



**DESIGN GUIDELINES
FOR
SINGLE FAMILY
COMMUNITIES**

INTRODUCTION

The Design Guidelines have been established by the Declarant in accordance with the Declaration of Covenants, Conditions and Restrictions (“Covenants”) to maintain the aesthetics of the community. These Design Guidelines control requests made by residents to the Reviewer. In the event of a conflict between the Covenants and the Design Guidelines, the Covenants prevail.

If a Homeowner desires to change the exterior appearance of a home or lot, he **must** submit an Architectural Review Form to the Architectural Review Committee (the “Reviewer”), and receive approval from the Reviewer prior to commencing any work on the home or the lot. All forms should be submitted to the Reviewer through the management company. Please note that all requests will be denied if they do not contain the form and attachments shown below. The Covenants for the community allow the Reviewer sixty (60) days to render a decision. However, all properly completed requests are reviewed as soon as possible after receipt. If a site visit is necessary prior to a decision being reached, the time needed to approve the request may be extended.

Approval in one instance does not set a precedent for future requests, nor does it create a variance for the type of work performed. Each approval is unique to the lot and home.

The approval is for aesthetics only. It in no one relates to the integrity of the design or construction. Further, it does not constitute approval from the local governing municipality. Homeowner is responsible for seeking all necessary permits and complying with all applicable building and engineering practices, laws, and ordinances.

ARCHITECTURAL REVIEW APPROVAL PROCESS

All Architectural Review Forms must be submitted to the management company and **MUST** include the following documentation attached to the completed form.

- Copy of all material specifications and designs for improvement;
- A schedule of completion for the improvements; and,
- A copy of the plat illustrating the location and nature of the change.

The Homeowner will be notified of a determination within sixty (60) days of receipt unless otherwise noted.

DESIGN GUIDELINES

LANDSCAPING

All landscaping changes to the lot from the “as purchased” landscaping **MUST** be submitted for approval per the process above, prior in installation with the exception of seasonal flowers that are to be added to the existing foundation landscaping.

Any addition or alteration to a lot which makes a noticeable change from the street, or which might cause erosion, requires approval in advance (i.e. major landscaping improvements, retaining walls, landscape timbers, railroad ties). Work should be

performed in a way to prevent water from flowing across one lot to another lot. The homeowner is responsible for maintaining proper grades at all times. Please note that county permits may be required.

Landscaping should relate to the existing terrain and natural features of the lot. Landscape borders may not exceed four (4) inches above the ground in height and should be of natural color and material, however no large boulders are allowed. No plastic edging is allowed other than that of continuous, heavy-duty black plastic edging. All bedding materials must be either pine straw or mulch. Additionally, natural beige river rock, black and black/red lava rock are permitted in landscaping features. No other gravel, pebbles (white or colored), stone, slate, or rock are permitted in landscaping or landscape features.

LAWN CARE

All lawns, including sides, backs, along driveways and front sidewalk strips are to be mowed, edged and blown per the following schedule:

- April 1st to September 30 = Every Week
- October & March= A minimum of every other week

Lawns are to be kept to the proper height based on the type of grass. All lawns should be treated with pre-emergence, post-emergent, fertilizer, fungicide, and other chemicals as needed. Existing weeds must be sprayed or hand pulled from the lawn on a weekly basis.

All garden beds must be weed free, and fresh mulch or pine straw added at least 2 times a year. All trash and leaves are to be removed and all grass clippings bagged and removed.

FENCING

All fencing requests must be submitted in writing following the procedures shown in the approval section of this guideline.

Privacy fencing designs and styles that will be permitted within a community will be decided by the Declarant and reviewed by the reviewer prior to installation. Regardless of design, all fencing must be of natural pressure treated pine or cedar. No paint or colored stains can be applied to the fence, with the exception of a clear wood protectant. The addition fences may not block existing drainage features.

The Declarant may install a cross-buck fence at the top of some slopes in the community. This fence will be stained a semi-transparent black wood stain. Any lot with a cross buck fence will only be permitted to install a cross-buck fence around the remainder of their property. A fine wire mesh is allowed on the back of the cross-buck fence to allow for children and pets. These lots will not be allowed to have a privacy fence installed. **No electric or invisible fences are allowed within the community.**

Notwithstanding the foregoing, Declarant shall have the right to erect fencing of any type, at any location, on any Unit during the period that such Unit is being used by Declarant as a model home. The Board of Directors shall have the right to erect fencing of any type considered appropriate or desirable by the Board at any location on the Common Area.

DECKS/PORCHES

Deck design and colors must be approved. They must be natural in color and if any lattice or arbors are added to a deck, they must be approved and match the deck color. Approved screening or landscaping must conceal any storage items stored below a deck.

PATIO COVERS

Permanent, roofed patio covers may be approved on a case by case basis. No canvas awnings or freestanding covers, canopies, or structures of any type will be allowed.

STATUARY/SIGNAGE/FLAGS

Exterior sculpture, birdbaths, birdhouses, fountains, ceramic animals, gazing balls, and fake plants, etc., are prohibited. Hanging baskets are not permitted in the garden beds.

