

Falcon Point HOA

Architectural and Landscape Design Guide & Standards

**Last Modification Date: April 29, 2013
Revision 1.00.06**

Section 1 - General Provisions

1. **Purpose.** The policies stated in this document are guidelines to be used by the Architectural Review Committee (ARC) during the homeowner request review process. The final decision of the Committee will consider these guidelines, each individual homeowner's site plan, and its impact on the overall community.
2. **Overview.** Article VIII of the Declaration of Covenants requires that an application be submitted to and approved by the Architectural Review Committee prior to beginning of construction or any exterior Modifications. To avoid delay, include with the application all dimensions, color, location, photographs, and material lists as appropriate. Any homeowner planning an exterior improvement/landscaping must contact the Home Owners Association (HOA) property management company to obtain the necessary paperwork **prior** to beginning the project. To avoid possible conflicts in the event an exterior improvement/landscaping is not in accordance with the Covenants, the Architectural Review Committee urges homeowners to follow the application process.
3. **Schedule.** Requests for Architectural Review must be submitted on the approved form and include a site layout showing the location of all changes. Copies of the form are available from the Board, ARC, and Property Management Company. While the covenants allow for a long time frame for review, the Architectural Review Committee will endeavor to process all reviews within seven days.
4. **Fees.** The Architectural Review Committee reserves the right to establish and collect fees for the review of applications. Review fees, if any, will be provided through notice to the applicants.
5. **Conflict.** Any conflict or ambiguity arising from the application of these design guidelines and the requirements of the Declaration of Covenants for Falcon Point shall be resolved by the elected Board Of Directors in favor of the application of the Declaration of Covenants.
6. **Separability.** No declaration of a court of competent jurisdiction of the invalidity of any single regulation or part thereof contained in these design guidelines shall invalidate any other portion of these design guidelines.
7. **Guidelines for Typical Architectural Requests.** In dealing with individual requests, the Board considers harmony of design, location, topography, visibility to other units, suitability of materials, workmanship, and effect on property values. This means requests will be considered individually. What is approved for one lot may not be approved for another if those considerations are substantially different. In general, however, the same guidelines will apply to all lots. The following guidelines for typical construction and architectural modifications are the current policy of the HOA. All of the following modifications require approval unless otherwise stated. However, this is not a complete list; the absence of an item does not mean approval is not required.

Section 2 – PreApproved and PreProhibited Requests

1. **Changes That Do Not Require Approval.** The Board of Directors has adopted a policy that some exterior modifications will not require approval:

- a. Flower boxes
- b. Portable or inflatable wading pools without filters and up to two feet in height located in back yards
- c. Repainting with colors identical to the existing colors
- d. Gutters in materials and colors consistent with the color of the house
- e. Removal of dead trees, bushes, and flowers in concert with replacement with new trees, bushes, or flowers.

2. **Prohibited Changes.** Some modifications will not be approved. The following are prohibited by the Covenants of Falcon Point:

- a. Clotheslines
- b. Dog runs and pens made of metal or wire
- c. “Designer” and novelty mailboxes
- d. Chain-link and other metal fences
- e. Wooden, plastic, or composite fences used as perimeter fencing
- f. Detached garages
- h. Violations of setback lines

Section 3 – Home Design Guidelines

1. Submittal Plans

At least one printed, full size scale set of plans must be provided for review by the ARC. This set will be kept by the ARC for its records unless an electronic copy (in pdf form) is also provided.

2. Minimum Square Footage

- a. Homes should meet the minimum square footage called out in the covenants, currently 3750 sq. ft.
- b. Exemptions for smaller, single story homes will be considered on an individual basis provided they meet 3350 sq. feet.
- c. All square footage requirements are interior A/C space, not inclusive of areas such as garages, attics, and covered patios.

3. Roof Pitches

- a. Homes should meet the requirements set forth in the Covenants (currently 10/12).
- b. Lower pitch roofing will be considered for architectural features such as dormers.
- c. Lower roof pitches will be considered in cases where the out of compliance design leads to a more aesthetically pleasing design flow (as determined solely by the ARC).
- d. Lower roof pitches may be considered in areas which are not visible from a public street (such as back patios).

