

ARCHITECTURAL/COVENANT GUIDELINES

REVISED AND APPROVED ON APRIL 10, 2017

The following are the **Architectural/Covenant Guidelines** which interpret the restrictions found within the Declaration of Covenants, Conditions and Restrictions for Ivy Ridge, Phase I and the Declaration of Covenants, Conditions and Restrictions for Ivy Ridge, Phase II (collectively referred to as the "Covenants").

The purpose of these Guidelines is to clarify how the Board will enforce the restrictions during the above effective date. These Guidelines are to be read in accordance with the restrictions found with the Covenants and do not have the purpose of superseding the Covenants. The purpose of these Guidelines is to promote transparency in the enforcement of the Covenants and to promote uniformity in the decisions of the Board in making decisions as to the construction, landscaping changes and other modifications of units in the Ivy Ridge Subdivision.

Further, this set of Guidelines also will serve to guide the recommendations of the **Architectural Control Committee** (ACC). ACC is responsible for making recommendations to the Board of Directors based on these Guidelines. It will be the Board of Directors responsibility for adopting or rejecting the ACC's recommendation and for assessing any fines or penalties or taking any corrective action.

In order to facilitate and expedite the approval process, any party planning a change/modification to a home or lot in Ivy Ridge should **review these Guidelines prior to consulting with the ACC and prior to the commencement of construction**. The intended purpose is to assure that all dwellings, other buildings and landscaping constructed, erected, placed or installed in Ivy Ridge shall be substantially the same in terms of workmanship, materials and appearance.

ARCHITECTURAL/COVENANT GUIDELINES

Table of Contents

- I. Guidelines for Covenants Common to Phase I and Phase II
1. Introduction
2. Residential Use
3. Signs
4. Parking and Garages

5. Leasing
6. Occupants Bound
7. Animals and Pets
8. Nuisance
9. Unsightly or Unkempt Conditions
10. Architectural Standards
11. Antennas
12. Fencing
13. Clotheslines, Garbage Cans, Woodpiles, Etc.
14. Flags
15. Awnings
16. Lighting
17. Basketball Goals
18. Subdivision of Unit
19. Local Ordinances

II. Guidelines for Covenants Specific to Phase II

1. Mailboxes
2. Minimum Construction Requirements

III. Guidelines for Unspecified Condition subject to Covenant on Architectural Standards

- a. Landscaping
- b. Garden Plots
- c. Patios and Walkways
- d. Play equipment, play houses, and tree houses
- e. Private pools
- f. Exterior landscaping and maintenance
- g. Decks
- h. Windows, Doors, and Screens
- I. Mailboxes in Phase I

IV. Forms

I. Guidelines for Covenants Common to Phase I and Phase II

1. INTRODUCTION

The Board reserves the right to modify these Guidelines at anytime without any notice to the community. These Guidelines do not create any right to a particular action on the part of the Board nor do the Guidelines serve as a waiver of any right. The guidelines are not checked constantly and are designed to correct habitual offenders.

Designated times for formal inspections

- (1) The Board of Directors or the Architectural Committee will perform a formal walk through the entire neighborhood so that it may notify neighbors of potential covenant violations seen throughout the neighborhood.
- (2) The inspection will occur during the following time periods:
 - a. The month of April
 - b. The month of June
 - c. The month of October
- (3) The formal inspections will not limit the board's ability to issue violations for covenant violations at anytime.

2. RESIDENTIAL USE

Each unit shall be used for residential purposes only, and no trade or business of any kind may be conducted in or from a Unit or any part of the Community, including business uses ancillary to primary residential use, except that the Owner or occupant residing in the residence on a Unit may conduct such ancillary business activities within the residence so long as (a) the existence or operation of the business activity is not apparent or detectable by sight, sound or smell from the exterior of the residence; (b) the business activity does not involve persons coming onto the Community who do not reside in the Community; (c) the business activity conforms to all zoning requirements for the Community; and (d) the business activity is consistent with the residential character of the Community and does not constitute a nuisance or hazardous or offensive use, or threaten the security or safety of other residents of the Community, as may be determined in the sole discretion of the Board of Directors.

