

Chapter 5, Exhibit A
Troon Rules for Outdoor Equipment, Furniture & Landscaping
Revised May 2025

Planting Locations	What's Appropriate	What's Not Appropriate & Explanations
<p style="text-align: center;">FRONT ENTRANCE AREA</p> <p>(This includes the porch area and concrete sidewalk that leads to the driveway.)</p>	<p>Limited to 5 appropriate porch items shown, but not limited to, the list below.</p> <ul style="list-style-type: none"> • Bench • Chair • Small table • Front door wreath • Plantstand with live flowers • Flowerpots with live flowers (allowed but not counted in 5 item total) • Appropriate statue 	<ol style="list-style-type: none"> 1. No whirligigs, dog scoops, potted crops, or vegetables. 2. No wreaths hanging from porch light. 3. Porches should be aesthetically attractive to the public and neighbors to preserve property values.
<p style="text-align: center;">MULCHED AREA BY UNIT FOUNDATION</p>	<p>Limited to 6 appropriate items located in the mulch.</p> <ul style="list-style-type: none"> • Shepherd hooks • Gazing globe, limited to one • Ceramic or cement decoration, limited to one • Wind chimes, limited to one • Garden Flag - Limited to one per yard that is no larger than 12.5 x 18 inches in size. No political, religious, or school flags and flags must not be torn, tattered, or faded. • Annuals and perennials that are planted in the mulch area (not potted) are acceptable and there is no limitation if it is not excessive or unsightly. • Bird bath, limited to one • Bird house or feeder may be hung in large trees. They should be hung on a sturdy branch and high enough to be safe for the mowing crew. Limited to one per tree. 	<p>You may not:</p> <ul style="list-style-type: none"> • Hang anything from the gutters • Plant unusual plants such as elephant ears, sunflowers, etc. • Plant any vining plants that can grow onto and damage brick, stucco, or wood • Plant vegetables and "crops" • Use stakes for plants less than 4'tall • Display whirligigs, furniture, garden gnomes, or dog scoops <p>Note: Trellises, security signs, and hose/carriers need not be counted as an item.</p> <p>Flowers and allowable items in this location must be purchased and maintained on a regular basis by the homeowner.</p>

<p>BEDS WITH LARGE ROCK</p>	<p>Limited to small shrubs, annuals, perennials, and short growing grasses.</p>	<p>The homeowner is responsible for the upkeep of this area. If annuals are planted, the homeowner will be responsible for the removal of those plants at the end of the growing season.</p> <p>Any deviation from this rule must be submitted for prior approval to the property management company using the Request for Outdoor Modification form in Chapter 9, page 4.</p>
<p>MAILBOX BEDS</p>	<p>Homeowners may plant creeping phlox, liriope or monkey grass in the mailbox beds. Areas without these plants will be mulched by the landscape company.</p>	<p>No other plants may be planted in this area.</p> <p>Any deviation from this rule must be submitted for prior approval to the property management company using the Request for Outdoor Modification form in Chapter 9, page 4.</p>
<p>MULCHED AREAS UNDER TREES</p>	<p>The homeowner may plant the following under tree canopies. These perennials are beautiful and will not damage the health of the tree.</p> <ul style="list-style-type: none"> • Hostas • Ferns • Sage • Bungleweed • Periwinkle • Coral Bells <p>These plants do not require high maintenance and they will preserve tree health and remain attractive during all seasons. It will also reduce our need for mulch.</p>	<p>Vining plants are strictly prohibited.</p> <p>As of spring 2023, no annuals are permitted. Digging holes under the tree each year increases the chance of damaging shallow, feeder roots.</p> <p>Any deviation from this rule must be submitted for prior approval to the property management company using the Request for Outdoor Modifications form in Chapter 9, page 4.</p>

RETAINING WALL AREAS	<p>Mulched areas that run along the side of a retaining wall may be planted by the homeowner with small shrubs or plants. Since this may interrupt the sight line for vehicles, you will be required to submit, prior to any planting, a request to the property management company using the Request for Outdoor Modification form in Chapter 9, page 4.</p>	<p>The cost and maintenance of such plants will be incurred by the homeowner.</p> <p>Objects may not be placed on top of concrete retaining walls.</p>
BACK PATIOS AND DECKS	<p>Homeowners with decks or patios in the back may use plants in that area as well as furniture or grills.</p>	<p>Since porches and decks are mostly hidden from the public, the board would like to extend latitude to these areas. Please be mindful of your neighbors and keep your deck/porch area visibly pleasing. The board maintains final authority in the event of misuse or conflict.</p>
YARD AREA (Outside the sidewalk and mulch perimeter by foundation area)	<p>Homeowners may place a "For Sale" sign in this area that is no larger than 2 by 3 feet.</p> <p>No other objects are approved for placement in yards.</p>	<p>Wooden post style "For Sale" signs are strictly prohibited.</p>

