

Architectural Review Committee (ARC) and Standards and Guidelines

Architectural Review Committee (ARC) consists of one or more persons who are appointed by the BOD. The ARC shall regulate the external design, appearance, use, locations and maintenance of the Property. The ARC will review submissions and make decisions using their best judgment of what will be compatible with the character and appearance of the community. **If the homeowner proceeds with an improvement without requesting permission from the ARC, they risk the potential of redoing or removing the improvement. If the ARC disapproves a request, the homeowner may not proceed with the improvements.** Approval or disapproval will be granted within 30 days if all requested information is submitted. It will be the homeowners' responsibility to provide all additionally requested information in a timely manner.

A. Homeowners must maintain the exterior of their homes, including regular cleaning, edging of lawns, and keeping flower beds neat and free of weeds. All areas should be kept in a tidy and well-maintained condition to uphold community standards.

Pool rules and regulations will be listed on the HOA website, posted at the pool facility, and provided to each resident/owner upon required annual submission of the Pool Information Form (PIF).

ANTENNAS AND SATELLITE DISHES: No transmission antenna, except for customer-end antennas that receive and transmit fixed wireless signals, may be erected anywhere on the properties without written approval from the ARC. No direct broadcast satellite ("DBS") antenna or multi-channel multipoint distribution service ("MMDS") larger than one meter (39.37") in diameter shall be placed, allowed or maintained upon any portion of the Properties, including but limited to and Lot, DBS and MMDS antennas one meter or less in diameter and television broadcast service antennas may be installed in accordance with the Federal Communications Commission. Such items shall be installed in the least conspicuous location available on the Lot which permits reception of acceptable signal. The items are preferred to be on the back half of the roof or on a pole in the back yard.

ARCHITECTURAL CHANGES: Any changes to the exterior of the home are subject to review by the ARC.

- A. This is including but not limited to the painting of the house, door, shutters or fences. Roof, siding, gutter, or fence replacements.**

Driveway extensions and mailbox and/or mailbox post replacements.

ACCESSORY STRUCTURES: With approval of the ARC, detached accessory structures may be placed on a Lot to be used for a playhouse, tool shed, or other approved use. Such accessory structures shall conform in the exterior design and quality to the dwelling on the Lot. Any accessory structure placed on a lot shall be located behind the dwellings as such dwelling fronts the street abutting such Lot or in a location approved by the ARC. All accessory structures shall be located within side and rear setback lines as may be required by the ARC or by applicable zoning law.

A. All accessory structures must be placed behind the backyard fence.

BASKETBALL HOOPS AND BACKBOARDS: Only temporary portable basketball hoops are acceptable but must be placed in such a manner that they do not block sidewalks or streets. Temporary portable basketball hoops do not require the ARC's approval but

must only be used on the homeowner's property. All other recreational equipment must be approved by the ARC.

BIRDHOUSE AND BIRDFEEDER: Birdhouses and birdfeeders are generally acceptable when installed in the backyard. Any other location will require approval of the ARC.

SHEDS: No structure, shed, tent, shack, barn or other outbuilding shall be erected by the Owner or Occupant on any portion of the Property, at any time, either temporarily or permanently, without the prior written approval of the Board, except as permitted by the ARC.

A. All sheds must be placed behind the backyard fence.

DECKS, PATIOS, SCREENED PORCHES AND COVERS: All decks, patios, screened porches and covers will require approval from the ARC. Dimensions of the options with materials, colors, and specifications must be submitted with the plans for ARC approval. Decks and patios must be natural in color. The deck should not extend past the width of the house.

DRAINAGE DEVICES: All drainage devices must be approved in writing by the ARC. Any modification impeding the flow of water is prohibited. Each owner shall maintain the grading upon his or her lot. A change in any drainage pattern must be approved by the ARC.

A. Drainage areas must be kept clear of any grass clippings or yard debris. This helps to keep the flow of water during storms.