The terms "business" and "trade", as used in this provision, shall be construed to have their ordinary, generally accepted meanings, and shall include, without limitation, any occupation, work, or activity undertaken on an ongoing basis which involves the provision of goods or services to persons other than the provider's family and for which the provider receives a fee, compensation, or other form of consideration, except for "telecommuting", regardless of whether (i) the activity is engaged in full or part-time; (ii) the activity is intended to or does generate a profit, (Hi) a license is required for the activity. Telecommuting shall be defined as working at home via computer in place of commuting to work. Notwithstanding the above, the use of a model home or construction trailer by the Declarant, any builder approved by the Declarant, of any licensed realtor or sales associate working on behalf of the Declarant or builder shall not be considered a trade or business within the meaning of this Section.

GUIDELINES

No additional comments.

3. SIGNS

No sign of any kind shall be erected by an Owner within the Community without the written consent of the Board . . . The Board shall have the right to erect reasonable and appropriate signs. The Board . . . shall have the right to remove any unauthorized sign within the Community. The prohibition set forth in this Paragraph shall not apply to the Declarant nor the builder of any home within the subdivision. The builder of any home within the subdivision is hereby specifically granted the express right and privilege to erect directional marketing signs on corner lots within the subdivision. Such right and privilege shall remain in effect until all new home sales have been completed within the subdivision.

GUIDELINES:

The following signs will be permitted to be erected without written approval and not subject to removal:

- a. Signs notifying guests of a birthday, baby shower or other family celebration event on the day of the scheduled event and not more for a period of 24 hours., exceptions should be approved by board
- b. Political signs for elections. A owner will be allowed to place a temporary sign for candidates for local, state, and federal governments. A owner is allowed to place the sign for the period of 30 days prior to the election. The political campaign sign must be removed no later than 48 hours after election is complete.
- c. Signs pertaining to garage sales, legal proceedings, political campaign, for sale, for rent, which do not exceed a four square foot area, are allowed and are not subject for approval.
- d. Permitted are temporary signs for renovation, installation, or restoration during the course of the work, not to exceed 30 days after the completion of the work. Examples are for companies such as roofing, pool installation, landscape installation, painting, remodeling, etc.
- e. Any sign permitted shall be no more than 36 inches from the ground to the top of the sign.

4. PARKING AND GARAGES

Section 4. Parking and Garages. No Owner or Occupant may keep or bring on to the property more than a reasonable number (as determined by the Board) of vehicles per unit at any time. Vehicles must be parked in garages or driveways. Parking on any other area of a unit or along any street is strictly prohibited. Disabled vehicles must be parked in garages. For purposes of this subparagraph, a vehicle shall be considered "disabled" if it does not have a current license tag or is obviously inoperable. Garage doors shall be kept closed at all times, except during times of entry and exit from the garage, or when someone is working in or around the garage.

Boats (and all other watercraft), trailers, campers, buses, trucks with a load capacity of one(1) ton or more, vans (excluding mini-vans and sport utility vehicles used as passenger vehicles), recreational vehicles (RV's and motor homes), vehicles used primarily for commercial purposes and containing visible evidence of commercial use (such as tool boxes, tool racks, ladders,

business decals or signs, or other visible business evidence), and vehicles with commercial writings on their exteriors must be parked in garages or in such other places as approved by the Board. Service vehicles not owned by the unit owner or occupant may be parked in driveways provided any such vehicle is parked on a temporary basis and is on the property for the express purpose of servicing a unit.

GUIDELINES

- A. No boat, trailer, camper, recreational or any similar type vehicle may be parked or stored in open view on residential property for longer than a 72-hour period or if a longer period is required board permission is needed..
- B. All cars parked in open view and not in a garage must be operable, have an up-to-date registration, and may not be unsightly. No car shall be left on a jack or ramp when not being worked on.
- C. No vehicle may be parked on any yard. As a general rule, parking of vehicles on the street is prohibited. Temporary parking (four hours or less) is allowed if not a nuisance to neighbors or an impediment to traffic flow. Homeowners are responsible for guest parking and must ensure that guests park in a safe manner and do not impede access to other driveways and traffic.
- D. Vehicles **NOT** permitted: such as or similar to large commercial vans and trucks displaying ladders, tools, or products, moving vans, buses, delivery vans and trucks. Tools must be hidden and out of view. The purpose is to maintain a peaceful environment as strictly a residential community.

5. LEASING

Section 5. Leasing. Units may be leased for residential purposes. However, all lessors and lessees are specifically bound by the provisions of this Declaration.

