



**ARCHITECTURAL GUIDELINES
FOR
EXTERIOR ALTERATIONS**

**COVENTRY PLANNED UNIT DEVELOPMENT
YORK COUNTY, VIRGINIA**

JULY 2002

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I. The COVENTRY Master Association

"[Is] a non-profit entity, which will operate for the purpose of bringing about civic betterment and social improvements in the residential community . . . known as Coventry. [It will] act to protect and preserve the property values of Coventry and perform with the aim in mind that it act not for an individual's benefit, but rather for the common good of the community." (from the *Articles of Incorporation of Coventry Homeowners Association*)

II. COVENTRY Architectural Review Committee (ARC)

The Architectural Review Committee consists of at least three members of the Association in good standing. A member from each Coventry village would be optimal. All are volunteers who need not be an architect or meet any other particular qualifications. Members are not compensated for their services.

The Architectural Review Committee members are appointed and removed by the Board of Directors by written Declaration identifying each new member appointed to or removed from the committee. The term of appointment is for a period of three years or until the appointment of a successor. In the absence or disability of any regular member or members, the Board will appoint replacement members. Any new member appointed to replace a member will serve that member's unexpired term.

The primary responsibility of the Architectural Review Committee is to keep the community attractive for the enjoyment of residents and for the protection of property values. It does this through a process of design review whereby changes to existing properties are examined, in advance, for aesthetics, impact on adjoining private and public properties, and adherence to the *Declaration of Covenants, Conditions, and Restrictions* contained in Presson Arbor and Coventry legal documents. Proposed changes not meeting the standards set forth in the legal documents or these guidelines cannot, for the good of the entire community, be approved.

The Architectural Review Committee shall meet once a month to perform its duties. The vote or written consent of two-thirds of members present shall constitute the act of the committee. The committee shall keep and maintain a written record of all actions taken.

For additional information about the Architectural Review Committee refer to ARTICLE TEN of the COVENTRY Homeowners Association Declaration of Covenants, Conditions, and Restrictions.

A. Village Committees & Design Review

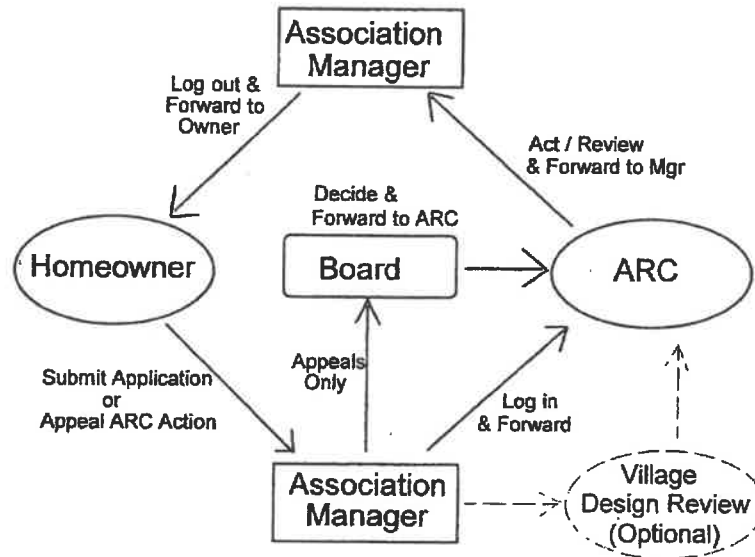
Due to the number of residences in COVENTRY, the Architectural Review Committee may use Village Committees to assist it in performing its duties. This involvement of Village Committees in the design review process is optional and is strictly up to each Village Committee.

Village Committees, comprised of volunteers genuinely interested in maintaining the integrity of the architectural style in their areas, may choose a Design Review Team to work with the Architectural Review Committee in developing and maintaining appearance standards applicable within their particular Village. The Design Review Team leader will present the official views of his/her Village to the Architectural Review Committee and/or Board of Directors.

The Architectural Review Committee may ask for information from these teams concerning proposed rules and regulations, and may give alteration applications to the teams for review, validation, and comment. In any event, neither the Design Review Teams nor the Village Committees will be asked to carry out enforcement actions. This disagreeable, but necessary duty is the sole responsibility of the Master Association.

It is the hope of the Architectural Review Committee that each village will establish a Village Committee, and can find enough interested homeowners to make design review a true community-wide effort. A resident may contact the Master Board or the Association Manager to find out, which Village Committees are active in the Architectural Review Committee's application review process.

B. The Application and Review Process



C. Applying for Approval of Exterior Alterations

1. Homeowner obtains application from the Association Manager.
2. Homeowner must return completed application to Association Manager by the seventh day of the month in order for it to be considered during that month's scheduled Architectural Review Committee meeting.
3. Association Manager logs in application and supporting documents. If application is incomplete, the Association should not accept it without advising the Homeowner that it may be rejected because it lacks required or needed information. If the application is complete, or the Homeowner insists, the Association Manager will accept the application and log it in the Architectural Review Committee Log Book. The Homeowner will be advised that a response to his application will be due thirty (30) days from the date that the request is submitted to the ARC.
4. The Association Manager will give all applications to the Architectural Review Committee no later than the seventh working day of the month. One copy of each application will be provided to every member of the Architectural Review Committee and additional copies, as needed, to the Village Committee Design Review Team, if applicable.
5. Design Review Teams must make their input to the Architectural Review Committee not later than the 12th of the month. If no input is received from the team, the Architectural Review Committee will process the application without it.
6. All applications received will be reviewed by the Architectural Review Committee at its monthly meeting. The recommendations of the Village Design Review Teams will be taken into consideration;

however, the Architectural Review Committee has the ultimate responsibility in determining the application's compliance with the Association's rules and regulations.

7. The Association Manager will enter the Architectural Review Committee's decision onto the master log and will notify the applicant, in writing, of the Architectural Review Committee's decision within seven days following the Architectural Review Committee meeting.
8. The master log, completed applications, and supporting documents will be retained as permanent Association records.

D. What Makes an Application Complete?

An application is complete when it provides the Architectural Review Committee with enough information to thoroughly analyze the alteration applied for. Besides filling in all the required information on the application form, the homeowner will probably need to submit supporting documents. Some examples of supporting documents are as follows:

ITEM	REASON
Description of Alteration	Required for all applications, can be detailed or simple statement depending on the complexity of the alteration and number of supporting documents.
Copy of Physical Survey (plat)	Required for applications proposing expanding existing structures, adding new structures, relocating structures, or making landscaping changes. This will allow the Architectural Review Committee to see how the proposed alterations will affect neighboring properties.
Description of Materials	Will allow the Architectural Review Committee to maintain uniformity within the area.
Contractor's Proposal	Not required, but would provide the Architectural Review Committee with the maximum amount of information.

This list is not all-inclusive but shows some of the documents that the Architectural Review Committee may require to support the applications.

E. What To Do If An Application is Disapproved

If an application is disapproved, the homeowner has the right to appeal the decision to the Coventry Master Association Board of Directors. The homeowner should contact the Association Manager for the procedures to file an appeal. Before filing the appeal, however, the homeowner should first consider why the application was disapproved. If the homeowner is willing to accept changes recommended by the ARC (if any are made), the homeowner may submit an amended application using the previously submitted application as a supporting document, and indicating the changes that will be made to make the application acceptable. If information was missing from the application, the homeowner should resubmit the application with the required information. In any event, any applications resubmitted will start the thirty-day period again.