4. Uniqueness of Design

- a. All homes must be unique within the neighborhood. Duplication of existing home plans is expressly forbidden.
- b. All floor plans must be substantially different. Determination of substantial difference is left to the sole discretion of the ARC (with appeal to the Board of Directors). Features used to determine substantial difference include but are not limited to:
 - i. External elevation
 - ii. Room counts
 - iii. Room size comparison between rooms targeted to similar use
 - iv. Room placement in the interior design
 - v. Openings and doorways between rooms
- b. The following are examples of alterations which DO NOT meet the requirement of substantial difference:
 - i. Minor elevation changes
 - ii. Mirroring of plans
 - iii. Alteration of external materials (substitution of stone for brick, for example)
 - iv. Alteration of window design

5. Sill Plate

The plate on the first story should be 10', with 9' plates usable in smaller areas and for accents.

6. Garages

- a. All homes must have at least three bays in each garage.
- b. Tandem bays are not considered separate bays – bays must be side-by-side.
- c. All garages must face the side or rear of a house. L-garages are allowed so long as the majority of the bays face side or rear (i.e., 2 of 3 bays must face the side or rear).

7. External Materials

- a. All homes must meet the current requirements for Brick & Stone (currently 90%).
- b. As per the Covenants, use of siding is restricted
 - i. The *combined total square footage* of all forward facing walls (defined as all walls directly facing a street) of non-brick or stone material may not exceed more than 100 sq. feet, in totality. Accessories such as shutters are exempt. Corner lots effectively have two forward facing directions, each of which is limited to 100 sq. ft. each of non-brick or stone material.
 - ii. Any *individual* side facing wall may not contain more than 100 sq. feet of non-brick or stone material (this does *not* prevent two walls facing the same side from totaling more than 100 sq. feet). Side walls which are adjacent to a road (such as a corner lot) are treated as forward facing walls, and hence are limited to the combined 100 square feet of non-brick or stone material.
 - iii. Rear facing walls may contain any standard building material allowed by the covenants, so long as the total of all non-brick and stone materials for the house remains at less than 10%.

8. Chimney Designs

- a. All chimneys must be capped
- b. Chimneys in front of the roof line must be of masonry or wood veneer and must match the design of the home.
- c. Chimneys behind the roof line may be of siding construction.

9. External Color And Material Selections

Selections for external material and color are subject to ARC approval and review. Selections should be submitted to the ARC as part of the approval process. Samples may be required.

- a. All external colors should generally be solid earth tones and muted. Bright colors are prohibited.
- b. External materials selected must be in compliance with the Covenants in effect.

10. Exterior Air Conditioners

- a. Individual air conditioning units extending from windows are prohibited.
- b. Exterior air conditioning units or heat pumps should be located so as to minimize visibility from any public road. Use of landscaping is encouraged to minimize visual impact.

11. Lighting, Outdoor

- a. All homes are required to have up lighting on the front of the home's exterior.
- b. Proposed lighting must be compatible in style and scale with the applicant's house, and applications should include location, number, style, bulb color, and wattage. Recommended yard and landscape fixtures include low voltage ground-mounted styles that may be wholly or partially concealed by plantings.
- c. Refer to Section 4, subsection 24 for additional requirements regarding exterior lighting.

12. Mailboxes and Newspaper Tubes

- a. Mailboxes must be of brick or stone construction (or a combination thereof).
- b. All mailboxes must include an address placard with the home number and street name, in a style and color substantially similar to that currently in use in the neighborhood.

Section 4 - Architectural and Landscape Design Guidelines

1. General Landscaping Requirements

- a. Requirements for trees and bushes are as stated in the Covenants.
- b. New homes must provide for grass on all sides before occupancy.
- b. Sidewalks must be 4' in width.
- c. Driveways must be a minimum of 12' in width.

2. Visibility at Intersections. No fence, wall, hedge or shrub planting that obstructs sight lines at elevations between two (2) and six (6) feet above the street shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting points twenty-five (25) feet from the intersection of said lines, or in the case of a rounded property corner, from the intersection of the street lines extended. The same sight-line limitations shall apply to any Lot within ten (10) feet from the intersection of a street line with the edge of a driveway pavement or alley line. No tree shall be permitted to remain within such distances of such intersections unless the foliage lines are maintained at sufficient height to prevent obstruction of such sight line.