GUIDELINES:

Leasing of homes is permitted. Homeowners shall promptly notify the Board of their new address and contact information. Lessees shall be permitted to attend the association meetings and social activities. The Lessees shall not have the right to vote, unless the owner has given the Lessee authority to vote owner's behalf. Any vote casts by a Lessee is to be discarded unless the owner has supplied a proxy stating that Lessee is to vote.

6. OCCUPANTS BOUND

Section 6. Occupants Bound. All provisions of the Declaration and of any rules and regulations or use restrictions promulgated pursuant thereto which govern the conduct of Owners and which provide for sanctions against Owners shall also apply to all occupants of any Unit.

GUIDELINES

No additional comments.

7. ANIMALS AND PETS

Section 7. Animals and Pets. No animals, livestock, or poultry of any kind may be raised, bred, kept, or permitted on any Unit, with the exception of dogs, cats, or other usual and common household pets in reasonable number, as determined by the Association; no pets shall be kept, bred, or maintained for any commercial purpose nor shall any pets be permitted to roam free or, in the sole discretion of the Association, endanger the health, make objectionable noise, or constitute a nuisance or inconvenience to the Owners of other Units within the Community. Dogs which are outside of the boundaries of a unit shall be kept at all times under leash control of the Owner.

GUIDELINES

An animal constitutes a nuisance when it has repeatedly been found to roam the neighborhood without a leash or under the control of the owner, has on more than one occasion disrupted the peacefulness of the neighborhood by making noises, or by failure of the owner to clean up after the animal. Repeated reports of violations may result in fines being assessed and reporting to proper authorities of the city or county. Removal of animal waste from common areas and private property is essential to the well being of our community.

8. NUISANCE

Section 8. Nuisance. It shall be the responsibility of each Owner to prevent the development, Of any unclean, unhealthy, unsightly, or unkempt condition of his or her Unit No Unit shall be used, in whole or in part, for the storage of any property or thing that will cause such Unit to appear to be in an unclean or untidy condition or that will be obnoxious to the eye; nor shall any substance, thing, or material be kept upon any Unit that will emit foul or obnoxious odors or that will cause any noise or other condition that will or might disturb the peace, quiet, safety, comfort, or serenity of the occupants of surrounding property. No noxious or offensive activity shall be carried on or upon any Unit, nor shall anything be done thereon tending to cause embarrassment, discomfort, annoyance, or nuisance to any person using any property adjacent to the Unit. No plants, animals or device or thing of any sort whose activities or existence in any

way is noxious, dangerous, unsightly, unpleasant, or of a nature as may diminish or destroy the enjoyment of the Community shall be permitted.

GUIDELINES

The following items, if found, will be deemed a nuisance:

- A. Faded shutters;
- B. Missing shutters;
- C. Dirty, grimy, or homes covered in mildew and mold
- D. Excessive weeds, long grass, or overgrowth of plantation
- E. Pine straw or mulch is in need of replacement
 - (1) Pine straw is in need of replacement when it appears dead and dried out (i.e., gray);
 - (2) Mulch is in need of replacement when it fails to provide coverage or becomes discolored.
- F. Trash, debris, other items left in yard or found in street that originated from the Unit.
- G. All garbage cans/bins must be in an approved enclosure during the week or in the garage or in the backyard out of sight from the street. Compromised yards should contact the board of directors for a viable solution.. Yard waste can be placed at curb four days ahead. Large items that are picked up on Monday can be placed at curb two days before.
 - (1) According to the City of Senoia's guidelines:
 - All items must be bagged. Do not place loose items into the container.
 - Trash containers and recycling bins shall be brought to the curb no earlier 12:00 noon than the day before pick up and brought back no later than 12:00 noon of the day following scheduled pick up. Cans should be placed on the sidewalk and not in the street so as to impede mail delivery.
 - Please use containers provided only by the current vendor..
- H. Decorations remaining up for more than two weeks after the holiday.
 - (1) All Christmas lights and decorations should be removed no later than the second Sunday after January 1st.
- I. All dead, dying or fallen or dead trees that are hazardous to your home or your neighbor home must be removed promptly.
- J. All yards are to be fully sodded or maintained with appropriate plants, bushes, trees or etc. Any areas that are seen from any angle from the street and which are not covered by grass, water features, land covering, etc. and which appear barren are to be covered with pine straw, mulch, decorative rock, stone, or material so to cover the unsightly condition.