F. What If I Don't Wait For Approval?

If you start alterations without first obtaining written approval of your plans, you do so at your own risk. If you fail to submit an application or if your application is turned down or modified, you may face the cost of removing the alteration plus the cost of litigation if the civil legal system has to be utilized. These circumstances may also arise if your property has been altered without approval before you purchased it.

In cases such as those above, every effort will be made to work out a reasonable solution to the situation.

G. Enforcement

Observance of the covenants is the job of every resident, but the Association carries out enforcement. When architectural-related complaints are brought to the attention of the Architectural Review Committee and/or the Association Manager, they are kept confidential and are reviewed as promptly as possible. If a complaint is found to be a violation, the property owner is contacted by a formal letter and asked to correct the problem, either by removal or submission of an application, or by repair in case of a maintenance problem. Most problems can or should be corrected at this point.

The covenants give to the Architectural Review Committee the responsibility to set rules and procedures for architectural control, and the power to interpret the covenants and allow exceptions to their restrictions. Based upon the policies and previous decisions of the Architectural Review Committee, the guidelines are intended to assist applicants by indicating what is most likely to be approved in typical circumstances. They will also provide important information on how to prepare your application.

Special circumstances regarding your property may allow the approval of an application, which might be denied at another location, or the denial of one, which might be approved elsewhere. The fact that your plan has been approved for use at another location does not mean that it is automatically approved for you.

To paraphrase the legal documents (Article Ten, Section Four, Amendment Three of Coventry Declaration of Covenants, Conditions, and Restrictions): *Any Owner who (I) undertakes unauthorized modifications or causes any damage to the Owner's property, . . . , or (ii) should an Owner fail to maintain the Owner's lawn, grass, shrubs, trees, flower beds, gardens or fences on the Owner's property in good order, condition and repair, such Owner, at the option of the Board of Directors, shall be required to correct such unauthorized modification or repair such damage or condition at the owner's expense upon such notification by the Board of Directors. In the event an Owner fails to comply with such notification to correct such unauthorized modification or repair such damage or condition upon such notification, then the Board of Directors shall have the right to undertake such repairs, replacements or maintenance as may be necessary under the circumstances, and assess the Owner for the actual costs.*

H. Major Building Additions

1. Major building additions include, but are not limited to greenhouses, porches, and room additions.
2. In order to be aesthetically pleasing, the design of major additions should be consistent with the existing shape, style and size of the dwelling in the following ways:
 - a. Siding, roofing, and trim materials should be the same as, or compatible with, the existing materials of the dwelling in color and texture.

- b. New windows and doors should be compatible with those of existing dwelling in style and color. These should also be located on walls at the same approximate height as those of the existing dwelling and be trimmed in a similar manner.
 - c. Roof eaves and fascias should be the same depth, style and approximate height as existing eaves and fascias. New roofs should be the same approximate slope as those existing on the dwelling.
3. The following conditions shall determine the acceptability of additions:
- a. Additions should not significantly impair the view, amount of sunlight, or ventilation of adjacent residences or the public's use or enjoyment of open space. New windows, doors, or viewing areas from the addition should not impinge upon existing internal or external private areas of adjacent residences.
 - b. New additions should not create situations in which adjacent neighbors will have difficulty adding to, modifying, or maintaining existing dwellings.
 - c. Addition must not adversely affect drainage conditions on adjacent properties through changes in grade or other significant run-off conditions.
 - d. Additions in Presson Arbor must not result in lot coverage in excess of twenty-five (25) percent.

NOTE: It is recommended that before any digging is initiated the applicant call MISS UTILITY 1-800-552-7001 to have existing utilities located and marked. Also, many additions/alterations require York County approval. It is the applicant's responsibility to ensure all required County approvals are obtained prior to beginning the proposed modification.

I. Covenant Clarifications

General: The following section has been created to expand on the COVENTRY Covenants and Use Restrictions as they apply to PRESSON ARBOR. There are differences between the separate Villages within COVENTRY and what applies to one Village may not apply to another.

These are layman interpretations. Where there is still room for interpretation, the basic covenants prevail. The italicized paragraphs below have been extracted from Article Nine - Use and Occupancy Restrictions - of the covenants and are followed by explanations, interpretations, and comments developed by the Architectural Review Committee.

J. References

The following references were used in the preparation of this guide:

- *Declaration of Covenants, Conditions and Restrictions of Coventry*, 30 January 1988, et. seq.
- *Architectural Standards, Presson Arbor in Coventry*, developed by American Eastern, Inc.
- *Architectural Control Design Review, 4th edition*, CAI-Community Associations Institute, 1998.
- *Strategies for Successful Enforcement of Rules and Deed Restrictions*, CAI-Community Associations Institute, 1995.

III. General Restrictions

A. Use of Residence

No Owner shall occupy or use his Residential Unit, or permit the same or any part thereof to be occupied or used, for any purpose other than as a private, single-family residence for the Owner's immediate family, lessees, servants or guests.

Self-explanatory.

B. Storage in the Common Area

Except for parking passenger automobiles in the designated parking spaces, nothing shall be stored by any Owner in the Common Property without the prior consent of the Master Association, and no waste shall be committed in or to the Common Property.

Presson Arbor's common property consists of wooded tracts and the shoreline along Harvest lake. The intent of this paragraph is to establish guidelines to ensure that all such common property maintains its natural state.

The parking of automobiles on Common Property applies only to Common Property areas containing designated parking spaces.

Prohibited storage on Common Property includes, but is not limited to: boats, trash, grass cuttings, tree trimmings, thatch, chemicals, petroleum products, paint and construction materials. Exceptions require written approval from the Master Association.

C. Increase in Liability

No Owner shall do or keep or permit anything to be done or kept on any Commercial Property, Residential Unit or in the Common Property which will increase the rate of insurance on the Development, result in cancellation of insurance on any Residential Unit or any part of the Development, or be in violation of any law without the prior consent of the Master Association, except as provided in Article Eight, Section Two above.

This is a catch-all statement for the protection of Coventry. It pertains to landscaping that causes changes in drainage or runoff, the construction of unsafe structures, or structures that present a dangerous situation such as blocking easements for utility maintenance or access for emergency services.

D. Signs

No sign of any kind shall be displayed to the public view on or upon any Residential Unit or in the Common Property without the prior consent of the Master Association, except as provided in Article Eight, Section Two above.

Signs are used to communicate and not meant to be a distraction. Permanent signs are put in place by local governing agencies or by the Master Association. These include stop signs, street signs, development signs, neighborhood watch signs, and mailbox identification. All other signs are temporary. "House direction" and "yard sale," which are temporary signs, are allowed, provided they are not installed earlier than the day

preceding the event, and are removed no later than 8:00 AM of the day following the event. Warning signs (Beware of Dog, Protected by XXX) are also approved (see VI.X). Commercial quality residential "For Sale" signs may be displayed, however, an application with a description and when available, a picture of the proposed sign must be submitted before the sign is installed.

Political signs may not be placed in the commons areas without written permission from the Master Association. They cannot be placed on residential, private property without the written consent of both the Master Association and the homeowner.

Other signs or plaques that identify the house number/address or name of the resident must be approved by the Master Association if they vary significantly from conventional numbers or name on the mailbox and house number on a porch or front entrance. Requests should be made using the process described in Section II.C above. The ARC will review the application, and provide a recommendation to the Master Board via the Association Manager.

E. Nuisances

No nuisances shall be allowed in or upon any Residential Unit or the Common Property, nor shall any use or practice be allowed which interferes with the peaceful occupancy and use of another Residential Unit or of the Common Property by the Owners. .