3. Antennae – Television, Radio and Satellite Dishes

- a. No installation or construction of the same (in size in excess of 21") shall begin or occur without express written approval by the Architectural Review Committee.
- b. Satellite dishes cannot exceed twenty-one (21) inches in diameter.
- c. The system must have an in-line surge protector and must be grounded separately so as not to interfere with the home's ground.

4. Arbors

- a. Arbors may be constructed and installed without prior ARC approval provided they comply with the regulations set forth. However, they remain within the jurisdiction of the ARC, and as such homeowners are encouraged, but not required, to obtain ARC approval beforehand.
- b. An arbor should be a continuation or complement of the architectural style of the house both in design, color, and materials. Design, color and materials that are not part of or do not complement the house should not be introduced.
- c. Colors must be solid earth tones, stained or natural.
- d. Overall height is limited to 10 feet.
- e. Overall area is limited to a maximum of 100 square feet.
- f. Locations are limited to within the side or rear yard and located within the building setback lines unless otherwise approved by the Architectural Review Committee. For water front lots, the structure cannot hinder the peripheral view of adjacent neighbors. Lots are limited to two of one of the following: gazebo, shed, or playhouse, unless otherwise determined by the Architectural Review Committee.

5. Awnings

- a. No installation or construction of the same shall begin or occur without express written approval by the Architectural Review Committee.
- b. In general, exterior awnings will be prohibited unless demonstrated to be clearly compatible with the architectural design and qualities of the home, or screened from the view of adjoining neighbors due to the proposed location of installation.
- c. If approved, awnings must meet the following criteria:
 - i. They should be of a plain design without decorative features, such as scallops, fringes, etc.
 - ii. Colors shall be compatible with the color scheme of the house.

- iii. Awnings should be consistent with the visual scale of the house to which attached.
- iv. Pipe frames or structural supports for canvas awnings (or similar material) should be painted to match the trim or dominate color of the house.

6. Basketball & Tennis Courts

- a. No installation or construction of the same shall begin or occur without express written approval by the Architectural Review Committee.
- b. Generally, requests for the installation of courts will be approved subject to the following criteria being met:
 - i. The Architectural Review Committee will not approve basketball courts in excess of 50 feet by 50 feet or tennis courts in excess of 36 feet by 78 feet.
 - ii. The court shall be constructed of appropriate materials such as concrete, asphalt, or sports surface materials.
 - iii. Lighting, if included, must include a timer that shuts off automatically as of 10:00 P.M.

7. Basketball Goals

- a. Backboards must be of a translucent material such as Lexan and attached to a black pole or similar type of post. All posts must be installed in concrete.
- b. Temporary backboards and/or portable basketball goals are permitted if kept to the side or back of the house.

8. Birdhouses

- a. No installation or construction of birdhouses or similar items in excess of 10 feet in height shall begin or occur without express written approval by the Architectural Review Committee.
- b. Generally, requests for birdhouses will be approved subject to the following criteria:
 - i. All pole-mounted birdhouses shall be located in the rear yard of a residence secured firmly into the ground in a location approved by the Architectural Review Committee prior to installation. The height of pole-mounted birdhouses is subject to Architectural Review Committee approval.
 - ii. Quality materials shall be utilized in the construction of the birdhouse.
 - iii. The Architectural Review Committee shall approve all colors.

9. Clothes Lines

Clotheslines or similar apparatus for the exterior drying of clothes will not be permitted.

10. Decks

No installation or construction of the same shall begin or occur without express written approval by the Architectural Review Committee, other than those constructed by the builder.

Homeowners are advised to consider the following factors:

- a. Location
Decks will be located in rear yards in all cases except in the case of wrap around porches or decks.
- b. Scale and Style
 - i. Decks, particularly elevated decks, should be of a scale and style compatible with the home to which it is attached, adjacent homes, and the environmental surroundings.
 - ii. Railing on the deck shall not exceed four feet in height.
- c. Materials and Color
All decks, including their rails, landings and supporting posts, must be constructed only of cedar, redwood, pressure treated lumber, or composite decking; siding attached to deck must match

the siding of the house to which the deck is attached. If painted, wooden portions of the deck must be painted to match the color of the home. They may be stained or otherwise treated only with a transparent stain or preservative that allows the original wood grain to remain visible and that does not change its color to other than that of the types of wood cited.

d. Under Deck Storage

Elevated decks have an under deck area which can have a negative visual impact on adjoining neighbors, particularly when used as an informal storage space. The use of decorative screening or landscaping to minimize adverse visual impacts is encouraged and may be required by the Architectural Review Committee.

