

DESIGN STANDARDS

Animals and Pets

Pets must comply with all county ordinances. Only common household pets are permitted. Absolutely no livestock or poultry of any kind may be kept on premises.

Dogs may not be permitted to become a nuisance, especially with regards to barking, running loose, or defecating on any area other than the owner's property. Any dog outside an owner's yard must be on a leash. Pet waste should be cleaned up immediately if left on any property (including the entrance to the subdivision) other than the owner's lot.

Absolutely no exterior chain link dog pens/runs or dog houses shall be erected.

Basketball Hoops

Permanent basketball hoops are not permitted. Portable basketball hoops may be used in front yards only on owners' driveways, subject to restrictions described below. The presence of sloping driveway does not waive or limit this restriction. To prevent unsightly conditions, portable basketball hoops should be stored out of sight from the street when not currently in use. If moving the hoop for storage between uses is impractical, then it may be left in place, but only as described below. Hoops must not be used on or block common areas, sidewalks, or streets (including cul de sacs).

- Portable basketball hoops may be placed in an owner's driveway.
- Visible hoops must be mechanically sound, clean, and well maintained. Owners may not permit visible hoops to become an unsafe or unsightly nuisance, and the Board in its sole judgment may require the removal of such hoops.
- Hoops, players, or balls must not be permitted to damage surrounding landscape, structures, vehicles, or signage in common areas or other owners' property.

- For safety reason, hoops may not be positioned to encourage playing on a sidewalk, on neighbors' property, or in a street.

Commercial Vehicles

The following commercial vehicles are prohibited from parking in driveways or roadways on a regular basis: vehicles with a cargo load capacity of 1 ton or more; buses; limousines; taxis; or vehicles with tool racks, ladder racks or other fixtures intended for commercial purposes; trailers (whether commercial in nature or not).

Emergency vehicles, such as police cars and ambulances, and public safety vehicles, are permissible.

Decks/Patios/Coverings (in backside of house)

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. Staining in any color than a shade of the original wood requires ACC approval. Approved screening or landscaping must conceal any storage items below a deck. Canopies or overheard structures for long term use, lattices, etc. must be approved, properly anchored and properly maintained.

Drainage

No landscaping changes are permitted that would alter the flow of water in such a way as to cause damage to a neighboring lot. If an architectural change might possibly alter the drainage flow, this must be indicated on the Architectural Review Request form and must comply with all county regulations.

Driveways, Sidewalks, Storm Drains and Street Gutters

All driveways, sidewalks, neighboring storm drains and gutters must be kept clean, kept free of debris, mold, mildew, vegetation and garbage, kept edged, and kept in good condition. Cracks in sidewalks can be reports to the county, but homeowners must maintain the surface and all adjacent landscaping. Landscaping and personal property may not block any part of the sidewalk, drains, or gutters.

Exterior Colors/Painting

As the exteriors of homes need repairing or repainting, any change from the original color scheme must be approved in advance. The request submittal should include color chips for ACC review. The ACC may require 3' x 3' test areas to be painted on backside of home in order to verify color. Repainting in the same original builder color does not require ACC approval. Color changes must be compatible with neighboring homes and overall design scheme. All trim must be a shade of white and all shade changes require pre-approval.

Exterior Lighting

No colored lights shall be used on any portion of a lot except decorative, ornamental and holiday lighting which will be permitted during the winter holiday season from the week of Thanksgiving through Epiphany, and other nationally recognized holidays from 1 week prior to 1 week after the holiday.

Exterior lighting, including landscape lighting, must be approved in advance. Exterior lighting should be low level, non-glare type in locations that have the least amount of impact on adjacent lots and streets. All outdoor lighting must be properly maintained.

Fencing and Walls

Fencing may not be closer to the front street than the rear edge of the dwelling or the rear edge of the dwelling next door. On corner lots, fencing into the side yard adjacent to the roadway may be subject to additional restrictions as determined by the ACC. The finished side of the fence must face the neighboring streets and properties on all sides.

Fences must be well-maintained with no missing or warped boards, panels or slats. Wood may be kept natural or stained. All stains must be approved and maintained in a way to keep up an evenly stained and appealing look. Fences may not be painted.

Any lot that contains an easement could be subject to special fencing requirements or restrictions. Fencing will not be allowed to climb or descend slopes located on certain lots and will be required to stop at the top or bottom of the slope, whichever is applicable. On these

lots, a rear gate must be installed in order for homeowners to access and maintain the remainder of their property.

The ACC reserves the right to review fence submittals on a case-by-case basis and also to grant variances. A variance, by approval or denial, does not set a precedent for future variances.

Front Porches / Decorations

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

Garages and Parking

All houses must have a garage. Garages may not be converted to living space. Carports are not allowed.

All garage doors must be operational and if damaged, they must be repaired, repainted or replaced immediately. Garage doors should not remain open on a regular basis.

