



This guide is provided as a quick and easy reference tool that highlights the most common areas of concern for the residents of *Town of Mt Laurel*. For full definitions, explanations and details please refer to the *Residential Covenants and Restrictions Manual* or you may now read on line at the following links: **CC&Rs, MLNA Governing Docs **includes MLNA Articles of Incorporation & Bylaws****

<https://www.dropbox.com/s/477xeo8rwwx23zu/MTL%20Residential%20CCR.pdf?dl=0>

Landscape Regs:

<https://www.dropbox.com/s/hmki4cwgnmihida/MTL%20Landscape%20Regs.%20v11.2015.pdf?dl=0>

To report any suspected violation of the *Codes, Covenants and Restrictions*, please send to Mt Laurel Neighborhood Association, Inc., 2700 Hwy 280, Suite 425, Birmingham, AL 35223. Your cooperation with and adherence to these guidelines will ensure that *The Town of Mt Laurel* is and will continue to be the wonderfully unique Community it was designed to be and that we all love to call home.

The Town of Mt Laurel Covenants and Restrictions Overview

Your Home

- No exterior improvements of any type may be constructed without prior written approval by the *Mt Laurel Design Review Committee*. During the construction of any approved improvements, construction equipment and vehicles must not park within any Common Area or interfere with any access of Common Roads.
- The landscaping for all areas visible from the Common Areas (pedestrian paths and/or roads) must be of a type native to the area, unless in a raised planter. A list of approved plants is located in the *Landscape Regulations*, which may be obtained in the Town of Mt Laurel Sales Center. No turf grass is permitted in front yards or side yards visible from a Common Area.
- All existing trees and vegetation must be preserved to the extent possible and practicable.
- No flood lighting or other landscape lighting is allowed. Down lighting of walking pathways from street to house and certain styles of solar lights are permitted.
- Reflective glass, foil or other reflective materials, burglar bars, wrought iron doors, aluminum or metal doors (excluding storm doors) are not permitted. Window treatments, if used, must be of appropriate style and material.
- All mailboxes must be located in the alleyway and be of the established style. In the case of a front-loaded home, the *Town of Mt Laurel* will provide the mailbox and location.
- Window mounted heating or air conditioning units, as well as window fans, are not permitted unless approved by the *Mt Laurel Design Review Board*.
- One satellite dish, no larger than two feet in diameter, may be installed as long as it is not visible from any Common Road. No radio or television antennae are permitted.
- No interior furniture may be used in the exterior of any home and no plastic furniture or furnishings may be used on the front porch of any home.
- Barbecue grills must be located so as not to be visible from any Common Road.
- Properly displayed American flags, or replicas of a reasonable size may be displayed at any time. Banners may not be displayed for more than 30 consecutive days in any 365-day period. Spirit flags

may be displayed to show team loyalty only on the weekends of game days or for a period of 48 hours.

- No more than three dogs and/or cats may be maintained by any homeowner. Dog houses/pet runs shall be located towards the rear of the house and must not be visible from any Common Road.
- All types of recreational vehicles, machinery, equipment and utility trailers must be stored within a wholly-enclosed structure. This does not apply to such vehicles, machinery, equipment and utility trailers in use for a period of less than 48 hours. The addition of any such structure must be pre-approved.
- Vehicles with commercial writings on their exteriors must be parked in designated parking areas or within a wholly-enclosed garage or other structure.
- No signs or advertising posters (except one "For Sale" sign of approved style) are permitted on any lot without express written permission.
- Any lease of property must be approved by the Board of Directors and must include a minimum term of six months.
- Any home-based business must receive prior written approval of the Founder.
- Exposed above-ground storage tanks are not permitted.
- No temporary structure of any type is permitted without express written approval (except dog houses not visible from any Common Road). This includes temporary structures for social functions.
- Above ground swimming pools are not permitted and all hot tubs, reflecting ponds, saunas and the like must receive written approval of the *Mt Laurel Design Review Committee* **PRIOR** to installation.
- All recreational or play equipment must be installed so that it is not visible from any Common Road and in a location approved by the *Mt Laurel Design Review Committee*.

Common Areas

- All dogs must be kept on a leash (this is an Alabama State Law) when outside a fenced area. Pet owners must "scoop the poop" left by his/her pet.
- No all-terrain vehicles or motorized go-carts are allowed on any of the streets within the *Town of Mt Laurel*. Golf carts, bicycles and small scooters may be used on the Common Roads, subject to ID stickers for Golf carts. You must be at least 14 years of age to drive a golf cart in Mt Laurel.
- Vehicles may be parked on the Common Roads, only where indicated and only in a staggered position. *There is no parking in the yellow-striped areas*. Vehicles should be registered at the Mt Laurel Sales Office and the sticker placed on the front driver's side on the inside of the window.
- All Common Areas (lake, tennis courts, basketball court) are for the use of the *Town of Mt Laurel* homeowners and their accompanied guests and are for the use at your own risk.
- The use of firearms is not permitted within any of the Common Areas of the *Town of Mt Laurel*.
- Gasoline-powered boats, jet skis, wave runners and the like may not be used in Spoonwood Lake.
- Children under the age of 12 must be accompanied by an adult while visiting the lake.
- Dogs and cats must be restrained while in the lake area except while swimming in the lake.
- Fishing and other use of the lake is permitted only during daylight hours.
- No glass objects/containers are permitted on the grounds of the lake, tot-lot, swimming pool or tennis courts.

General

- No trash, garbage, rubbish or debris of any kind shall be dumped, placed or permitted to accumulate on any location within the *Town of Mt Laurel*.
- Outdoor burning of trash, garbage, leaves, etc., shall only be permitted with prior written approval and in accordance with all governmental regulations.
- Flammable, combustible, explosive or other harmful fluids, chemicals or substances and any toxic or hazardous wastes are prohibited except as necessary and appropriate for permitted uses.
- No noise (music, etc.) that may be heard outside the generating home is permitted between the hours of 10:00 p.m. and 9:00 a.m. the following day.
- No yard maintenance equipment may be operated prior to 8:00 a.m.

(Saved as CCR Overview)