributed by the City of Marysville only, and kept in good repair or replaced.
3. Trash and recycling bins must be stored neatly and kept closed.

4. Trash and recycling bin storage must be confined to the side of the home, preferably screened from view, or inside the garage. Trash and recycling bins must never be kept or stored in the front of a home or garage on any lot.
5. Trash and recycling bins may be placed at the curb no earlier than 6 PM on the day before pickup and must be retrieved by 8 pm on the day of pickup.
6. Trash and recycling schedules are impacted by holidays. See the 2025 Trash Collection Calendar & Map for details.
7. Bulk pickup must not be put out any sooner than the day before scheduled bulk pickup. See City Refuse and Recycling Guidelines for details.
8. Homeowners and their contractors are responsible for the removal of construction debris, appliances, or materials from renovations, repairs, and upgrades.
9. The City of Marysville provides Yard Waste, Brush & Leaf Collection in Mill Valley North. Materials must be placed at the curb in the required manner no earlier than the day before collection.
10. Burning trash or yard waste is prohibited in the City of Marysville. If you observe someone burning trash or yard waste, contact the Marysville Fire Division immediately.
11. If a homeowner is notified of a trash or debris violation on their property and said violation remains unaddressed by the homeowner, the Association may, after providing 30 days notice to the homeowner, call a service to remove the trash or debris from the property and issue a Lot Assessment to the property owner for the expenses incurred for removal.

Tree and Shrub Planting And Removal

1. Trees and shrubs must be trimmed, pruned, and shaped regularly for good health and appearance.
2. Avoid planting trees and shrubs over drainage and utility lines, and maintain plantings at an adequate distance from storm and sanitary sewer lines to avoid roots infiltrating the lines.

3. The planting of trees or plants on the OAC 901:5-30 Invasive Plants list is prohibited. Multiflora Rose, Common Privet, Japanese Barberry, Silver Maple, Chinese Elm, Callery Pear, and Bradford Pear are specifically prohibited on any lot. Homeowners are encouraged to remove and replace any existing invasive trees. See Marysville Approved Trees for a list of better choices.
4. When planting trees, consider the mature size so that limbs can be confined within lot lines. Trees must be confined within lot lines so that installation and maintenance by the owner can be performed from the owner's lot without having to enter common areas or neighboring lots.
5. Owners of adjacent properties control the air space over their lot and have the right to trim or prune any part of a tree or plant extending onto their lot as long as they do the work from their own property and do not trim it beyond the property line. See Tree Ownership & Maintenance in Ohio for more information.
6. All portions of trees that are removed from a lot, including limbs, trunk, roots, bark, and debris must be removed completely from the site and disposed of properly. Tree stumps must be ground out to grade and the area restored to original condition.
7. The City of Marysville provides Yard Waste, Brush & Leaf Collection in Mill Valley North, which includes tree limbs. Materials must be placed at the curb in the required manner no earlier than the day before collection.
8. Neglect of a tree that impacts safety, the common areas, or violates the rules triggers enforcement. If an owner lets a violation condition persist for 30 days after written notice, the Association may enter, perform the needed maintenance, and bill the homeowner through a Lot Assessment for the costs incurred.
9. For questions about street trees planted in the tree lawn, see this helpful FAQ Guide from the City of Marysville.

Vehicles And Parking

1. Homeowners and their visitors may park personal cars, SUVs, light trucks, motorcycles, and scooters in their own driveway.
2. Vehicles parked in a driveway must not block the sidewalk or extend into the street.
3. A maximum of two vehicles may be parked on any driveway.
4. Parking of motor vehicles of any kind on grass is prohibited.
5. Vehicles parked on the street must not block mailboxes, crosswalks, driveways, or fire hydrants.
6. Trucks, prohibited commercial vehicles (see #7), boats, trailers, buses, campers, and mobile homes may not be parked on streets or driveways for more than 48 hours within any 30-day period.
7. Prohibited commercial vehicles are defined as any vehicles longer than 21 feet; vehicles carrying exposed tools or materials (such as more than two visible ladders); heavy-duty trucks (including dump, tow, flatbed, or panel/van types over one ton and pickup trucks over one ton); and semi tractors or trailers.
8. Temporary parking of restricted vehicles beyond 48 hours is only permitted when directly related to active construction or service work at the home.
9. No vehicle or trailer in a condition where it is unlicensed, unregistered, apparently inoperable, extensively damaged, decrepit, disabled, dismantled, or otherwise not in a condition to be lawfully operated upon the public highway, or any vehicle component or part, shall be placed, parked, or stored in any visible location on or in front of a Lot or residence for a period of time longer than 30 days. After this time the vehicle, trailer, or part shall be deemed to be a nuisance, and shall be removed.
10. Once a vehicle has been deemed a nuisance and written notice has been issued to the homeowner, the homeowner has 30 days to remove the vehicle or the vehicle will be towed and impounded at the owner’s expense.