9. UNSIGHTLY OR UNKEMPT CONDITIONS

Section 9. Unsightly or Unkempt Conditions. The pursuit of hobbies or other activities, including specifically, without limiting the generality of the foregoing, the assembly and disassembly of motor vehicles and other mechanical devices, which might tend to cause disorderly, unsightly, or unkempt conditions, shall not be permitted or undertaken in any part of the Community.

GUIDELINES

The following items will be considered an unsightly or unkempt condition that subject homeowners to a possible penalty:

- (b) Broken/inoperable vehicles
- (c) Excessive lumber or other building material not otherwise kept for an ongoing construction project
- (d) Covered vehicles
- (e) Excessive items (toys, balls, sporting equipment, chairs, bicycles, or etc.) left unattended around the front of the house or which can be viewed from the street.
- (f) The operating of motorized equipment that has the effect of damaging the yard by leaving tracks.

10. ARCHITECTURAL STANDARDS

Section 10. Architectural Standards. No exterior construction, alteration, addition, or erection of any nature whatsoever shall be commenced or placed upon any part of the Community, except such as is installed by the Declarant or any builder approved by the Declarant, or as is approved in accordance with this Section. No exterior construction, landscaping, addition, erection, or alteration shall be made unless and until the plans and specifications showing the nature, kind, shape, size, height, materials, and location shall have been submitted in writing to and approved by the appropriate Architectural Control Committee (also referred to as the ACC). The Committee may promulgate written Guidelines for the exercise of this review. All plans and mailboxes are approved by the Architectural Control Committee.

The Architectural Control Committee shall consist of three (3) members; and each member's term shall last for one (1) calendar year. In the event a committee member can no longer fulfill their duties, the Homeowners Association may hold a special election to fill the vacant position. The Committee shall be the sole arbiter of such plans and may withhold approval for any reason, including purely aesthetic considerations, and it shall be entitled to stop any construction in violation of these restrictions. Any member of the Board or its representatives shall have the right, during reasonable hours, to enter upon any Unit to inspect any Unit and any improvements thereon for the purpose of ascertaining whether or not these restrictive covenants have been or are being complied with. Such person or persons shall have not be deemed guilty of trespass by reason of such entry. In the event the Committee fails to approve or to disapprove each design and location within sixty (60) days after the plans and specifications have been submitted to it, approval will not be required, and this Section will be deemed to have been fully complied with. In addition to the restrictions set forth herein, all exterior construction, alterations, additions, Or erections are subject to the ordinances of the City of Senoia, Georgia.

GUIDELINES

External Objects

1. Unless approved by the ACC, no decorative or recreational appurtenances including, without limitation, decorative embellishments, statues, etc. higher than 24 inches, trampolines and skateboard ramps, tree houses, deer stands, play houses, swing sets, etc. shall be placed on the front lawns. Emphasis must be placed on limiting the visibility from the street. All appurtenances must be in keeping with present community standards.
2. A MRF must be submitted for all exterior decorative objects, both natural and man-made in the front yard. Exterior decorative objects include items such as bird baths, wagon wheels, sculptures, fountains, pools, antennas, free-standing poles of all types, flag poles, and items attached to approved structures.
3. Front door and entry decorations must be tasteful and in keeping with the style and colors of the house. Plants and flowers in pots must always be neat and healthy. Neatly maintained front porch flower pots (maximum of 4) containing evergreens or flowers Do not require the submission of a MRF.
4. Stone, brick, or other borders around existing flower beds may be installed without need of a MRF if the border is lower than 24 inches.

Exterior Colors and Materials

1. Any request for the approval of exterior colors or materials must be presented in such a manner that the ACC can determine how the color or material will appear on the substrate or structure to which it is to be applied. If the preferred color is not one of the ACC's approved colors, resident will get approval before painting.
2. All exterior colors and materials of all structures shall be specified in the plans and specifications submitted to the ACC for approval and shall be subject to the color and material GUIDELINES contained in these Architectural GUIDELINES.
3. No homeowner shall change the exterior colors or materials of any residence or garage without the prior written approval of the ACC through the permit process. Changes in color to the interior of screened porches, patios, and similar portions of any dwelling visible from outside the structures shall be subject to ACC approval.
 4. Materials and Color GUIDELINES:
 - A. Materials
 - (1) A minimum number of exterior materials shall be used on structures to avoid a cluttered appearance. Where two materials are used (in addition to glass) one shall be dominant.
 - (2) Secondary materials, when used, shall complement the dominant material in texture and color.
 - (3) Acceptable materials include:
 - (a) Wood, hardboard or vinyl siding (a higher grade or quality of vinyl), trim work and detailing
 - (b) Brick, stone, stucco
 - (c) Natural cedar shakes or shingles
 - (d) Fiberglass/asphalt shingles
 - (e) Wood, metal, or vinyl garage doors of simple design
 - (4) Unacceptable materials include:

- (a) Artificial brick
- (b) Color coatings which simulate natural materials
- (c) Unnatural tones of brick or stone
- (d) Visible mill (silver) finish and aluminum flashing
- (e) Unfinished standard concrete masonry units (blocks)
- (5) The exterior materials of all structures on all lots shall be harmonious and complementary colors.
 - (a) The exterior colors of the walls and roof of a structure shall be compatible and harmonious with the colors of nearby structures. Highly reflective and neon colors are not permitted.
 - (b) A minimum number of exterior colors shall be used. When more than one color is used, one shall be clearly dominant.
 - (c) Secondary colors shall be compatible with the dominant colors and limited to architectural details such as fascia frames and other building trim elements such as entry doors and shutters.
 - (d) High contrast colors shall be limited to architectural elements such as entry doors and shutters. Approved list of colors do not need a MRF.
 - (e) The colors of exterior wall of adjacent residential structures shall not be the same.
 - (f) The natural color of brick and stone shall not be altered with paint or stain.

11. ANTENNAS

Section 11. Antennas. No exterior antennas, aerials, or other apparatus for transmission or receiving of television, radio, satellite, or other signals of any kind shall be placed, allowed, or maintained upon any portion of the Community, including any Unit, without the prior written consent of the Board or its designee. Notwithstanding the above, satellite dishes not exceeding eighteen (18") inches in diameter may be erected on a Unit, provided the satellite dish is not visible from any public right-of-way.

GUIDELINES

Under this provision it is acceptable for homeowners to have a Cable/Satellite dish on their house. There is no need for a modification request for the installation of a satellite dish. Installation must conform to FCC Guidelines.

12. FENCING

Section 12. Fencing. All fencing must be approved by the Architectural Control Committee. However, no chain link fences of any nature or kind shall be permitted within the Community (excepting any such fence installed by the Declarant around a water retention/detention basin).

GUIDELINES

Approval of Fences

1. Approval is required. No fence shall be constructed, installed or maintained in the subdivision without prior written approval.
2. Fence styles and materials. Any request for a fence shall comply with one or more of the following:
 - (A) Fences shall be limited to a maximum height of six feet (except as provided herein); fence posts, columns, or decorative elements may be up to 12 inches higher than the maximum fence height.
 - (B) Privacy structures and courtyard enclosures shall be limited to a maximum height of six feet and must be constructed, installed and maintained in such a manner that they are architecturally compatible in terms of design, materials and color with the main residential structure on the lot and comply with all front, side, and rear building set back lines.
 - (C) With respect to lots, which have a rear or sideline, fronting on a street or a greenbelt adjacent to a street or greenbelt, may be a decorative wood fence or other material of solid or open design to provide for privacy.
 - (D) Notwithstanding the foregoing, in no event shall such privacy structures, courtyard enclosures or fences restrict the view of significant vistas such as a pond, or lake from adjacent dwellings.
 - (E) At the discretion of the ACC, additional planting may be required as a condition to the installation of fences with respect to lot lines adjacent to streets or greenbelts.
 - (F) There are no setbacks for privacy fences and they should be installed on the property line.
 3. **Chain link fences are not allowed.**
 4. **Rod iron fences are allowed.**
 5. The portion of the fence facing the front lot line or any street shall be compatible with the main residential structure in terms of design, color, and materials.
 6. All fencing must be maintained for reasonable appearance to show no signs of neglect.
 7. No fencing will be permitted in the front of the house.
 8. Must have all city permits and comply with their ordinances.

13. CLOTHESLINES, GARBAGE CANS, WOODPILES, ETC.

Section 14. Clotheslines. Garbage Cans. Woodpiles, etc. No clotheslines shall be permitted within the Community. Garbage cans, woodpiles, and other similar items shall be located or screened so as to be concealed from view of neighboring Units and Common Property and the street on which the Unit is located. All debris, rubbish, trash, and garbage shall be regularly removed and shall not be allowed to accumulate.