11. Dog Houses

- a. Doghouses may be constructed and installed without prior ARC approval provided they comply with the regulations set forth. However, they remain within the jurisdiction of the ARC, and as such homeowners are encouraged, but not required, to obtain ARC approval beforehand.
- b. A doghouse is limited to four feet in overall height and must be located in the rear or side yard.
- c. The roof is to be constructed of material similar to the main house (e.g. asphalt shingles).
- d. A dog house shall be treated only with a transparent stain or preservative that allows the original wood grain to remain visible and does not change the wood's color.
- e. Subject to preapproval, it may be painted to either match or complement the color of the home.

12. Dog Run

- a. No installation or construction of the same shall begin or occur without express written approval by the Architectural Review Committee.
- b. A dog run is limited to six feet in overall height and must be located behind a perimeter fence on the lot.
- c. The dog run must not be visible from any public street.

13. Exterior Air Conditioners

Exterior air conditioning units or heat pumps may be relocated or added only after Architectural Review Committee approval and if there is no adverse visual impact to adjoining properties.

14. Exterior Decorative Objects

- a. Exterior decorative objects viewable from the public road, whether natural or man-made, which were not part of the original construction design (either as a standard or optional feature), may be constructed and installed without prior ARC approval provided they comply with the regulations set forth. However, they remain at all times within the jurisdiction of the ARC, and as such homeowners are encouraged, but not required, to obtain ARC approval beforehand. Examples include bird baths, driftwood, weathervanes, sculptures, fountains, free standing poles of all types, house identification numbers, and items attached to approved structures. These may be evaluated in terms of their general appropriateness, size, location, compatibility with architectural and environmental design qualities and visual impact on the neighborhood and the surrounding area.
- b. Approval is not required for the following:
 - i. wall mounted flag poles, so long as the pole is less than 6 feet in length and mounted at the base at a height no greater than 6 feet.
 - ii. Holiday decorations typically associated with national holidays, such as flags, Christmas lighting, and Halloween/Fall Festival decorations.
 - iii. Temporary decorations (typically less than one week) associated with life events, such as weddings, births, and graduations.

15. Exterior Painting

- a. No exterior painting shall be permitted without the prior approval of the Architectural Review Board.
- b. Applications are not required for any repainting or re-staining that does not change a home's original colors. However, owners must obtain approval before changing the color of any externally visible portion of any unit, including siding, doors, shutters, trim, or roofing. The decision whether to approve each application will be based on a judgment as to whether the proposed change would be noticeably inconsistent or visually incompatible with the originally established color scheme of the applicant's property and the surrounding neighborhood.

16. Fences

No installation or construction of the same shall begin or occur without express written approval by the Architectural Review Committee. The Architectural Review Committee reserves the right to inspect the fence at any time before, during, or after construction to insure compliance with the approved fencing plan. The Architectural Review Committee retains the sole and absolute right to dictate the use of a single fence design for installation.

a. Approved Fence Types

The Architectural Review Committee will generally approve fence types as specified in the covenants:

1. Wrought Iron
2. Stone or similar masonry
3. Eight foot maximum height

b. Layout Requirements

All fencing must be approved prior to the installation of a given fence. The following are guidelines regarding fencing locations that generally will be approved the Architectural Review Committee:

1. No fencing will be allowed in the front setback line of the house. With respect to corner lots, this includes the side yard facing the side street of the residence.
2. Fencing may not encroach closer than 7½ feet to the property line within drainage, utility, and landscape easements. Items placed within easements are placed at risk. Should the utilities need to be accessed, removal of items will occur at the homeowner's expense.

c. Approved Construction Techniques

All fencing shall be constructed of quality materials as specified in the covenants. All fencing shall be properly braced and all posts shall be placed into the ground with concrete or placed at such a depth so as to ensure the fence will be secure and will not move. All fence bracing or ribbing shall be on the inside of the fence unless otherwise approved by the Architectural Review Committee.