FENCES: All fencing MUST be approved by the ARC. Fence dimensions with materials, colors, and specifications must be submitted with the plans for the ARC approval (Please include a drawing to show where the fence will go in relation to your property.) Please remember that you must receive a fence permit from the city/county before proceeding. For specific guidelines for fencing, please refer to separate fencing guidelines.

A. Fences in Mainstreet are to be wood material. Fences in Summer Hill Subdivision are to be white vinyl material.

FIREARMS AND FIREWORKS: The discharge of firearms (including B-B- guns, pellet guns, or other guns) is forbidden unless the display or use is by law enforcement, or a resident is legally transporting firearms to his/her home. Residents must abide by local laws regarding fireworks.

FLAGPOLES: Flagpoles that are freestanding are prohibited, except as approved by the Board. Flagpoles attached to the front of the house do not require approval if the length of the pole does not exceed 6 ft. Flags shall not be tattered or faded.

FLOWERBOXES ON WINDOWS: Window flower boxes that are the same base color as the house or trim color are permitted. All others need approval from the ARC.

FOUNTAINS/PONDS: Fountains and ponds of any kind will not be allowed in the front yard unless approval is received from the ARC. Approved items must be maintained in appearance and functionality.

HOME BUSINESSES: Home business occupations are permitted provided such businesses are undetectable from the street by sight, sound, odor or noise. The following must also apply. 1. The use shall operate in its entirety within the dwelling unit and only by the person residing in the dwelling. 2. The use shall not have a separate entrance. 3. The operator shall not display any external evidence of the operation of the home business.

4. The use shall not exclusively utilize more than 20% of the gross square floor area or 300 square feet, whichever is less. A garage shall not be utilized for, or in conjunction with a home business. 5. The home business shall clearly be incidental and secondary to the use of the dwelling or the neighborhood by excessive noise, lights, traffic or other disturbances. 6. A business license must be acquired if it is required by the city/county and the business must meet zoning and business regulations.

HOLIDAY DECORATIONS: All holiday decorations must be removed within fifteen (15) days of the holiday or celebrations. Consideration of neighbors should be exercised when decorating for any occasion. All holiday lighting should be considered temporary and may not be installed prior to thirty (30) days before the holiday and must be removed within fifteen (15) days after the holiday. Decorations may not include audio that can be heard beyond the limits of the lot.

LANDSCAPING, TREE REMOVAL, VEGETABLE GARDENS: Eighty percent of the lot area, exclusive of the portion occupied by the house and original driveway, shall be covered with live vegetation cover. Gravel, mulch and similar materials shall not be considered live vegetation. Each owner shall use his or her best efforts to keep and maintain attractive, healthy, live and

growing conditions, any and all grass, shrubs, trees, edging etc. No trees that are more than (6) inches in diameter at a point (2) feet above the ground shall be removed without the prior written consent of the appropriate reviewing body; provided however, any trees, regardless of their diameter, that are located within ten (10) feet of a drainage area, a sidewalk, a residence of a driveway or any diseased or dead trees needing to be removed to promote the growth of other trees or for safety reasons may be removed without written consent of the appropriate body.

- A. Vegetable and Fruit gardens are not permitted in the front or side yard.
- B. Only ornamental flowers, shrubbery, and leafy plants are permitted in the front and side yards.
- C. Vines are not permitted to grow on the house.
- D. Mailboxes cannot be covered with vines or shrubbery. Only ornamental flowers or leafy plants can be planted around the mailbox post, no higher than 2 feet.
- E. Grass clippings must be picked up and placed into yard bags. Grass clippings are not to be thrown in the street.

LIGHTING: Exterior lighting, visible from the street shall not be permitted except for: (1) approved lighting as originally installed on a Lot; (2) one approved decorative post light; (3) pathway lighting; (4) street lights in conformity with an established lighting program for the properties; (5) seasonal decorative lights during usual and common seasons; (6) any additional lighting as may be approved by the appropriate reviewing body. All lights shall be installed or aimed so that they do not present a disabling glare to the drivers of pedestrians or create a nuisance by projecting or reflecting objectionable light onto a neighboring property.