GUIDELINES

Firewood, Garbage Cans, and other objects/debris

1. Firewood—All firewood piles must be out of view from any angle from the street or common areas.
2. Garbage Cans—All Garbage cans must be screened or located as to be concealed from the the view of the street. (See # 8 Nuisance for full description of these guidelines)
3. Other debris
 - A. All other kinds of debris which is be placed in a location which is out of view from the street.

14. FLAGS

Section 15. Flags. Flags may be erected on special holidays for temporary periods of time, "temporary period" meaning a week or less. Flags that are displayed on a continuous basis become a permanent fixture and therefore would need the approval of the Homeowners Association Architectural Control Committee.

GUIDELINES

In addition to Flags erected on special holidays, Flags supporting sports teams, colleges and universities, or other associations may be erected for temporary periods of time. Flags not erected on special holidays, shall only be permissible for the day of the event or occasion and shall not continue for more than 24 hours at any one time.

15. AWNINGS

Section 16. Awnings. Awnings are a permanent fixture and require approval by the Architectural Review Committee. Generally, awnings in the rear of the home may be approved if they are of a color that, in the Committee's opinion, complements the home. Retractable awnings are more desirable than permanent awnings. Awnings are not permitted on the front and side elevations.

GUIDELINES

No additional comment.

16. LIGHTING

Section 17. Lighting. Decorative exterior lighting requires the approval of the Ivy Ridge Homeowners Association Architectural Control Committee.

GUIDELINES

1. All exterior lighting shall be consistent with the character of the subdivision and be limited to the minimum necessary for safety, identification and decoration.

2. The source of lighting shall not be visible from the streets and other common areas. No color lens or lamps are permitted. No lighting of basketball areas, or other play areas is permitted and seasonal decorative lighting shall be removed no later than two weeks following the actual holiday.
3. Landscape accent lighting along sidewalks and flower beds consisting of low voltage light fixtures are permitted provided they are shielded, Lighting along driveways and streets are prohibited.

17. BASKETBALL GOALS

Section 18. Basketball Goals. Basketball goals shall not be attached to the exterior of any dwelling nor shall any goal be. When in use, portable basketball goals shall not be placed forward of the rear elevation line of a dwelling. No basketball play shall occur after 9:00 p.m., and no basketball play shall be conducted in a manner that constitutes a nuisance to any adjoining unit owner. Further, basketball play shall be subject to any and all rules and regulations established by the Association.

GUIDELINES

1. A form is not required to be submitted if all of the following requirements are met:
 - (A) Backboard is white, beige, clear or light gray.
 - (B) Post is painted black.
 - (C) All basketball goals must have a net
 - (D) No more than one basketball goal can be up at a time
2. Goals may **NOT** be attached to the house and garage.
3. No portable goals are allowed in the street at anytime.
4. Goals will be permitted to remain up continuously so long as they are maintained in reasonable condition.
 - (A) Reasonable condition means that the following
 - (i) It has a net of cloth that is in good condition
 - (ii) No metal nets are permit
 - (iii) The backboard is clean in appearance and is free of damage (i.e. cracks, broken, or other changes to its appearance)
 - (iv) That the area surrounding the basketball goal is clean and orderly.
 - (v). See resolution pertaining to basketball goals for further details and compliance.

18. SUBDIVISION OF UNIT

Section 19. Subdivision of Unit No Unit shall be subdivided or its boundary lines changed except with the prior written approval of the Board or its designee. The Declarant, however, hereby expressly reserves the right to replat any Units or Units owned by the Declarant. Any such division, boundary line change, or replatting shall also be subject to the rules and regulations of the City of Senoia.

GUIDELINE

No additional commit.

19. LOCAL ORDINANCES

Section 20. Local Ordinances. The use of all Units within the Community shall also be subject to the ordinances of the City of Senoia, Georgia, and all other governmental entities having jurisdiction over the Community.

II. GUIDELINES FOR COVENANTS SPECIFIC TO PHASE II

1. MAILBOXES

Section 13. Mailboxes. All Units must use custom metal or aluminum mailboxes that are provided to keep the Community uniform. They need to be black in color.