11. The Board has the legal authority to establish and enforce parking rules, issue Lot Assessments for violations, and tow vehicles that are in violation of these rules.

Windows and Window Boxes

1. Written approval is required before replacement window installation begins. Applications are considered on a case-by-case basis.
2. Window boxes may be considered if they complement the architectural style of the home.

Wiring

1. Utility or service wiring must be installed underground with entry to the home at grade. It may not run up the exterior walls of the home.
2. If trenching for utilities is required through a common area, written approval from the Association is required before work begins. The Association has the right to deny access.
3. All utility or service wiring must be properly buried and the area reseeded and restored.

Violations and Enforcement of Standards

How Violations Are Handled:

1. **Friendly Reminder** - First written notice (email and US Mail)
2. **Formal Warning** - Second written notice (email and US Mail)
3. **Hearing opportunity** - Formal discussion with the Board
4. **Fines if necessary** - Last resort for persistent problems

Your Rights:

- You have the right to receive written notice of any violations.
- You have the right to reasonable time to correct problems.
- You have the right to a hearing before fines are assessed.
- You have the right to appeal decisions.

When is an ARC Request Required?

Most exterior changes require the submission of an ARC Request in advance. If you have questions about whether or not an ARC Request is required for your project, please contact the HOA directly through the website.

ARC Request approval is ALWAYS required for:

- Room additions
- Decks and patios
- Pool installations
- Exterior color changes (siding, shutters, doors, etc.)
- Major landscaping changes
- Fencing
- Solar panels
- Flag poles
- Mailboxes
- Driveways and walkways

No ARC Request or approval is needed for:

- Interior modifications
- Minor maintenance and repairs
- Temporary seasonal decorations
- Small garden plantings in existing beds
- Lawn irrigation systems
- Hidden (underground) electronic fences

Registration / Hold-Harmless Agreements are required for:

- Home-based businesses with customers or clients visiting the home
- Pools
- Permanently installed exterior saunas and hot tubs
- Permanently installed or in-ground Trampolines
- Permanent Sports Equipment Installations

Please contact the HOA directly for the required forms.

Frequently Asked Questions About the ARC Review Process

Who decides whether an ARC Request is approved or denied?

All ARC Requests are processed through our management company, Cedar Management Group (CMG) and must be submitted directly to CMG. (See the following section “How to Submit an ARC Request” for details.)

ARC Requests are reviewed and considered on the basis of all legally governing documents of the Association, including the CC&Rs and the Community Standards.

Can I ask a question about an ARC Request before I submit it? How can I follow up on my existing ARC Request?

Homeowners may contact the HOA prior to submitting an ARC Request to ask general questions about the process or to clarify if an ARC Request is required for a particular project, but all inquiries about existing ARC requests must be made directly to CMG via the existing ARC Request on the homeowner’s portal, or by phone, email, or mail to CMG. (See the following section “How to Follow Up on an Existing ARC Request” for details.)

When can I start work on a project?

Homeowners must not begin work until written approval is received from the Design Review Board.

What do I need to know about obtaining permits and inspections?

Homeowners are responsible for obtaining necessary permits and scheduling required inspections. Please note that all projects that require a permit or variance from the City or County must include the permit/variance documentation with their ARC Request. ARC Request will not be reviewed by the DRB until all necessary permits are received.

Are DIY projects permitted?

The Association encourages the use of professional contractors and installers for best results. All fences and swimming pools must be installed by a professional contractor.