A public nuisance is one, which affects others living in Presson Arbor. This shall include, but is not limited to loud noises, music, obscene language, unprovoked frequently barking dogs, unleashed pets, discharging of firearms or fireworks or any other related public nuisance.

A private nuisance is one that affects one's personal interest in the private use and enjoyment of property by any type of liability-creating action. This shall include, but is not limited to, willful destruction of private property or other criminal acts, unsightly structures, unsafe structures or any other related private nuisance.

Anything that annoys and disturbs a resident of the community, rendering the normal use or occupation of their property physically uncomfortable shall be considered a nuisance.

No nuisances public, private or any combination thereof shall be allowed in or upon a residential unit or the Common Area.

A dog, which has been declared as "vicious" by York County's Animal Control Division, shall be considered a public nuisance within Coventry.

F. Unlawful Use

No immoral, improper, offensive or unlawful use shall be made of any Residential Unit or any part of the Common Property.

Self explanatory.

G. Use of Common Property

Reasonable rules and regulations concerning the use of the Common Property and conduct of the Owners, their families, guests, tenants, agents and invitees within the Development may be made, amended and revoked from time to time by the Board of Directors of the Master Association. Copies of rules and regulations and all

amendments thereto shall be furnished by the Master Association to all Owners and residents of the Development upon request.

The rules and regulations referred to here pertain to the use of Common Property such as the clubhouse and other recreational amenities within Coventry.

H. Petroleum-powered Vehicles

No petroleum powered vehicles shall be allowed on any lakes, ponds or other waterways within the Property.

Self-explanatory

I. Interfering with Improvements

No Owner nor the Master Association nor any Project Association shall interfere in any way with the completion of the contemplated improvements of the Property by a Project Developer.

Self-explanatory

J. Use of Common Property

Except for the right of ingress and egress, an Owner shall use the Common Property only as may be allowed by the master Association or expressly provided for herein.

Self-explanatory

IV. Single Family Area Restrictions

A. Residential Use of Home

All lots in the Single Family Areas shall be used for residential purposes exclusively. The use of a portion of a dwelling on a lot as an office by the Owner or tenant thereof shall be considered a residential use if such use does not create customer or client traffic to and from the lot. No structure, except as hereinafter provided shall be erected, altered, placed or permitted to remain on any lot other than one (1) detached family dwelling and one (1) small accessory building which may include a detached private garage, provided the use of such accessory building does not overcrowd the site and provided further, that such building may not be constructed prior to the construction of the main building. .

No signs or other advertising are allowed that would create traffic. (See also Sec. III.D)

Approved businesses should be conducted by mail, phone, or by traveling to the customer from the residential office. Approved businesses should be invisible.

A structure is defined as any construction or any production built up or composed of parts joined together in some definite manner. No recreational structures shall be permitted which would create a nuisance or be unsightly. This shall include skateboard and bicycle ramps, "clubhouses" and tree huts.

An accessory building shall not be occupied, and in the case of a garage, shall not contain any portion which is intended to be occupied, nor shall it exceed one story in height.

B. Model Homes

The provisions of this Section shall not prohibit the [Master Board] from using a house or other dwelling units as models.

Self-explanatory.

C. Construction

The exterior of all houses and other structures must be completed within one (1) year after the construction of same shall have commenced, except where such completion is impossible, or would result in great hardship to the owner or builder due to strikes, fires, national emergency or natural calamities. Houses and other dwelling structures may not be temporarily or permanently occupied until a certificate of occupancy has been issued thereon by the County of York, Virginia. During the continuance of construction, the Owner of the lot shall require the contractor to maintain the lot in a reasonable clean and uncluttered condition.

The primary intent here is to keep areas where construction is ongoing picked up and neat in appearance. The lot owner is responsible for compliance with this paragraph.

D. Screened Areas

Each lot owner shall provide a screened area in which garbage receptacles, fuel tanks or similar storage receptacles, electric and gas meters, air conditioning equipment, clothes lines, above ground swimming pools, and other unsightly objects must be placed or stored in order to conceal them from view from the road and adjacent properties. Plans for such screened area delineating the size, design, texture, appearance and location must be approved by the [Master Board] prior to construction. Garbage receptacles and fuel tanks may be located outside of such screened area only if located underground.

The intent of this directive is to screen from public view the types of objects mentioned in the corresponding paragraph of the COVENTRY COVENANTS. Screening may be accomplished with landscaping, fencing, or architectural materials that are similar in color and style as the primary structure on that lot. Landscaping materials used for screening must ensure that plant growth will screen effectively year-round and from all applicable angles. All proposed screening must be approved by ARC.

E. Parking

Each lot owner shall provide two (2) spaces for the parking of automobiles off streets prior to the occupancy of any building or structure constructed on said property in accordance with reasonable standards established by the [Master Board].

Self-explanatory.

F. Mobile Homes, Boats, & Trailers

No mobile home, trailer, tent, barn, or other similar outbuilding or structure shall be placed on any lot at any time, either temporarily or permanently. Boats and boat trailers may be maintained on a lot, but only within an enclosed or screened area approved by the [Master Board] such that they are not generally visible from adjacent properties.

Self-explanatory. (See also Sections IV.N and V.III)

G. Temporary Structures

No Structure of a temporary character shall be placed upon any lot at any time; provided, however, that this prohibition shall not apply to shelters or temporary structures used by the contractor during the construction of the main dwelling house, it being clearly understood that these latter temporary shelters may not, at any time, be used as residences or permitted to remain on the lot after completion of construction. The design and color of structures temporarily placed on a lot by a contractor shall be subject to reasonable aesthetic control by the [Master Board].

Self-explanatory.

H. Externally-Mounted Devices

No television antenna or radio receiver or sender or other similar device nor any window air conditioning units, aluminum or vinyl awnings shall be attached to or installed on the exterior portion of any building or structure.

Satellite dishes should be placed in a location to provide maximum reception and should be concealed if at all possible. See Section VI.A.

I. Lot Boundaries

No lot shall be subdivided, or its boundary lines changed, nor shall application for same be made to the County of York, except with the written consent of the [Master Board]. However, the [Master Board] hereby expressly reserves to itself, its successors or assigns, the right to replat any lot or lots owned by it and shown on the plat of any subdivision within the Development in order to create a modified building lot or lots; and to take such other steps as are reasonably necessary to make such replatted lot suitable and fit as a building site including, but not limited to, the relocation of easements, walkways, rights of way, private roads, bridges, parks, recreational facilities and other amenities to conform to the new boundaries of said replatted lots. The provisions of this paragraph shall not prohibit the combining of two or more contiguous lots into one larger lot. Following the combining of two or more lots into one larger lot, only the exterior boundary lines of the resulting larger lot shall be considered in the interpretation of these covenants.

Self-explanatory.

J. Fences

No chain link fences are allowed on any portion of a lot. Fences shall only be constructed of wood, masonry, or other material approved by the Architectural Review Committee. No fences shall be erected, placed, or permitted to remain on any lot nearer to any street than the front of the house constructed on the lot.

Self-explanatory.

K. Mail Boxes

No mail and newspaper boxes shall be permitted along the streets unless required by the appropriate governmental authority, in which event, all such mail and newspaper boxes shall conform to a standard Development design approved by the Architectural Review Committee of the Association

The intent of this paragraph is to ensure reasonable conformity of mail and newspaper boxes within Presson Arbor so as not to call attention to these boxes and detract from the overall harmonious relationship among structures within the community.