MAILBOXES: All dwellings within the Properties shall have standard mailboxes conforming to the postal regulations and the guidelines for such mailboxes adopted by the ARC. The ARC may adopt different standard mailboxes for each Neighborhood. By accepting a deed to a Lot, each owner agrees that the ARC may remove any unapproved

mailbox in a reasonable manner; all post for same shall be paid by Owner of each Lot and all claims for damages caused by the ARC are waived.

A. All mailbox posts must be a round, metal black post with a decorative ball on top which has been approved by the Board.

PAINTING: ARC approval is required for repainting of any house that is painted differently than the original color. A sample paint swatch must be submitted with the request. The ARC may require that a sample area is painted with new color and trim before approval is granted.

PATIO FURNITURE: All patio furniture in front or side of home must have ARC approval. Patio furniture must not be in landscaped or grassy areas. Wood and/or wrought iron are encouraged.

A. Grills and firepits are not permitted to be stored in the front yard.

PETS: No non-domesticated animals, livestock or poultry of any kind shall be raised, bred, boarded, or permitted on any Lot, except for dogs, cats or other usual and common household pets in reasonable number, as determined by the Board. No animals shall be kept, bred or maintained for commercial purposes. All permitted pets shall be reasonably controlled by the owner whenever outside a dwelling and shall be kept in such a manner as to not become a nuisance by barking or other acts. No pets may be maintained outside overnight; all pets shall be housed within the living area of the residential dwelling at night. No pets shall be attached to any structure, tree or otherwise restrained by a rope or chain. No pets shall be left unattended in the Common Areas. The owners of the pet shall be responsible for all the pet's actions and shall promptly remove all pet waste and properly dispose of it. Pets shall not be permitted in any pond, pool, or other water body. If, in the sole opinion of the Board, any animal becomes dangerous or any annoyance or nuisance in the Properties or to nearby property or destructive of wildlife, such animals shall be removed from the Properties. By way of explanation and not limitation, this Section may be enforced by exercising self-help right.

POOLS: ARC approval is required before a pool is installed.

PONDS, LAKES, MARSHES AND BODIES OF WATER: All boats, rafts, or sailing craft are expressly prohibited. All ponds, lakes and bodies of water are declared "no swimming" areas. Due to slippery banks and muddy shores, parents are required to maintain constant supervision of their children. The natural area of ponds should not be disturbed.

RECREATIONAL EQUIPMENT: All permanently installed exterior recreational equipment including play yards (swing sets, slides, tree houses, trampolines, etc.) must be the ARC approval. The maximum height of the equipment shall not exceed 9 feet, except for the community amenity area.

Recreational equipment shall be located on any lot as not to be visible from any public street, and the homeowner must have fence prior to equipment being installed. No equipment installed for children's recreational use, shall be installed or placed within the front or side yard or any lot or in any easement or common area adjacent to a lot.

RESIDENTIAL STRUCTURES: No residential out structures are permitted, and all expansions/additions must be approved by the ARC. It is the responsibility of the homeowner, or their contractor, to obtain a building permit from the appropriate municipality prior to any building.

ROOF VENTS AND SHINGLES: All roof vents shall be painted a color to match the color of the roof. Roof shingles, if replaced, must be the same color and style as the shingles replaced unless otherwise approved by the ARC.

SECURITY DOORS, STORM DOORS, SECURITY SYSTEMS: High quality, full panel glass doors, decorative wrought iron doors, or decorative aluminum doors may be installed if approved by the ARC. Any other door, any enclosures, or change of the original builder's design requires ARC approval. All other security systems or measures which are installed on the exterior of the house require ARC approval.

SHUTTERS: Exterior shutters must match or accent the house trim color and be consistent with other homes in the community. Shutters must be maintained and should be replaced if damaged.