DRIVEWAY	Yes, with restriction.	<p>The homeowner may store a garden hose holder or carrier in this area. Hose holders may not be attached to the brick or stucco.</p> <p>Grills are also allowed in this area but must be covered when not in use and should be kept in the least conspicuous location.</p> <p>One plant that will not vine up the downspout or brick may be placed between 2 garage doors if both homeowners agree.</p> <p>No other items should be kept in this area without the approval of the board.</p> <p>Exceptions for a disability will be considered by the board following the submission of the Request for Outdoor Modification form in Chapter 9, page 4.</p>
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Quick Reference			Updated June 4, 2022
Item Description	Allowed?	Restrictions	
Artificial Flowers & Trees	Not allowed		
Bird Bath	Yes, with restriction in mulch perimeter by unit. One per unit.	Bird bath size should be in proportion to the space.	
Bird Houses, and Feeders	Yes, with restriction in mulch perimeter by unit or in large trees on a sturdy branch hung high enough to be safe for the mowing crew. Limited to one per large tree.	Feeders and houses may not hang from gutters.	
Door Decorations	Yes, with restriction.	<p>Front door decorations and wreaths may be placed on the front door or storm door regardless of the season.</p> <p>The use of nails, strong tape and screws is not permitted on the main entrance door.</p> <p>Door paint color may not be changed. Contact the board for clarification.</p>	
Driveway Items	Yes, with restriction.	<p>The homeowner may store a garden hose holder or carrier in this area. Hose holders may not be attached to the brick or stucco.</p> <p>Grills are also allowed in this area but must be covered when not in use and should be kept in the least conspicuous location.</p> <p>One plant that will not vine up the downspout or brick may be placed between 2 garage doors if both homeowners agree.</p> <p>No other items allowed in this area.</p> <p>Exceptions for a disability will be considered by the board following the</p>	

Quick Reference			Updated June 4, 2022
Item Description	Allowed?	Restrictions	
		submission of the Request for Outdoor Modification form in Chapter 9, page 4.	
Edging (rock, brick, rubber)	Requires advance prior approval using the Request for Outdoor Modification form in Chapter 9, page 4.	May be used only in areas prone to erosion.	
Exterior Attachments	Not allowed.	Hoses, decorative planters, art may not be attached to brick, stucco, or exterior wood.	
Fire Pits	Not allowed.		
Flags - Garden	Yes, with restriction.	Limited to one per yard that is no larger than 12.5 x 18 inches in size. No political, religious, or school flags and flags must not be torn, tattered, or faded.	
Flags - Hanging	Yes, with restriction.	The only approved hanging flag is the American Flag.	
Flowerpots	Yes	Empty pots or pots with dead flowers may not be kept out during the growing season. Pots may not contain vegetables or crops.	
Grills in Driveway	Yes, with restriction.	Must be covered when not in use and must be kept in an inconspicuous location.	
Gutter/Eve Hangings	Not allowed.		
Holiday Decorations	Yes, with restriction.	Homeowners may decorate the outside of their units using the following rules: <ul style="list-style-type: none"> Christmas decorations may be up from November 10th until January 7 	

Revised 3.31.19 (correction to website name); Revised 2.7.18; Revised 11.4.17; Revised 2.12.13; Revised 6.4.22 (Outdoor Rules); Revised 5.19.25 (Outdoor Rules & Exhibit A)

Quick Reference			Updated June 4, 2022
Item Description	Allowed?	Restrictions	
Holiday Decorations Continued		<ul style="list-style-type: none"> • Other holiday decorations may be up for no more than two weeks • Decorations are limited to the front door, mulch perimeter by unit foundation, exterior garage light (Christmas only), and Christmas wreaths on outside windows if you use suction cups to apply. • No items may hang from gutters • No holiday inflatable decorations • No garage door or wall light projections 	
Landscape Lighting	Yes, with restriction.	<ul style="list-style-type: none"> • Lights may only be located inside the mulch perimeter by unit foundation along the sidewalk. Lights should be spaced appropriately, and all should work properly. 	
Mailbox Covers	Not allowed.		
Product or Vegetable Plants	Not allowed.		
Satellite Dishes	Requires advance approval.	<p>Dishes may be placed in the side yard, mulch area or behind the unit with prior approval. Failure to get advanced approval will result in removal at the homeowner's cost.</p> <p>New dishes may NOT be placed on a roof. Dishes already on roofs will be permanently removed when a new roof is applied.</p> <p>Requests for approval should be sent <u>2-weeks in advance</u> to the property manager company using the Request</p>	

Quick Reference			Updated June 4, 2022
Item Description	Allowed?	Restrictions	
		for Outdoor Modification form in Chapter 9, page 4.	
Shrub and Tree Removal, Replacements or Additions	Requires advance approval.	Requests for approval should be sent <u>2 weeks in advance</u> to the property management company using the Request for Outdoor Modification form in Chapter 9, page 4. Such requests should include a complete description of the type of tree impacted or requested along with the exact location.	
Solar Tube in Roof	Requires advance approval.	Requests for approval should be sent <u>2-weeks in advance</u> to the property manager company using the Request for Outdoor Modification form in Chapter 9, page 4. Such requests should include a complete description of the solar tube placement on your roof.	
Trash Receptacles	See restriction.	Must be kept inside garage except on garbage pick-up day or evening before.	
Wind Chimes	Yes, with restriction.	One per unit.	
If it's not listed on this document...	Ask the property management company or a board member.		