L. Overnight Parking

Overnight parking in the street will not be permitted except on an emergency basis.

Self-explanatory.

M. Ungaraged Vehicles

No more than three ungaraged vehicles will be permitted to be parked consistently on the premises, and these must be in the driveway or on a parking apron off the driveway. These vehicles will be restricted to licensed, operable automobiles, mini-vans and pickup trucks not to exceed 3/4 ton in capacity.

"Consistently" is the key word here. Subsection L (above) and Subsection N (below) apply. This does not preclude visitors for extended stays. Communication with the neighbors is key to precluding any misunderstanding and consideration for the situation. A fourth family vehicle parked over night on the unit's driveway for more than seven days is in violation of this restriction.

N. Large Vehicles, Trailers, & Boats

Pickup trucks over 3/4 ton capacity, recreational vehicles, boats and boat trailers must be garaged. Recreational vehicles and boats too large to garage and large vans may be stored behind the house on a parking apron with suitable screening to minimize unsightliness and with a total of one per lot. The parking and screening must be approved by the Association. Tractors, trailers, buses, commercial vans and non-pickup trucks over 3/4 ton capacity are not permitted.

Self-explanatory

O. Vehicle - Abandoned or Inoperable

No junk, derelict, abandoned or inoperable vehicle or other vehicle on which current registration plates and City and State stickers, as required, are not displayed, shall be kept upon any property or street, public or private. Vehicle repairs, other than light maintenance are not permitted on the common property. The Board of Directors shall have the power to tow or "boot" any vehicle in violation of this subparagraph upon Ten (10) days prior written notice to the property owner or, in the event the property owner is unknown, by affixing such written notice to such vehicle for a three (3) day period and the vehicle will not be permitted to return until such time as the owner presents evidence to the Board of Directors that the violation has been corrected.

Self-explanatory

V. Recreational Facilities

A. Liability

All persons using any of the recreation facilities which may be placed on the Common Property do so at their own risk and sole responsibility. The Master Association and the [Master Board] do not assume responsibility for any occurrence, accident or injury in connection with such use. No Owner or occupant of a Residential Unit

shall make any claim against the Master Association or the [Master Board], their servants, agents, or employees, for or on account of any loss or damage to life, limb or property sustained as a result of or in connection with any such use of any of the recreational facilities. Each Owner and occupant of a Residential Unit shall hold the Master Association and the [Master Board] harmless from any and all liabilities and any action of whatsoever nature by any tenants, guests, invitees or licensees of such Owner growing out of the use of the recreational facilities, except where such loss, injury or damage can be clearly proved to have resulted from and been proximately caused by the direct negligence of the Master Association or the [Master Board] or their agents, servants or employees in the operation, care or maintenance of such facilities.

Self-explanatory.

B. Damage

Any damage to any building, recreational facility or other portion of the Common Property or improvements therein caused by an Owner or such Owner's pets shall be repaired at the expense of the Owner.

Self-explanatory.

VI. ARCHITECTURAL GUIDELINES

NOTE: "Visible from Neighboring Property" shall mean, with respect to a person six feet tall, standing on any part of such neighboring property at an elevation no greater than the elevation of the base of the object being viewed.

References in parentheses indicate the directive on which the guidelines is based. Source is the *Declaration of Covenants, Conditions and Restrictions of Coventry Planned Unit Development, 1988*

A. Antennas

Prior approval of the Architectural Review Committee is not required for installation of satellite antennas. However, since installation of these devices may potentially have a significant impact on the exterior appearance of our community, we ask that you consider the highest numbered option (below) for which installation is possible and an acceptable signal may be obtained.

1. Ground installation in the rear of your home or interior installation (such as in the attic).
2. Ground installation on either side of your home. If at all possible, attempts should be made to limit the exterior impact from the front of your home by locating the dish behind a fence or by appropriate landscaping.
3. Installation on the exterior structure of your home in the rear. The antenna should be placed no higher than necessary to receive an acceptable signal. If at all possible, the antenna should be placed below the fence line.
4. Installation on the exterior of your home on the side.
5. Ground installation in the front of your home. Reasonable attempts should be made to limit the exterior impact by appropriate landscaping.
6. Installation on the exterior structure of your home in the front.
7. Roof installation.

(Master Board Resolution, May 1998)

B. Awnings

Awnings can have a considerable impact on the appearance of both a unit and the surrounding neighborhood; therefore, a variance application must be submitted.

The ARC will review these applications based on the following:

1. Compatibility with the unit's architectural character, i.e., style, color and materials, preferable cloth and or wood.
2. Design of the sun control device should be straightforward without decorative fringes, etc.
3. Consistency with the visual scale of the unit to which the device will be attached.
4. Effects on views, sunlight and natural ventilation of neighboring properties.

If the proposed awnings will be removed for winter storage, supportive frames must also be removed.

(Art. Ten, 1B)

C. Basketball Backboards

Use of basketball backboards produces noise and vibration and can become a particular nuisance. For this reason, an application to the ARC must include written approval of the three homes facing and the two homes adjacent to the applicant.

The ARC will not approve a proposed backboard location if another location would improve the backboard's visual impact on the community while allowing reasonable recreation benefits from the backboard.

Because cheaply constructed and improperly anchored backboards increase the likelihood of excessive noise and vibration, the ARC will closely scrutinize the quality of materials and the method of installation proposed by the applicant.

Backboards are not be used before 9 AM or after 8 PM. Night workers (day sleepers) may request further restriction in the use of backboards adjacent to their property.

Backboards must be located to preclude use of the public street as a playing area, as this is against Virginia Department of Transportation regulations.

(Art. Nine, 1E and Ten 1B)

D. Boat Storage

Boats and boat trailers may be maintained on a lot, but only within an enclosed or screened area approved by the Architectural Review Committee. Approval is not required for boats and/or trailers stored within closed garages. Large boats and trailers may be disapproved if the screening necessary to hide them becomes too obtrusive.

See Large Vehicles, Trailers & boats in the previous section

(Art. Nine, 2F)

E. Chimneys

All chimneys are to be brick on vinyl homes and dryvit or brick on dryvit homes. See Attachment "A" hereto.

(Art. Ten, 3)

F. Clothes Lines

Clotheslines are to be screened from view (i.e., clothes lines cannot be visible from neighboring property). Since the height and length of clotheslines do not lend themselves to effective and attractive screening, clotheslines are discouraged. (See IV.D)

(Art. Nine, 2D)

G. Decks

A complete application to the ARC is required for a deck. Applications should include the following:

1. A description of the materials to be used.
2. An illustration of the proposed deck, including railings and stairs, dimensions and height above grade.
3. An explanation of any relocation of windows or doors, meter, and heating/air conditioning units.
4. A description of any changes in exterior lighting (refer to residential lighting).
5. A description of plantings to be removed for construction of or added in conjunction with the deck.

The ARC recommends that all visible portion be wood and that the wood be left natural and allowed to weather or that a clear preservative be applied. Finally, existing decks will not set precedence for future decks. York County requires a building permit be obtained prior to constructing a deck. Contact the Department of Codes Compliance.

(Art. Ten, 1B)

H. Dog Houses & Dog Runs

Unless visible from neighboring property, doghouses do not require submission of a modification request. Dog runs require approval from the ARC

All doghouses and dog runs must be located behind the rear foundation line of the residence. They should be positioned so as not to create a nuisance and be properly maintained. A doghouse should be sized for use as a doghouse (not storage), and, if visible from neighboring property, painted and roofed to match either the unit or the unit's shed.