d. Invisible Fencing

Generally, requests for invisible fencing will be approved subject to the Architectural Review Committee's approval of the proposed fence location prior to installation. All controller boxes and other equipment shall be hidden from view.

e. Maintenance

All fences must be maintained in a reasonable fashion. The Architectural Review Committee shall provide notice of any maintenance violation. Such violations shall be corrected within 15 days of receipt of said notice. If the violation is not corrected, the Architectural Review Committee, through the Home Owners Association, retains the right to correct the violation and bill the homeowner for all applicable costs including but not limited to: lien rights, attorney's fees, cost of

repairs, interest at the maximum rate allowable by law, and all other reasonable costs of collection.

17. Fire pits

No installation or construction of the same shall begin or occur without express written approval by the Architectural Review Committee.

18. Flag Poles

- a. Flagpoles are generally approved subject to Architectural Review Committee approval of location, materials, and method of installation.
- b. Galvanized poles are not permitted.
- c. Only one (1) flag pole is allowed per home without special approval by the ARC.

19. Fountains

No installation or construction of the same visible from a public street shall begin or occur without express written approval by the Architectural Review Committee.

20. Garage Additions

- a. No installation or construction of the same shall begin or occur without express written approval by the Architectural Review Committee.
- b. Generally, requests for garage additions will be approved subject to the following guidelines:
 - i. The addition shall be constructed with quality materials.
 - ii. The roofline shall follow the natural roofline of the home, or be approved by the Architectural Review Committee.
 - iii. The roof, siding, and trim shall match the colors of the primary residence.
 - iv. All detailed construction plans must be approved prior to beginning construction.
 - v. Garage additions must be substantially similar to the outside of the primary residence.

21. Gazebos & Pergolas

- a. Gazebos and pergolas may be constructed and installed without prior ARC approval provided they comply with the regulations set forth. However, they remain within the jurisdiction of the ARC, and as such homeowners are encouraged, but not required, to obtain ARC approval beforehand.
- b. A gazebo or pergola should be a continuation or complement of the architectural style of the house both in design, color and materials. Design, color and materials that are not part of or do not complement the house should not be introduced.
- c. Color must be solid earth tones, stained or natural.
- d. Overall height is limited to twelve feet.
- e. Overall area is limited to a maximum of 125 square feet.
- f. Locations are limited to within the side or rear yard and located within the building setback lines unless otherwise approved by the Architectural Review Committee.
- g. For water front lots, the structure cannot hinder the peripheral view of adjacent neighbors.

22. Hot Tubs and Jacuzzis

- a. Hot tubs and Jacuzzis are permitted in the rear yards of residences, so long as they are not viewable from the public roads.
- b. Residents are encouraged but not required to provide screening from neighboring views

23. Landscape Designs and Planting Beds

All landscape designs including planting beds for front and side yards are subject to review by the Architectural Review Committee.

- a. Additions or changes to planting beds do not require previous ARC approval provided they comply with the regulations set forth. However, they remain within the jurisdiction of the ARC, and as such homeowners are encouraged, but not required, to obtain ARC approval beforehand.
- b. The Architectural Review Committee reserves the right to deny any request based upon a lack of conformity to the established aesthetics of the Community.
- c. The use of any plants which are dangerous by touch (for example, poison ivy or poison oak), including a high likelihood of rashes or allergic reactions, are expressly prohibited.
- d. The use of plants with strong or pungent aromas is prohibited.

24. Lighting, Outdoor

Additions, deletions, and alterations of external lighting are subject to review by the ARC. In general:

- a. All homes are required to have up lighting on the front of the home's exterior.
- b. Proposed replacements or additions must be compatible in style and scale with the applicant's house, and applications should include location, number, style, bulb color, and wattage. Recommended fixtures include low voltage ground-mounted styles that may be wholly or partially concealed by plantings.
- b. Lighting which illuminates either common areas or private property other than that on which it is installed, including significant "backwash" behind houses, is prohibited.
- c. Proposed lighting should not result in adverse visual impact to any other property, due to factors including but not limited to location, color, or wattage. As the effects of proposed lighting may be difficult to assess prior to installation, the Architectural Review Committee reserves the power to require correction, including but not limited to removal or modification of lighting found to cause adverse impact after installation.
- d. The homeowner shall be responsible to keep lights in good repair
- e. The homeowner shall at all times keep dusk to dawn lighting in good repair with working light bulbs.
- f. Exterior security lighting shall not exceed two standard double floodlights. Light bulbs in such fixtures shall not exceed 150-watt incandescent bulbs or 90-watt halogen bulbs.
- g. The following lights are not approved for exterior security lighting:
 - i. High Intensity Discharge (HID) lighting
 - ii. Halogen bulbs in excess of 90 watts.
- j. All exterior lighting (i.e. landscape, security, etc.) must fall within the property limits of the lot. Lighting that is directed offsite shall be prohibited.
- k. Temporary color changes for seasonal emphasis (periods of 30 days or less) are allowed without ARC approval, but are subject to review.

25. Mailboxes and Newspaper Tubes

- a. No installation or construction of the same shall begin or occur without express written approval by the Architectural Review Committee.
- b. Mailboxes must be of brick or stone construction (or a combination thereof).
- c. All mailboxes must include an address placard with the home number and street name, in a style and color substantially similar to that currently used in the neighborhood.
- d. Mailboxes may be replaced only with units similar in size and style to those installed by the builder
- e. Replacement or repair of existing mailboxes shall not require ARC approval so long as the reconstructed mail box is substantially identical to the one replaced.

26. Patios

No installation or construction of the same shall begin or occur without express written approval by the Architectural Review Committee.

27. Patio Cover

- a. No installation or construction of the same shall begin or occur without express written approval by the Architectural Review Committee.
- b. A patio cover must be constructed of redwood, cedar, pressure treated lumber, or composite material or a material approved by the Architectural Review Committee. Corrugated fiberglass sheeting is not an approved cover material.
- c. The patio cover finish must be a color similar to the main house, left to finish naturally, clear sealed or sealed/stained to give the appearance of new redwood or cedar, or painted to match the color of the home.
- d. Height is limited to home's first floor sill plate.

28. Play Equipment

- a. Swing Sets and Play Structures
 - i. Such equipment is subject to review by the Architectural Review Committee.
 - ii. No playground equipment shall be placed in the front or side
 - iii. The primary structure must be made of weather resistant wood of a color appropriate to the property and maintained for safety.
- b. Play Houses
Playhouses are permitted subject to Architectural Review Committee review.
- c. Tree Houses
 - i. Tree houses of a size less than 64 sq. ft. are permitted subject to Architectural Review Committee review.
 - ii. Tree houses must be constructed using sound building techniques.
 - iii. Color selection must match the home, using muted solid earth tones

29. Ponds

No installation or construction of the same shall begin or occur without express written approval by the Architectural Review Committee if same is visible from the public road, or the size is in excess of 36 sq. ft., or the depth is in excess of 18 inches.

30. Porches, Screened

- a. No installation or construction of the same shall begin or occur without express written approval by the Architectural Review Committee.
- b. Generally, requests for screened porches will be approved subject to the following guidelines:
 - i. The screened porch shall be constructed with quality materials.
 - ii. The roofline shall follow the natural roofline of the home, or be approved by the Architectural Review Committee.
 - iii. The roof, siding, and trim shall match the colors of the primary residence.
 - iv. All detailed construction plans must be approved prior to beginning construction.
 - v. Screened porches must be substantially similar to the outside of the primary residence.

31. Room Additions

- a. No installation or construction of the same shall begin or occur without express written approval by the Architectural Review Committee.
- b. Generally, requests for room additions will be approved subject to the following guidelines:
 - i. The addition shall be constructed with quality materials.
 - ii. The roofline shall follow the natural roofline of the home, or be approved by the Architectural Review Committee.
 - iii. The roof, siding, and trim shall match the colors of the primary residence.
 - iv. All detailed construction plans must be approved prior to beginning construction.
 - v. Room additions must be substantially similar to the outside of the primary residence.