No house should have more vehicles than can fit in the garage and driveway since street parking is illegal (unless off-site parking is arranged).

Recreational, commercial or inoperable vehicles, watercraft and trailers must be parked in the garage or off-site, and not on any common property within the community. Any towed or recreational vehicles (flat beds, campers, jet skis, etc.) may not be visibly parked in a driveway for more than 24 hours.

No on-street parking or parking on the sidewalks is allowed, especially if there is room in the driveway or garage. Parking in such a way that would obstruct any emergency vehicle access to the community is prohibited and will be enforced 24 hours a day. Full enforcement of covenants and county ordinances will take place for repeat violators.

Vehicles may not be left in the clubhouse parking lot without prior permission.

Garbage Cans, Woodpiles, Etc.

Garbage cans, woodpiles, and other similar items shall be located or screened so as to be concealed from view of the front of the house or from the street. Screens must completely conceal the garbage can from view. Corner lots are no exception. Screens, other than shrubbery, require ACC approval.

Gardens and Play Equipment

Vegetable gardens, garden pools, statuaries, hammocks, play equipment, children's portable swimming pools, and other recreational items must be located between the rear of the dwelling and the rear lot line. Where play equipment is installed on a corner lot and/or is visible from the street, it must be constructed of natural unpainted wood. Plastic semi-permanent play equipment should not be visible from the street. Portable play equipment should be removed when not in use. All items visible from the street for extended periods require written approval from the ACC.

General Lot Conditions

No unclean, unhealthy, unsightly, or unkempt conditions are allowed on any lot (front, back, or side.) All residents must comply with maintaining general lot conditions such as:

- remove all litter, trash, refuse, and waste promptly (dumpsters may not remain outside of a house for more than 72 hours without written approval);
- keep improvements and exterior lighting kept in good repair and working order;
- keep driveways in good repair;
- comply with all governmental health and police requirements;
- repair exterior damages promptly.

Hot Tubs, Spas, Pools

Any exterior hot tubs, spas, or pools must be approved in advance and should be screened from neighboring lots and streets. All pumps, filters, equipment, etc. also must be screened from view. No above ground pools are allowed, except for small portable children's pools.

Landscaping, Vegetation

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 such a way as to prevent water from flowing across one lot to another lot. The homeowner is responsible for maintaining proper grades at all times. No landscaping alterations may be made that will affect the drainage easement areas for the purpose of controlling water flow.

No living tree greater than 3 inches in diameter shall be removed from a lot without prior written approval from the ACC. Owners shall remove fallen, dead or dangerous trees. All cut trees shall be removed off the property in a timely manner or stored in the appropriate location for firewood.

All lot owners are responsible for maintaining all landscaping on their lots. During growing seasons, landscaped areas must be kept in a living, neat, pruned, weeded and attractive condition. Regular mowing and weeding are required and debris should be removed promptly and may not be blown into the street or adjacent properties. Lawn mowing is required on a regular basis.

Property Maintenance

The following is a summary of typical maintenance items expected of each homeowner:

- *Yard maintenance* includes mowing, weeding, and maintaining landscaping materials like weed fabric and landscape bricks.
- *Driveway, patio, and walkway maintenance* includes keeping clean from debris, weeds, and moss growth.
- *House exterior maintenance* includes keeping roofs, siding, and gutters clean from debris and moss growth.
- *Fence maintenance* includes replacing rotted, defective, loose, and aged posts and boards.
- *Painted surface maintenance* includes any surface that has become water stained, peeled, blistered, faded, blotched, or weathered.

- Homeowners shall not dump or store on any property directly in view from the street and neighboring properties the following but not limited to: garbage, refuse, lawn cuttings, debris, lawn mowers, mechanical equipments, tools, and toys.

Trash containers shall not be stored in an area directly in view from the street and neighboring properties.

Statuary, Signs, Flags, etc.

Exterior sculptures, birdbaths, birdhouses, fountains, etc. are not permitted where visible from the street without approval from the ACC.

A bracket attached to the house may display the United States flag, approved State flag, as well as seasonal and decorative flags. 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.

No sign of any kind may be erected within the Community without the prior written approval of the ACC with the following exceptions: One *For Sale* sign and 1 info box per lot; One small security sign located in a landscape bed near the home; Any signs required by legal proceedings; Temporary signage for garage sales, parties, etc. (but such signs must be removed after the event or the homeowner may be fined);

Other business and commercial signs are not permitted.

No signs may be attached to any light post, street post, or common area fencing and posts.

All signs must be kept in good condition.

Shed/Out-Buildings

Sheds and outbuildings require ACC approval, must not be viewable from the street, and must conform to the architecture of the house. Absolutely no metal or plastic sheds are allowed.

Sight Distance

Properties at street intersections and hills must maintain landscaping and fencing to permit safe sight distance at corners and hill crests.