(Art. Ten, 1B)

(Art. Nine, 1E)

I. Driveways and Walkways

All driveways and walkways in PRESSON ARBOR are to be exposed aggregate (see Attachment "A"). Owners are responsible for maintaining their respective driveways and walkways. No application is required for driveway or walkway repairs; however, repairs must not alter driveway or walkway dimensions and they must be made with material compatible with the original material.

Variance applications are required for any additional driveways, parking aprons (which must be paved) or extensions of existing driveways. A physical survey (plat), showing the existing and proposed paved areas, should be submitted along with the application. All paving must be exposed aggregate concrete.

(Art. Ten 1B)

(Art. Ten, 3)

J. Fences

Fences can easily create an unattractive patchwork appearance. Therefore, any modifications to builder-installed fencing, as well as any new fencing requires an application to the ARC. Fencing materials should be of equal or greater quality than the minimum standards set forth in these guidelines. Naturally rot-resistant (redwood, cedar or cypress) or pressure-treated wood is the material of choice. Pressure-treated lumber will be of #1 or #2 grade. All hardware shall be good quality and appropriate to fence design and material. All posts shall be a minimum of 4" x 4" and all corner and gate posts will be set in concrete. Gates shall match the fence design and should be braced to prevent sagging. All posts shall be placed on the inside face of the fence. Fencing may not be stapled – it must be nailed.

No chain link, barbed wire or other metal materials shall be used. Front yard fencing shall not be permitted. Fencing shall not exceed six feet in height.

Modifying original fencing includes, but is not limited to removing slats, staining, increasing or reducing fence height, and installing additional fencing to enlarge the enclosed area. When enlarging existing fenced areas, new fencing must be identical to original fencing. An appropriate drawing of the proposed extension, as well as a copy of the original physical survey (plat) showing an existing and the proposed fence location must accompany each application.

No fences may be installed across, around or through pedestrian access easements as shown on plat surveys. Proposed fencing on utility easements may be removed by the Utility Company, with the owner being responsible for both removal and reinstallation costs, unless written permission is granted by said Company.

Lakefront property fencing will be considered on a case-by-case basis. Fences along the property line bordering the lake can be no greater than four feet high, and should taper in height to match fencing on the remainder of the property greater than four feet high. Lakefront fencing applications will be reviewed to insure that the proposed fence will not impede visual access to common area lakes for neighboring properties.

Finally, repairs to the original or ARC approved fencing do not require an application. However, damaged fencing should be repaired within thirty (30) days of damage occurrence, and repairs must duplicate the original or approved fencing.

Staining of fences is not recommended. If fences are to be stained, an application is required. No application is required to weatherproof a fence with clean sealant.

(Art. 10, 2J)

K. Grills (Permanent)

Permanent grills, which are visible from neighboring property, require an application to ARC. In general, grills should be located behind the unit's rear foundation line.

(Art. Nine, 2D)

L. Gutters and Down Spouts

When replacing existing gutter and/or down spout or portions thereof, no variance application is necessary. However, an application is required if altering, e.g. changing color, or relocating the existing systems. Prior to installing gutters and/or down spout additional to those present at the time of the original sale, a variance application must be filed with the ARC. Applications for below ground gutter drainage systems must be accompanied by a diagram of the property, proposed installation, and termination point.

(Art. Ten, 1B)

M. Heating and Air Conditioning Units

Before installing an external heating and/or air conditioning unit additional to that installed by the Subdivision Builder, a variance application must be filed with the ARC. An application is also necessary when relocating the builder-installed unit.

All external units must be screened from view in accordance with Sect. IV. D above. Screening may be accomplished with landscaping, fencing, or architectural materials that are similar in color and style as the primary structure on that lot. Landscaping materials used for screening must ensure that plant growth will screen effectively year-round and from all applicable angles. All proposed screening must be approved by ARC.

(Art. Nine, 2D)

(Art. Ten, 1B)

N. Irrigation Systems and Wells

Underground lawn sprinkling systems require Architectural Review Committee approval. Wells for such systems also require approval.

(Art. Ten, 1B)

O. Landscaping

Application is required if any deviations from the builder's original landscaping plan are to be made that alter the slope/drainage characteristics of the property, significantly alter the appearance (especially from the street), or create features potentially hazardous to the safety of others. Mulching, planting of small trees, shrubs, flowers, etc. are excluded from this requirement.

It is the homeowner's responsibility to keep all shrubs, trees and grass neatly trimmed, properly cultivated and free from all trash, weeds, and other unsightly materials. The homeowner is also required to maintain grass located behind fences and on easement property. Lawns are required for soil stabilization. Grass height shall not be permitted to exceed six (6) inches at any time except on newly established lawns.

Plans calling for the planting of a series of trees or shrubs that form a visual barrier, blocking neighboring homeowners' view of a Coventry lake, will not be approved. Landscaping (trees, shrubs, etc.) may only be planted on the homeowner's property. Common area maintenance and landscaping by a homeowner may be approved on a case-by-base basis by the Landscape Committee, but will in no instance block common area access, visual or otherwise, to any Coventry common area, including all lakes.

Since installation of a rock garden constitutes a change in landscaping and because these gardens may create new and possibly undesirable drainage patterns for adjacent properties, rock gardens require an application for modification.

The vegetation growing within eight to ten feet of the Harvest Lake shoreline is common property that is maintained solely by the Association's landscape contractor. Pruning, trimming, or removal of this vegetation by residents is prohibited. Should a resident wish to "adopt" the remaining common property between his lot and the lakeside vegetative buffer, a landscape plan must be submitted with an Adopt-a-Spot application, which will be forwarded by the Association manager to the landscape committee for action.

(Art. Ten, 1B)

P. Lighting (Decorative)

Decorative holiday and festival lighting does not normally require approval; however, holiday lighting shall not be operative prior to the 26th of November in any year, and must be totally removed by January 22nd.

The ARC recommends that you make sure your lighting display is not objectionable to your neighbors on adjacent properties, or across the street from you.

Decorative lighting during other times of the year requires approval from the ARC .

(Art. Nine 1 D and E)

Q. Lighting (Residential)

The replacement of an existing light fixture, if accomplished with a realistic match to the old fixture, does not require approval from the Architectural Review Committee. If a change in style, size, shape, color or positioning is desired, or if additional light fixtures are to be installed on existing structures, an application is required.

(Art. Ten, 1B)

(Art. Ten, 3)

R. Lighting and Wiring (Exterior)

Permanent exterior lighting and wiring requires an application. All exterior lighting should be installed so as not to shine on adjacent property, and should be aesthetically planned for each location.

Security lights, flood lights and various types of high output lights should be considered more carefully because of the potential impact on neighboring properties. Light fixtures for this application should be carefully aimed so that they illuminate only a specific area, such as a doorway. Some high output light fixtures may have to be shielded in a manner similar to some street light installations to prevent unwanted or excessive intrusion of light from one property to another. A full application is required.

The ARC recommends that before any digging is initiated, the applicant call MISS UTILITY 1-800-552-7001 to arrange marking of existing utilities..

(Art. Ten, 1B)

S. Mailboxes

Each owner is responsible for the upkeep of his/her mail box and newspaper box (including supporting post). Damages and deterioration will be corrected promptly through repair or replacement, as appropriate. Repair or replacement done to return a mail box, newspaper box, or supporting post to its original condition does not require approval from the ARC.