SIGNS: Residents are permitted to display one (1) neatly painted "For Sale" or "Open House" signs no larger than six (6) square feet. One (1) "For Rent" or "For Lease" sign may be placed in a window **ONLY** and must be 18" x 12" or less. Political signs may be placed in your yard as part of your first amendment right. However, to protect the aesthetic harmony of the neighborhood, only one (1) political sign not more than six (6) square feet is permitted to be placed in the front yard (as defined above) two (2) weeks prior to the election date. The sign must be removed three (3) days after the election. Except for security alarm systems, all other commercial and advertising signs, signs and notices on fences, trees and other objects are prohibited. The Board of Directors reserves the right to periodically place signs in the common space for the benefit of the community. Such signs include but are not limited to informational signs and warning signs.

TRASH CONTAINERS, RECYCLE BINS AND DUMPING: No refuse, garbage, trash, lumber, grass shrub, tree clippings, plant waste, compost, metal, bulk materials, scrap, refuse, or debris of any kind shall be kept, stored, or allowed to accumulate on any site except within an enclosed structure or appropriately screened from view. All trash receptacles and/or yard waste to be emptied must be placed at the curb and removed from curb within 24 hours. Items placed out for collection must be secured such that animals cannot get into trash or such that litter is caused. Trash and recycle containers should be located or screened to be concealed from the view of neighboring property. There shall be no dumping of grass clippings, leaves, or other debris; rubbish, trash or garbage; petroleum products, fertilizers or other potentially hazardous or toxic substances in any pond, lake, drainage ditch or stream within the Properties or on any Common Area, except that fertilizers may be applied to landscaping on Lots provided care is taken to minimize runoff.

A. Trash cans must be placed in the side yard, garage, or backyard.

B. Trash cans are permitted to be behind a privacy fence.

VANDALISM: Any vandal destroying improvements located upon Common Area within the community will be fully prosecuted under the law. Owners are responsible for any vandalism committed by their family members, invitees and guests and shall be subject to cost for repairs and a fine equal to the cost of repairs to reimburse the association. In addition, if a reward is paid for information leading to an arrest, that reward must also be reimbursed.

VEHICLES: Vehicles must be parked in driveways or garages. No vehicles may be parked in landscaped areas. Parking on the street should be temporary (for deliveries or loading and unloading purposes only) and is not permitted unattended or overnight. No vehicles

may be left upon any portion of the property, except the garage, if it is unlicensed or if it is incapable of being operated upon the public highways.

Recreational vehicles shall be parked only in the garage, if any, serving the Lots. The term "recreational vehicles" as used herein, shall include, without limitation, motor homes, mobile homes, boats, "jet skis" or other watercraft trailers, other towed vehicles, trucks with camper tops, motorcycles, minibikes, scooters, go-carts, golf carts, campers and buses. Any recreational vehicle parked or stored in violation of this provision shall be considered a nuisance and may be removed from the property or appropriate fines will be assessed. Service and delivery vehicles may be parked temporarily in the Properties during daylight hours for such periods of time reasonably necessary to provide service or to make a delivery within the property. Discharge from any engines, motors, drive trains, and holding tanks shall not be allowed into the street, storm drain, or sanitary sewer storm drain.

Vehicles cannot be maintained, repaired, serviced, rebuilt or dismantled on any lot except within the confines of the garage. This does not prevent a vehicle from being washed or waxed in the driveway of any lot.

WATER FILTRATION SYSTEMS AND GAS TANKS: Water Filtrations systems and gas tanks must be approved by the ARC. A buffer is required at the time of installation.

Wells: No wells are permitted. This does not prevent the Association from keeping a well for landscape purposes.

WEATHERVANES: ARC approval is required for weathervanes.

WINDOWS ARC: approval is required for the replacement of all windows not originally installed by the builder. Nothing may be placed in the window, which could be viewed from the exterior, such as window HVAC units or fans.

WINDOW TREATMENTS: No tinted, mirrored, brightly colored or other such window treatment may be installed which cause attention to themselves by virtue of these features. White lines are strongly encouraged.

WOOD STORAGE: Storage of fireplace logs must be in the backyard. Stored firewood must be neatly stacked, below the fence line, and not visible from any public or private street. Wood storage must not be in an area so as to block any existing drainage pattern on the lot.