No sign of any kind shall be erected within the Community without the prior written approval of the Reviewer. This shall not apply to any Person holding a Mortgage who becomes the Owner of any Lot as purchaser at a judicial or foreclosure sale conducted with respect to a first Mortgage or as transferee pursuant to any proceeding in lieu thereof. All signs must be kept in good condition. One (1) *For Sale* sign may be allowed. A small sign topper stating *Owner Financing* is allowed. Hand-made signs and *For Rent* and *For Lease* signs are prohibited.

A bracket attached to the house may display the United States flag, as well as seasonal flags. Provided, however, seasonal flags may only be displayed during the appropriate holiday and must be removed within 10 days after the holiday. Flags cannot be larger than 3' x 5' and attached to a pole no longer than 5'. Flags cannot be torn, faded or controversial in nature. Team flags are permitted on weekends only and may not be displayed throughout the entire season.

EXTERIOR LIGHTING

No colored lights shall be used on any portion of a lot except that decorative, ornamental and holiday lighting which will be permitted during the holiday season from the week of Thanksgiving through January 31.

No spot lights on trees or on the homes are allowed. Exterior lights ARE permitted on walkways to the house and along the front landscaping beds. These lights must be:

- Black or green in color
- Small, round 3" diameter lights (no lanterns)
- Not more than 2 feet high
- Low level, non-glare type

All outdoor lighting must be approved prior to installation and must be properly maintained.

GARDENS AND PLAY EQUIPMENT

No vegetable gardens, hammocks, or garden pools shall be erected on any lot. Play equipment, including basketball goals, shall not be erected on any lot without prior approval.

Play equipment must be located between the rear of the dwelling and the rear lot line and not be visible from the street. All play equipment must be pre-approved and be of a natural wood material. Plastic play equipment and basket ball hoops must be screened from view when not in use. They must be stored in the garage or directly behind the house. Visible trampolines are not permitted.

ANTENNAE/SATELLITE DISHES

Satellite dishes and antennas which are one meter or less in diameter or diagonal measurement; shall be permitted, *provided that* any such device is placed in the **least conspicuous location on the Unit** (generally being the rear yard or rear roof top) at which an acceptable quality signal can be received. Permitted Devices that may be seen from the street require written documentation from a professional installer regarding the reason for such placement.

MAILBOXES

All mailbox structures will be standardized and must be repainted and/or replaced with the same color and style as the original installation. No additional decorations or information is allowed on the mailbox with the exception of vines or natural flowers around the mailbox post. All damaged or destroyed mailboxes must be replaced within thirty (30) days of damage.

EXTERIOR COLORS

Any change from the original color scheme must be approved in advance. The request submittal must include color chips for review. Repainting in the identical color does not require prior approval.

SHED/OUT-BUILDINGS

Sheds and outbuildings may be permitted.

STORM DOORS

Storm doors are permitted; however, they must be full glass and factory finished. Acceptable colors are white, almond, black, dark brown or dark green to match the house trim or door. Other colors may be approved provided they match the house trim or door in color.

CLOTHESLINES/WINDOW AIR CONDITIONING UNITS

Clotheslines, window air conditioning units and installed window fans are prohibited.

WINDOW TREATMENTS AND WINDOW BOXES

No foil or other reflective materials shall be used on any windows. No bedding or newspaper is allowed, however, temporary shades are allowed. The back side of all window treatments including blinds, shutters, shades, drapes, curtains, or valances which can be seen from the outside of any structure must be white or off-white. Natural wood blinds are acceptable. Stained or etched glass may be used in bathroom windows. Front door side lights may be etched glass. Window boxes are not permitted.

GARAGE DOORS / PARKING

Parking for each unit is within the garage unless the owner has more vehicles than garage spaces. Additional vehicles can be parked in the driveway. All garage doors must be operational and if damaged, they must be repaired, repainted or replaced immediately. Garage doors must remain closed except when entering and exiting the garage.

No overnight on-street parking of homeowner vehicles is allowed in the community. Guests visiting for the day or evening are allowed on the streets so long as they don't block access to other homes in the community and are not parked overnight on the street.

HOT TUBS, SPAS, POOLS

Above or below ground pools are not permitted, with the exception of a small toddler pool that is emptied after each use. Exterior hot tubs and spas may be permitted.

PETS /PET HOUSES

Pet houses, fenced dog runs, and pens are prohibited. **No electric or invisible fences are allowed.** Pets shall **not** be kept outside of the home at any time, except while being walked on a leash or when housed outside behind 6-foot privacy, however they cannot constitute a nuisance to the other homeowners in the community. Pets should be walked in common areas of the community (not on neighboring lawns) and **all pet owners are required to clean up after their pets.** Pets shall be registered, leashed, licensed, and inoculated as required by law.

FRONT PORCHES/DECORATIONS

Furniture may be placed on front porches provided the furniture is outdoor furniture and is natural in color or a color that matches the color scheme of the house. No stacking, plastic, aluminum, canvas, or metal furniture is permitted on front porches. Decorations and furniture must be kept in good condition.

One wreath is permitted on the front door of the house. Flowerpots must be earth tone colors such as clay, beige or white and be made of ceramic, concrete or wood. Empty pots should be removed and plants should be kept neat and healthy. No silk flowers or artificial flowers are allowed on the exterior of the units.