32. Signage

- a. All signage is subject to local and state regulations. All signage is subject to the approval of the Architectural Review Committee.
- b. No signage shall be located in such a place whereby it restricts or obstructs traffic visibility. No identification signage shall be allowed within the right-of-way of a dedicated public street, nor in any area not specifically approved by the Architectural Review Board.
- c. Prohibited Signage: The Architectural Review Committee generally will not approve the following signage:
 - i. Signs advertising goods, services, or home occupations.
 - ii. Pennants, banners, and portable signage not approved by the Architectural Review Committee.
 - iii. During development, no entranceway or common area signage shall be allowed except by the Declarant without Board of Directors approval.
 - iv. No entranceway or common area signage is allowed with the exception of the approval by the Board of Directors.
- d. One "For Sale" or "For Lease" sign may be displayed on a Lot that is being offered for sale or lease provided that it is in such form, style, and location as the Architectural Review Committee may require.
- e. Permission to erect personal signage (examples include, but are not limited to, garage sales, open houses, and party events) will generally be granted by the ARC, but such signage may not be erected more than 24 hours before said event, and must be removed within 24 hours of said event.

33. Solar Panels

Placement of solar panels requires approval of the Architectural Review Committee.

34. Storage Sheds

Storage sheds are defined as exterior enclosures capable of hiding or storing equipment, materials, or supplies for protection from theft, visibility or weather. Because sheds are not specifically designed or located for consistency with the neighborhood's architectural style and can detract from an otherwise visually harmonious residential environment, the installation of prefabricated or freestanding sheds is prohibited.

35. Swimming Pools

- a. No aboveground swimming pools shall be permitted. No installation or construction of any pool shall begin or occur without express written approval by the Architectural Review Committee. Approval by the ARC does not exempt the homeowner from obtaining all necessary permits.
- b. No alteration of the existing grade of any lot may be done without prior approval of the Architectural Review Committee. Any proposed grade changes must be shown on proposed plans.
- c. Pool design must be approved by the Architectural Review Committee.
- d. Pool equipment must be screened from offsite view by solid and/or landscape screening.
- e. Pool Fencing:
 - i. Any application for construction of an in-ground pool will not be considered unless the application is accompanied by an application for an acceptable fence design.
 - ii. Fences surrounding pools must comply with state and local ordinances. Fencing materials must comply with these policies. Generally, only wrought iron type fencing will be approved around a pool.

36. Trellis

- a. A trellis should be a continuation or complement of the architectural style of the house both in design, color and materials. Design, color and materials that are not part of or do not complement the house should not be introduced.
- b. Color must be solid earth tones, stained or natural.
- c. Overall height is limited to eight feet.
- d. Locations are limited to within the side or rear yard and located within the building setback lines unless otherwise approved by the Architectural Review Committee.
- e. For water front lots, the structure cannot hinder the peripheral view of adjacent neighbors.

37. Walls

- a. Walls may be required between properties where the difference in elevation is in excess of three feet.
- b. No installation or construction of the same shall begin or occur without express written approval by the Architectural Review Committee.
- c. The architectural style and materials of any proposed wall must be compatible with the exterior finishes of the residence.
- d. Walls that divert water outside the existing drainage easements will not be approved.

38. Wires and Cables

Wires and cables, including those installed to convey radio or television signals, shall be hidden, buried, or secured flush with the side of each house so as to minimize their visibility.

39. Other Elements Not Listed

Any alteration or improvement made to a lot within the Community is subject to Architectural Review Committee approval prior to its commencement. All questions should be directed in writing to the Architectural Review Committee.

Section 5 – Revision History

1.00.00	7/3/2011	Initial Release
1.00.01	7/4/2011	Changes Made By Board and ARC for Clarification
1.00.02	7/4/2011	Formatting Changes, Addition of Revision History
1.00.03	7/31/2011	Grammar corrections in 4.23 (planting beds) Minor formatting changes
1.00.04	2/09/2012	Adds Section 4.18c, specifically limiting the number of flag poles per home to one.
1.00.05	4/27/2012	Updates Section 3.2a to indicate potential change in the current sq. ft. requirements in the covenants to 3350. Removes original section 3.2b offering potential exemption of sq. ft. rule Renumbers 3.2c to 3.2b
	Changes Remanded 5/01/2012	
1.00.06	4/29/2013	Updates Section 4.21 (Gazebos) to explicitly include pergola structures