Can I speak to someone on the Design Review Board or the HOA Board about a denied ARC Request?

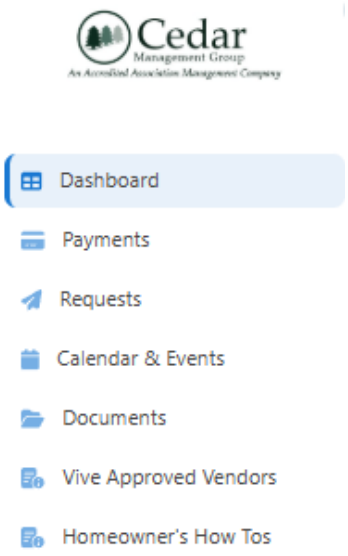
If your ARC Request was denied and you wish to discuss it, you have the right to a hearing with the Board. Contact management to schedule your hearing within the timeframe specified in your notice.

I have a medically necessary accommodation request. How can I get it approved?

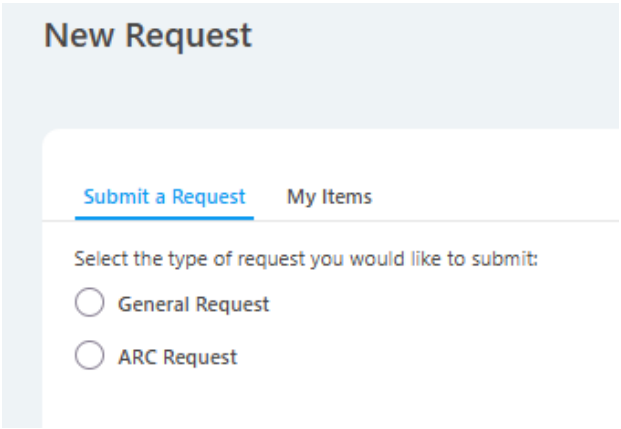
To ensure complete legal compliance, all ADA and FHA related ARC Requests are forwarded to the HOA's attorneys for handling. The Board has no influence on this process, and homeowners will receive correspondence from the HOA's attorneys by mail with regard to these requests. Homeowners are not permitted to contact the HOA's attorneys directly about an ARC Request unless directed to do so by the attorneys in writing.

To Submit an ARC Request in the Portal (RECOMMENDED)

1) Log in to your homeowner portal https://portal.mycmg.com/login and click the “Requests” option from the menu on the left.