Mail Box size, height, and placement with respect to the roadway must conform to U.S. Postal Service standards. Front (face) of mail box should be 14 inches from the edge of the asphalt pavement. As an aid to public service agencies, house numbers (plain or reflective) should be affixed to the posts. The addition of occupants' names to the box or post is discouraged since that tend to benefit the criminal element.

Mailboxes within Presson Arbor do not have to be identical. Non-standard (i.e. custom built/custom-decorated) boxes must complement the style of the dwelling and require approval of the ARC. Painted boxes/posts must match the colors of the lot's primary dwelling.. Matching, built-in newspaper boxes are encouraged.

The Virginia Department of Transportation, owner of the rights-of-way in Presson Arbor, prohibits, for safety reasons, the placement of permanent structures in the rights-of-way. This precludes use of concrete, brick, and similar construction materials for custom mailboxes and other curbside structures.

(Art. Nine, K)

(Art. Ten, 3)

T. Painting (Exterior)

To insure a continued attractive neighborhood appearance, exteriors of all living units and of accompanying structures must be kept neatly and adequately painted and/or stained.

If a unit or other structure is to be repainted with either the original builder color or a color previously approved by the Architectural Review Committee, a variance application is not needed. However the old and new colors must match, they must have both the same manufacturer and the identical name. If either manufacturer or name/number differs, then a color change is involved, and an application is required.

The ARC will consider color change applications on the basis of the following:

1. The material used to affect the change, i.e. the type of paint or stain to be used
2. The effect of the proposed color combination on neighborhood appearance.

More specifically, the ARC will review the proposed combination itself, the new combination in conjunction with the unit's shingle color, and the visual effect of the proposed colors on the immediate neighborhood. In general, the ARC recommends that proposed colors be consistent with those already in Presson Arbor. The Committee also advises no more than three (3) different colors on a particular unit.

(Art. Ten, 1B)

(Art. Ten, 3)

U. Patios and Walkways

Patios and walkways not visible from the street may be of exposed aggregate concrete, gray concrete, or other materials (brick, precast stepping stones, etc.) that blend in an aesthetically pleasing way with the home and its landscaping. They should also disturb existing contours as little as possible. Walkways visible from the street are to be constructed using exposed aggregate concrete per attachment "A" hereto.

Walkways that shall be extended outside existing fences will require an application.

(Art. Ten, 1B)

V. Pets

Dogs, cats, birds and fish are examples of appropriate pets. Pets must not be permitted to disturb neighbors with frequent howling, barking or other loud animal noises. Homeowners are restricted to three four legged pets. Pet excrement must be promptly removed from the property of neighbors and from common areas by the pet's owner if the pet is permitted outside the owner's property lines. Regular cleanup of one's own property is required to prevent odor and unsightliness from becoming public nuisances.

(Art. Nine, 1E)

(Master Board Resolution, October 1997)

W. Play and Recreation Equipment

Play equipment, which will not be visible from neighboring property, does not need an application for variance.

If the proposed equipment will be visible, however, a complete application is required. The following guidelines are intended to assist in both planning the play area and filing the necessary application:

1. All play equipment should be located behind the unit's rear foundation line.
2. Wood equipment should be left unpainted and allowed to weather, or have a clear sealant applied. Any deviation requires approval by the ARC.
3. Metal equipment should be painted an inconspicuous color, preferable either to match the unit's siding or to blend with the unit's rear fencing.

Equipment that would pose a public or private nuisance will not be permitted.

(Art. Nine, 1E)
(Art. Ten, 1B)

X. Residential Identification Signs (House Numbers)

No more than two (2) sets of residential identification signs, i.e. house numbers, are permitted on a particular unit and must match existing numbers.

In an emergency situation, to aid police, fire and rescue personnel in locating a residence, the Architectural Review Committee recommends that each unit have house numbers that are both prominently displayed at all times and adequately illuminated at night.

Warning signs (Beware of Dog, Security Alarms by XXXX, etc.) must be commercial quality and kept in good condition. Application, with strong justification, is required for such signs exceeding 120 square inches in size.

House numbers are not allowed on curbstones.

(Art. Ten, 1B)
(Art. Ten, 3)

Y. Restyling

Restyling is any relatively permanent change, which alters the exterior appearance of a unit. It includes the addition of or change in porches, porch railings, shutters, storm doors, security doors and windows, etc.

If the proposed alterations will be visible from neighboring property, an application must be filed. The application should be thorough and should include a detailed plan specifying the materials to be used, paint and/or stain colors, dimensions, and any other pertinent information. A sketch of the completed project should be also provided.

The ARC will review each plan based upon appropriateness of the alteration, the suitability of the proposed materials, and both the physical effects and the visual impact of the alterations on neighboring properties.

The ARC advises fashioning alterations in accordance with the unit's original style. Alterations should have minimal physical and visual effects on neighboring and adjacent properties. Finally, check with the York County Department of Codes Compliance for the necessary permits.

For additional restrictions, see Attachment "A"

(Art. Ten, 1B)
(Art. Ten, 3)

Z. Rock Gardens

See LANDSCAPING.

AA. Sheds and Storage Structures

A shed or other storage structure requires an application. The application should include a detailed plan specifying the proposed structure's lot placement, its dimensions, and the materials to be used. A sketch of

the completed structure is also necessary. Metal sheds will not be approved.. Sheds and storage structures should be placed to minimize obstruction of neighbors' views.

Generally storage structures must be located behind the living unit's rear foundation line. The committee recommends wood or vinyl siding and asphalt shingles as roofing. The structure should be painted, stained, or vinyl-clad, and shingled the same as the existing living unit. It should be unembellished and not exceed fifteen (15) feet in height. York County requires that a permit be obtained prior to beginning construction of sheds that are larger than 150 square feet. Generally, sheds cannot be built closer than five (5) feet to side and rear lot lines.

Lots bordering the Bethel Reservoir have additional restrictions in that no permanent structure may be placed closer than 200 feet to the shoreline. See Attachment "B"

(Art. Ten, One B)

BB. Smokestacks and Chimneys

Whenever an additional chimney or smokestack is to be built, an application must be filed with the ARC. In such instances, special care is needed to arrive at an architecturally suitable design. The ARC will consider applications on a case by case basis.

The following are some generalized guidelines:

1. New chimneys should resemble original chimney with respect to style, material, etc.
2. When a chimney is to be added next to the original chimney both flues should be run through the same enclosure.

(Art. Ten, 1B)

CC. Solar Collectors

Solar collectors require a variance application. Due to the large visual impact solar panels can have on a community, solar collectors generally are discouraged.

The proposed panels should have a minimal visual affect on the immediate neighborhood. They should not readily be visible from a street, They also should lie flat on the unit's roof. Existing solar panels will not set precedent for future solar devices.

(Art. Ten, 1B)

DD. Sprinkling Systems and Wells

Underground lawn sprinkling systems require ARC approval. Wells for such systems also require approval.

(Art. Ten, 1B)

EE. Staining (Exterior)

Due to wood stain's nature, a new stain color applied over an existing different color may produce an entirely different third color. Hence, to both avoid unusual colors and maintain visual harmony, changes in stain colors generally are not permitted. There is an exception to this rule: if the original stain color is no longer available, a color change will be permitted. Remember, color changes require application to the ARC.

Also see PAINTING (EXTERIOR)

(Art. Ten, 1B)

FF. Statues, Fountains, & Ornaments

Any statue, fountain and/or ornament, including but not limited to flag pole, window boxes, weather vanes, bird baths, etc., require a variance only if it will be visible from neighboring property.