2. MINIMUM CONSTRUCTION REQUIREMENTS

Section 21. Minimum Construction Requirements. All Units within the Community shall be Built on a basement, crawl space or raised slab. All ranch style units shall have a minimum of 2,300 heated space. All two-story units shall have a minimum of 2,600 heated space. Each unit is required to have a minimum two-car garage, either side entry garage or courtyard entry garage. All Units are to be full masonry fronts (brick, stone, or Hardi-plank). All yards shall be sodded in the front and back yards.

III. GUIDELINES FOR UNSPECIFIED CONDITION SUBJECT TO COVENANT ON ARCHITECTURAL STANDARDS FOR PHASES I AND II

a. Accessory Building Structures

1. Set Back Lines, with the exception of allowances for fences, no accessory building or other improvements (pools, decks, etc.) shall be located on any lot in the community nearer than fifteen (15) feet to the side (twenty (20) feet to the rear property lines, except those lots with special Set Back requirements.
2. No building or other structures, except as herein identified, shall be located on any home site nearer to the front home site line than forty (40) feet nor nearer to the side home site line than fifteen (15) feet and no nearer the rear home site line than thirty (30) feet except those home sites with special Set Back requirements.
3. No building structures may be placed, erected, moved or maintained on any lot in except with the prior approval of the ACC. Such structures must be architecturally consistent with the main residential structure in terms of the design, materials and color and are designed, located

and constructed to minimize its visual impact within the subdivision. Additional landscape screening may be required by the ACC based on the visibility of the structure from the road.

4. Prefabricated metal buildings shall not be permitted.
5. Detached buildings shall be limited to 500 square feet.
6. A MRF must be submitted for all dog houses. All dog houses must be located where they will have minimum visual impact (screened with shrubbery) on adjacent properties.

b. Garden Plots

1. A MRF must be submitted for garden plots UNLESS all of the following conditions are met:
 - (A) The plot is located behind rear line of house,
 - (B) The size of the plot is limited to 150 square feet or ¼ of the rear lot, whichever is smaller, and
 - (C) The maximum height of plants is less than 4 feet at full growth.
2. All garden plots must be located behind the rear line of the house.

c. Patios and Walkways

1. Submission of a MRF is not required for a patio if:
 - (A) The patio does not extend beyond the sidelines of the house and does not extend to within 10 feet of side property lines, nor further than twenty (20) feet from the rear of the home, and
 - (B) The patio does not exceed 6 inches above ground level at any point.
2. Submission of a MRF is not required if the walkway is located in the rear yard and:
 - (A) The walkway does not extend beyond the sidelines of the house and does not extend to within 10 feet of side property lines; and
 - (B) The walkway does not exceed 4 inches above ground level at any point.
3. A MRF must be submitted for patio covers, trellises, permanent seating, railing and other items not enumerated above.

d. Play equipment, play houses, and tree houses

1. A form is not required to be submitted for play equipment if the play equipment is located:
 - (A) Within the extended sidelines of house
 - (B) In the rear yard
 - (C) Within the screened fenced area of the rear of the house, if yard is fenced
 - (D) Does not exceed fifteen (15) feet in height and will have a minimum visual impact on adjacent properties.
2. Metal play equipment, exclusive of wearing surfaces (slide poles, climbing rungs, swing seats, etc.) will generally be required to be painted to blend into the surrounding environment (earthen colors comparable to dark green or brown).
3. A baseball backstop or similar item is not play equipment and must comply with the fence GUIDELINES.

Play Houses and Tree Houses

1. An MRF must be submitted for all play houses and tree houses that are to be located in view from the road
2. Play houses and tree houses must be located where they will have a minimum visual impact on adjacent properties and may not be larger than 100 square feet.
3. Playhouses are to be maintained at all times and will be subject to removal if not kept in good condition.

e. Private pools

1. A MRF is not required to be submitted for children's portable wading pools (those that can be emptied at night) that do not exceed 18 inches in depth and whose surface area does not exceed 36 square feet.
2. **Above ground pools are prohibited.**
3. A MRF must be submitted for all in-ground pools and the following apply:
 - (A) Appearance, height, and detailing of all retaining walls must be consistent with the architectural character of the house. Some terracing may be acceptable.
 - (B) Preferred privacy fencing for lots with pools or spas should be consistent with the attached privacy fence exhibit.
 - (C) Maximum pool area – 1,000 square feet.
 - (D) Glaring light sources that can be seen from neighboring lots may not be used.
 - (E) Landscaping enhancement of the pool area and screening with landscaping is required.
4. A form must be submitted for exterior spas/hot tubs. Spas/hot tubs must be screened from adjacent properties and streets.