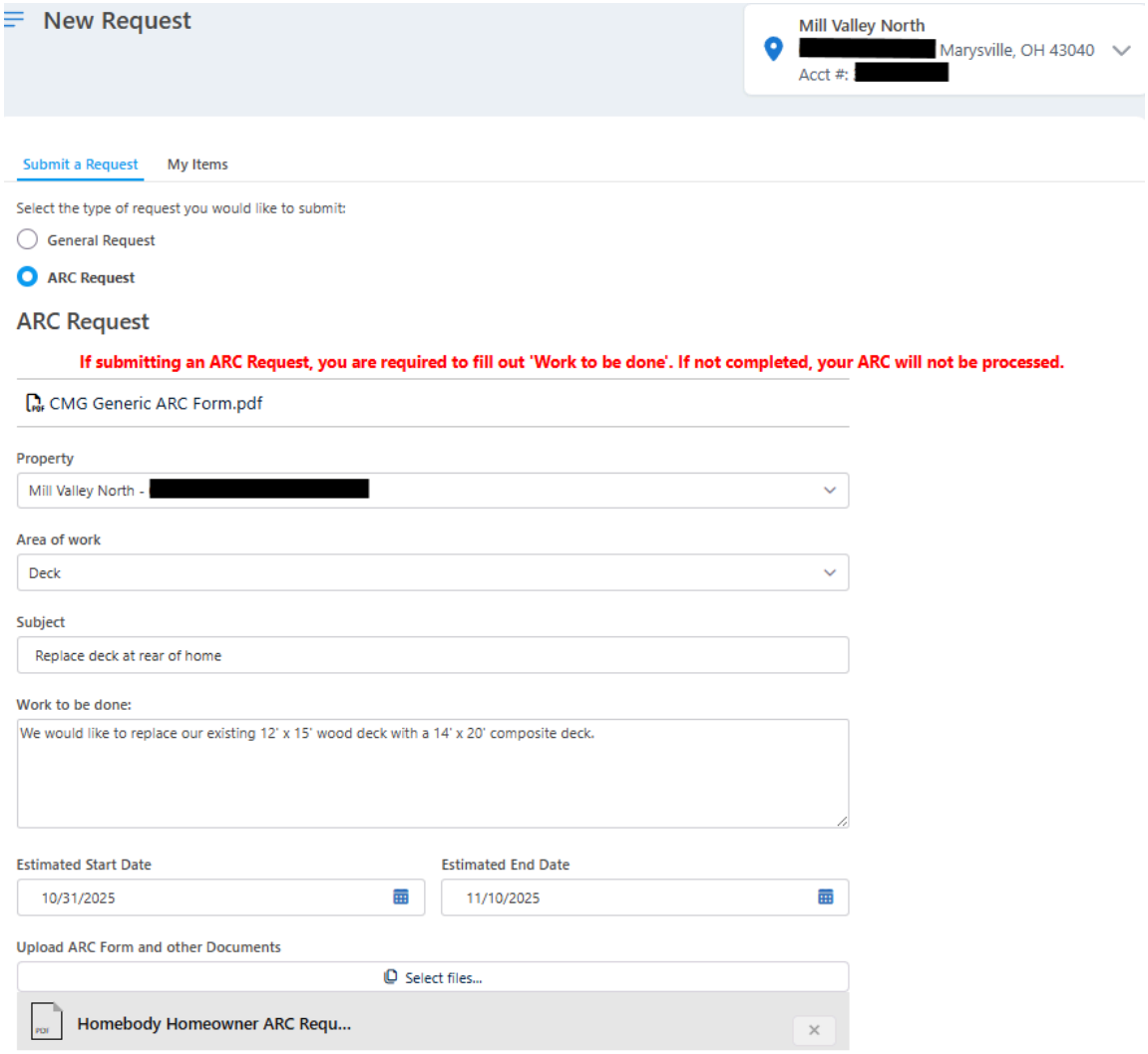
2) In the New Request window, be sure to select “ARC Request”.



3) Download and complete a copy of the CMG Generic ARC Form (also pinned to the top of the ARC Request form in the portal), then upload the completed form to your ARC Request form in the portal.

4) Complete the rest of the form information, including dimensions, materials, colors, timeline, permits, diagrams, photos, etc., then click "Submit Form" to complete the application process. A $25 fee will be assessed to your homeowner account.

Example of an ARC Request being submitted through the portal:



To Submit an ARC Request by Mail

Print and complete a copy of the CMG Generic ARC Form and send it with all required information, relevant dimensions, materials, colors, timeline, permits, diagrams, photos, etc., by mail to:

Mill Valley North
c/o Cedar Management Group
10610 Metromont Parkway, Suite 204
Charlotte, NC 28269

What happens after my ARC Request is submitted?

- Please monitor your email and/or the portal for any requests from CMG for further information about your request to prevent delays in processing.

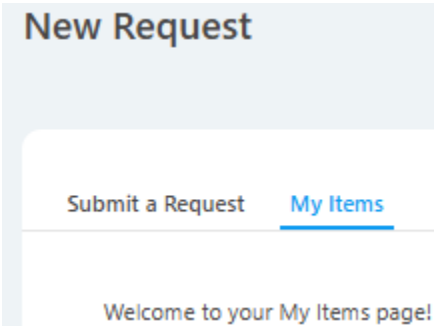
- Once all regularly required information to process your request has been received by CMG, your request will be advanced for consideration to the Design Review Board.

- The Design Review Board will review the request and determine if any other information or action is needed.

- Please allow 30 days for a determination once all the required and requested information has been submitted.

How can I follow-up on my ARC Request?

All inquiries about existing ARC requests must be made directly to CMG. You can follow up on an existing ARC Request via the existing Request itself, which is located in “My Items” on your portal Dashboard.



You may contact Cedar Management Group directly by phone, email, or mail.

You may not contact the HOA Board, the Design Review Board, or the Community Manager directly about an ARC Request.