Proposed statues, fountains and ornaments should have minimal visual and physical impact on neighboring properties. (Art. Ten, 1B)

GG. Storm Doors

While storm doors and storm windows are not permitted in Presson Arbor. (See Attachment "A"), an exception is made for storm doors only. Storm doors shown on Attachment "C" do not require ARC approval. Any other style storm door does require submission of a modification application.

See Policy Resolution # 2017-5. (Art. Ten, 3)

HH. Swimming Pools, Hot Tubs, & Spas

Both in-and above ground pools generally are discouraged. If a pool is contemplated, however, a variance application must be filed. The Committee will consider these applications on a case-by-case basis looking primarily at the potential effects of the proposed pool on neighboring and adjacent properties. In particular, the ARC will examine planned excavation, drainage and, if the pool will be visible from neighboring property, surrounding landscaping. All pools must comply with applicable County codes.

Neither inflatable nor plastic wading pools require an application. Either may only be placed on the property so as to not be visible from the street fronting the property.

Hot tubs and spas require a variance application.

The Architectural Review Committee's primary concern is the effect of drainage upon adjacent lots. Considerations for application review are:

1. Whether installation requires excavation, and if so, the effect of excavation upon adjacent properties.
2. Where siphoning into the yard will be the means of drainage, the gallon capacity of the proposed tub or spa relative to yard dimensions.
3. A tub or spa must be screened so as not to be visible from neighboring properties.

York County requires owners to obtain a building permit prior to installing a pool, hot tub, or spa.

Remember that any structure to be built in conjunction with the proposed pool, hot tub or spa (e.g. trellis, decks, etc.) not only may require a building permit, but also will require a variance application if the structure will be visible from neighboring property. Finally, once installed, pools, tubs and spas must be operated so as not to become a nuisance.

(Arts. Nine 1C, Nine 1E, Nine 2D, Ten 1B))

II. Trash Storage and Collection

In any neighborhood, garbage and trash storage is particularly important. Improper storage can lead to not only a shabby appearance, but also health and odor problems.

All garbage and trash stored within COVENTRY must be kept in covered containers and, except for a reasonable amount of time to permit collection; these containers at no time shall be visible from neighboring property. Hence, all garbage containers must be kept inside a privacy fence, shed, garage or other concealed area.

Garbage containers must be placed at street side no earlier than 7:00 p.m. on the day prior to collection and removed no later than 7:00 p.m. on collection day. To avoid rodent and other animals' problems, it is particularly important that containers, especially plastic bags and boxes, not be put at the curb prior to the morning of collection.

(Art. Nine Two D)

JJ. Arbors & Trellises

Arbors should be part of or located inside a fence, or at the side or rear of an unfenced yard. Both arbors and trellises must be kept in good repair, and if part of a fence system, allowed to weather naturally or sealed with a clear sealant. Stand alone arbors and trellises may be painted to complement the color scheme of the dwelling.

(Art. Nine, 2D)

KK. Vegetable Gardens

Vegetable gardens do not require approval provided that the following conditions are met:

1. All plantings are located behind the unit's rear foundation line.
2. No plants exceed the height of five feet when planted without fencing. (No crops can exceed five feet or the height of the fencing at its lowest point, whichever is higher.)
3. Total planted area will not exceed 150 square feet.
1. The garden is not planted on a grade which will cause damage to property below it through the flow of water onto lower property.

Should one or more of these conditions not be met, a modification application is necessary.

Under all circumstances, plant supports and dead vegetation must be removed by the end of the growing season.

(Art. Ten, 4 as amended)

LL. Vehicle Repairs

Except with the approval of the ARC, no mobile home, trailer of any kind, truck (larger than 3/4 ton), camper or similar equipment may be kept or parked for a period of more than forty-eight (48) hours, or maintained, constructed, reconstructed, or repaired, upon any property or street within COVENTRY in such a manner as will be visible from neighboring property. The provisions of this paragraph shall not apply to emergency vehicle repairs.

A variance for boats, trailers, RV's or repairs is not required provided the vehicle or repair is contained entirely within the garage, i.e. the garage door must close completely.

(Arts. Nine 2D and Nine Nine 2F)

MM. Woodpiles

Woodpiles do not necessitate filing a variance application. However, all woodpiles must be located within the privacy fence area and not visible above the fence. In no instance should a woodpile be placed within the common property.

(Arts. Nine 1B and Nine 1J)

NN. OTHER ALTERATIONS

When a guideline is not available for the project you are proposing, a complete application should be filed with the Architectural Review Committee.

(Art. Ten, 1B)

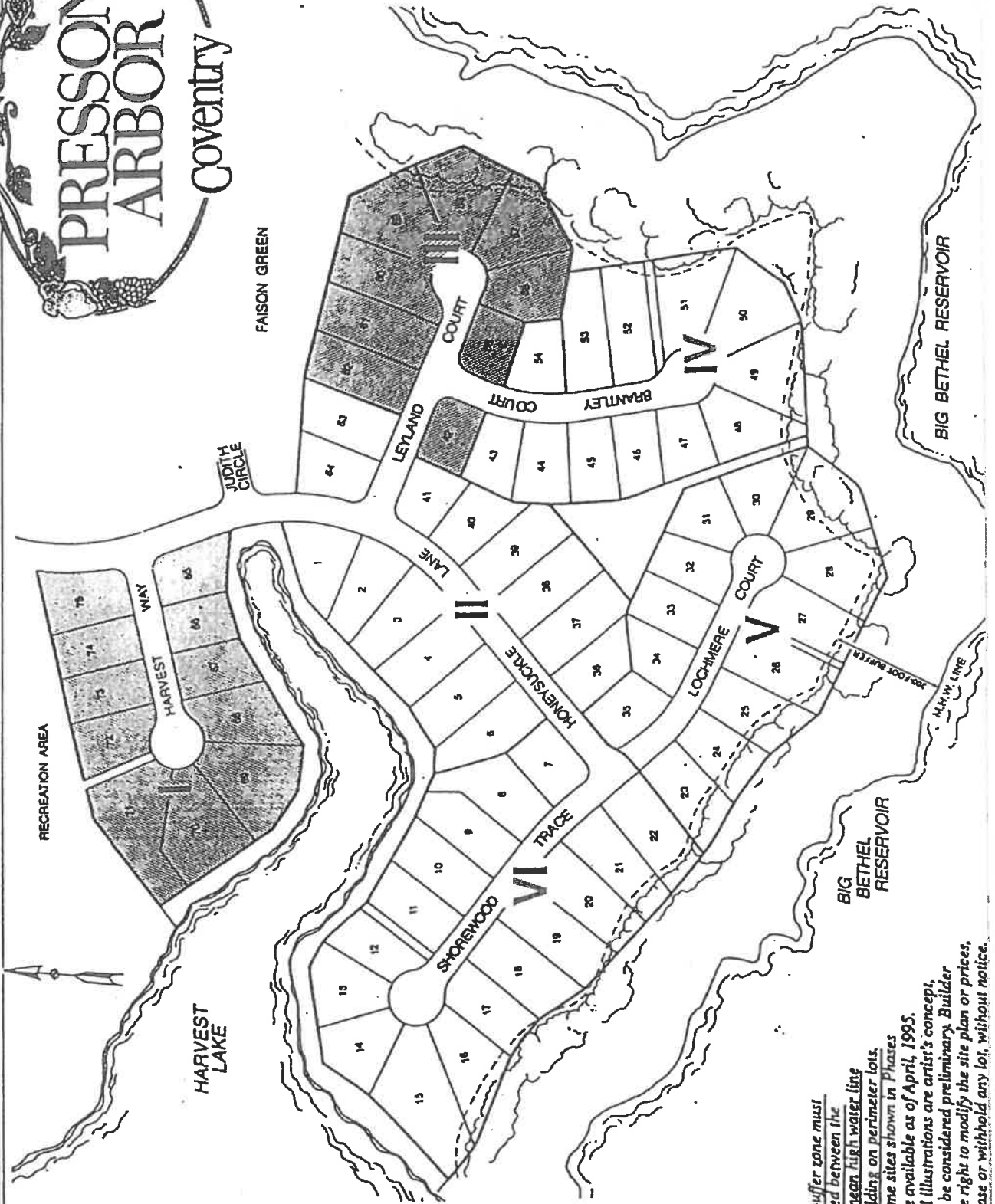
VII. Attachment "A" – Architectural Standards, "Presson Arbor in Coventry"**Architectural Standards
Presson Arbor in Coventry**