f. Exterior landscaping and maintenance

1. A landscape plan shall be submitted for any project not physically bordering the structure. i.e., landscaped islands, driveway borders, etc.
2. Each owner is responsible for removal of debris, clippings, etc. from the property line to the center of the street. Grass clippings, debris, etc. should be bagged in paper recycling bags only to be picked up by trash vendor. Under no circumstance should these or other items be disposed of in our storm drains. All planting areas should be properly maintained at all times, and, after the first frost, all affected material should be removed. All dead plants should be removed promptly. Newspapers should be disposed of with your recycling and not left in driveways or streets.
3. Each owner shall keep their lot and all improvements thereon in good order and repair including, but not limited to, seeding, watering, mowing, the pruning and cutting of all trees and shrubbery and the painting or other appropriate external care of all buildings and improvements. This should be done in a manner and with such frequency as is consistent with good property management and the precedent set in the surrounding community. All lawns should be mowed, edged and blown in a timely manner to maintain a neat appearance. All dead or dying shrubbery must be removed and replaced with like material.
4. Mulched islands around existing trees are desirable and recommended; however, overuse of mulched islands can detract from the overall landscape effect. There shall be

special limitations and requirements for the size of newly created islands and the types of planting within. Gravel or stone must be of neutral color, Distance from the structure shall not be greater than 15 inches. Gravel or stone may be used as ground cover in islands or any other design that is independent of the structure. All mulched landscape beds must be covered with natural pine straw, chopped pine bark mulch, or wood shavings or stone of neutral or natural color.

6. Outdoor storage of garden tools and hoses must be screened from view or kept behind shrubs. Any tools or items stored under a deck or porch must also be screened from view.

7. No pine trees having a diameter of six (6) inches or greater and no hardwood trees greater than six feet in height may be removed without prior written approval or as provided herein. Tree removal shall be selective, replacing less desirable or valuable trees with more desirable specimens. The fine is \$200 per tree as well as replacing it with another tree in a 25 gallon pot if prior approval is not requested and approved.

a. No MRF is required for the removal of dead, dying or fallen trees. They must be removed promptly or be subject to fines imposed by the board

g. Decks

1. A MRF must be submitted for ALL decks.

2. The MRF must include:

(A) A site plan denoting location, dimensions, materials and color.

(B) In most cases, the deck may not extend past the sides of the home.

(C) Materials must be cedar, cypress, or No. 2 grade or better, pressure treated pine, or composite materials.

(D) Color must be natural or painted to match exterior of home.

3. Vertical supports for wood decks must be a minimum 6 x 6 inch wood posts or painted metal poles, preferably boxed in as to appear to be 6 x 6 inch wood posts.

4. The following, without limitation, will be reviewed: location, size, conformity with design of the house, relationship to neighboring dwellings and proposed use.

5. Owners are advised that a building permit may be required for a deck.

h. Windows, Doors and Screens

1. A MRF must be submitted for all exterior building alterations. Building alterations include, but are not limited to, storm doors and windows, and removal or installation of shutters.

2. Windows and doors shall be of vinyl, wood or clad wood construction. Metal windows with a brick mold of not less than 2 inches may be approved by the ACC upon submission of a sample to the ACC for consideration. Exterior doors shall be of metal, fiberglass, or wood and are subject to approval.

3. Tinted window glazing is permitted; however, reflective glazing is not. If the tinted window is seen from the street, a MRF must be submitted.

4. Windows, screens, sliding glass doors and aluminum frames for fixed glass (such as storm windows) with a silver mill finish appearance are prohibited.

5. Exceptions are solarium window units may be bronzed anodized or white aluminum if not visible from the street. Leaded, beveled, or similar type glass in wood frame is acceptable.

6. All window treatments must be of neutral or white color on the side exposed to view from the exterior of the house. Sheets and other temporary window shades are not permitted.

i. Mailboxes in Phase I

1. Mailboxes should be of original design to conform with community standards unless otherwise approved by the board of directors

IV. Forms

A. Modification Request form . See form in the back of your directory. Projects must be completed within 90 days of approval or you will be required to file for an extension.