All homes built in the Presson Arbor section of Coventry shall meet, as a minimum, the following standards:

1. **Raised brick crawl space foundation**
2. **Architectural shingles**
3. **Exterior siding shall be one of the following:**
 - all brick or a combination of board and bead siding and brick
 - brick foundation and all vinyl of a board and bead upscale look
 - all Dryvit or equivalent or an approved combination of board and bead siding with Dryvit or equivalent
4. **Minimum size of homes:**
 - ranchers shall be 2,300 square feet minimum living space
 - two story shall be 2,400 square feet minimum living space
5. **All driveways and walkways shall be exposed aggregate .**
6. **All chimneys shall be brick on vinyl homes and dryvit or brick on dryvit homes.**
7. **All steps shall be of brick construction matching the foundation.**
8. **All mailboxes shall be of standard design for entire Presson Arbor neighborhood, as approved by the Architectural Review Committee**
9. **All doors shall be compatible with the exterior materials used for construction of each home, and no storm doors or storm windows will be allowed**

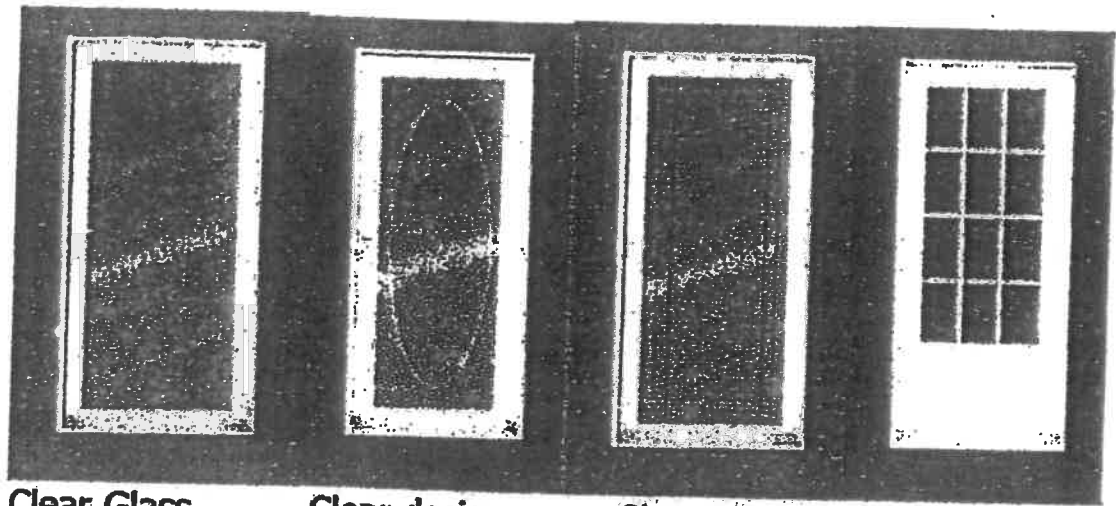
VIII. Attachment "B" - Presson Arbor Site Plan

Site Plan



200-foot buffer zone must be maintained between the reservoir's mean high water line and any building on perimeter lots. Only the home sites shown in Phases I and III are available as of April, 1995. This and all illustrations are artist's concept, and should be considered preliminary. Builder reserves the right to modify the site plan or prices, and to release or withhold any lot, without notice.

IX. ATTACHMENT "C" - STORM DOOR STANDARDS

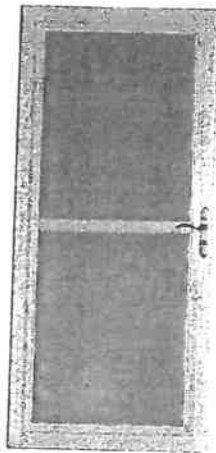


Clear Glass

Clear design

Clear Etched

**3/4 view
divided panes**



**Full View with
One Dividing Bar
In the Middle**

Coventry Homeowners Association, Inc.

Policy Resolution # 2017-5 Presson Arbor Storm Doors

Effective Date: July 13, 2017

WITNESSETH:

At a duly noticed, regular meeting of the Board of Directors of Coventry Homeowners Association, Inc., a Virginia non-stock corporation (the Association), held on June 8, 2017 at which a quorum was present, the Board of Directors did hereby approve the following action:

WHEREAS, Article Ten, Section One (D) of the Declaration of Covenants, Conditions, and Restrictions states: *The Architectural Review Committee shall, subject to the approval of the Board of Directors of the Master Association, develop and promulgate guidelines for the application of the design review provisions in this Declaration consistent with the County Ordinance and the Overall Plan*

AND WHEREAS, Article Ten, Section One (A) states: *The Architectural Review Committee shall regulate the external design, appearance and location of all development on the Property in such a manner as (1) to promote those qualities in the environment which bring value to the Properties and (2) to foster the attractiveness and functional utility of the Development as a place to live, including a harmonious relationship among structures, vegetation and topography*

AND WHEREAS, the original Guidelines for Presson Arbor in part, states: ... *Storm doors shown on Attachment "C" do not require ARC approval....*

AND WHEREAS, Attachment "C"-Storm Door Standards reflects *Clear Glass, Clear Design, Clear Etched, and ¾ view divided panes.*

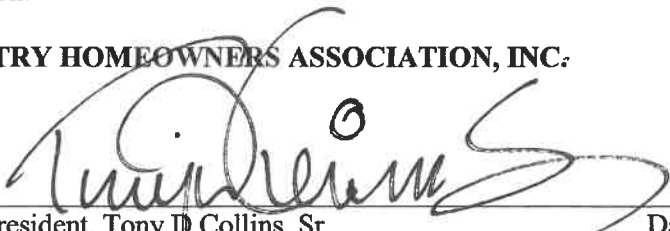
NOW THEREFORE, BE IT RESOLVED, that the following standard shall be added to Attachment "C" of the Coventry Property Use Restrictions Guidelines for Storm Doors in Presson Arbor Page 26:

...Clear Glass, Clear Design, Clear Etched, ¾ view divided panes and **full view with one dividing bar in the middle.**

FURTHER, RESOLVED that the officers, directors and Site Administrator of the Association are hereby authorized to perform such other or further acts as shall be necessary to carry out the intent of this resolution.

This Resolution shall be included with the Minutes and the Property Use Restrictions Guidelines of the Association.

COVENTRY HOMEOWNERS ASSOCIATION, INC.:

Attest 
President, Tony D. Collins, Sr _____ Date


Secretary, David Wilson _____ Date