

Fairways Edge Property Owners Association, Inc.

Architectural Guidelines

Authority – Declaration of Covenants & Restrictions, Article VI.

Purpose – The purpose of the architectural guidelines is to maintain architectural and environmental standards of the community and ensure that residents continue to enjoy an attractive and appealing living area. The Board of Directors will be responsible for the procedures outlined in the architectural guidelines. If it becomes obvious that an Architectural Review Committee is needed, one will be appointed by the Board of Directors.

Intent – The intent of the architectural guidelines is to maintain the entire development in harmony while still allowing opportunity for individual expression and general community improvement. Compliance with these guidelines will protect, preserve and enhance property values.

Design Review Process – The following is an outline of the design review process. All submittals, reviews and approvals must be completed before any work is started.

- Application for Additions, Improvements, Alterations or Modifications – Each homeowner who plans to add to or modify in any manner any structure, the exterior of any structure or the grading, excavating, tree removal, landscaping or other change to the property must first submit a Fairways Edge Architectural Modification Request form to the Board of Directors prior to making any such addition or change. The primary goal of this design review procedure is to determine whether the proposed addition or modification conforms to the development standards and architectural criteria adopted by the Board of Directors. Planting of plants, trees, bushes and/or flowers will not require written permission from the Board of Directors if these plantings are not a nuisance to the neighbors or neighborhood.

Construction Standards and Guidelines – The following standards and guidelines shall apply to any and all construction, improvement, alteration of any structure, any change to the exterior of any structure, and grading, excavating, tree removal,

landscaping or any other change to the grounds of a home site within Fairways Edge.

- No work will be permitted until all required governmental permits are obtained (if necessary) and formal written approval of the Fairways Edge Board of Directors has been granted. Beginning any kind of construction without a signed approval letter from the Board of Directors will result in a fine of \$100.
- Construction working hours shall be from 7:00 am to 7:00 pm, Monday through Saturday, except certain holidays. Additional hours may be provided upon approval of the Board of Directors.
- All construction sites must be maintained in a neat and orderly fashion. There will be no dumping on adjacent lots or on streets.
- During construction, one standard sign shall be allowed on the property.
- Any damage to streets, curbs, drainage inlets, sidewalks, street lights, street markers, mailboxes, etc. must be repaired by the responsible contractor.
- Operators of vehicles are requested to see that they do not spill any damaging material within the Fairways Edge community. If spillage occurs, operators are responsible for clean up. Clean up done by the Fairways Edge POA will be billed to the responsible party. Please report any spills as soon as possible to the Board of Directors.
- If any telephone, cable, electrical, water, etc. lines are cut, it is the contractor's responsibility to report the accident to the Board of Directors as soon as possible and contact the appropriate provider for repair.
- All personnel working in the Fairways Edge community are to keep all areas free of discarded materials. Objects should not be thrown out of cars and trucks.
- Loud radios and noise will not be allowed within the Fairways Edge community. Normal radio levels are acceptable. Do not mount speakers on vehicles or outside of homes.
- Contractor personnel are not permitted to bring children or pets to the work site.
- Contractor personnel are not permitted to have alcoholic beverages on the worksite.

Design and Development Guidelines – The following guidelines shall apply to any and all construction, improvement, or alteration of any structure, to any change to the exterior of any structure, and to grading, excavating, tree removal, landscaping or any other change to the grounds of a lot within the Fairways Edge community.

- Exterior Material – Artificial, simulated or imitation materials (e.g. aluminum siding, simulated brick, etc.) are not permitted on the exterior of a residence. The following exterior materials, in most cases, are acceptable and appropriate; provided they are consistent with the architectural design:
 - Stucco – smooth or textured finish
 - Masonry – stone, brick, split rock, and ceramic
 - Metals – factory finished durable anodized or baked on enamel, wrought iron or copper
 - Hardie Siding – approved only on certain style homes
- Exterior Colors - Exterior colors must be light and neutral. The color of roofs, exterior walls, doors and trim shall be integral to, and harmonious with, the exterior color scheme of the residence. Bright colors, other than white, are prohibited at the discretion of the Board of Directors as a dominant color of the residence. Repainting your house the existing colors will not require permission of the Board of Directors.
- Roofs – Dimensional shingles, tile and galvanized metal are the approved roof materials on all roofs. Any deviation must be first approved by the Board of Directors. Roof color shall be an integral part of the exterior color scheme.
- Gutters and Downspouts – Gutters and downspouts shall be appropriate to match the color of the surface to which they are attached.
- Skylights – Skylights should have a low profile, preferably be flat or with a slight curve and should be installed so they are parallel with the roof ridge and edges. The skylight frame should be painted to match the color of the roof.
- Solar Collectors – Solar collectors on pitched roofs must lie flat on the roof and be placed so that the edges are parallel with and perpendicular to the roof ridge and edges. No part of the installation may be visible above the ridge line. Support brackets, collector frames and exposed pipes should be painted the roof color. Any pipes, wires and control devices should be concealed. Collectors on the side of a building or on the ground must be harmoniously integrated with the building or topography.
- Windows and Doors – Metal frames of exterior doors, windows, frames, screens, louvers, exterior trim or structural members shall be either anodized or electrostatically painted and be in harmony with the exterior color and textures of the residence. Wood frames must be painted, sealed or stained.
- Awnings and Canopies – The addition of awnings and canopies require approval of the Board of Directors.

- Shutters – Shutters that are functional and operational or for aesthetics will be allowed on an individual basis as approved by the Board of Directors. The color of the shutters should coordinate with the color of the house.
- Screened Porches, Enclosures and Patios – No screening of pool areas may extend beyond a line extended and aligned with the side walls of the dwelling. The screened cage must not exceed the height of the ridgeline of the roof. All screen framing, doors, door frames and structural portions of the enclosure shall be anodized or electrostatically painted in black or a color in harmony with the exterior color and texture of the residence. Green colored screens are prohibited.
- Driveways and Walkways – Driveways and walkways can be finished concrete, pattern concrete, pavers, brick, interlocking pavers or impregnated stone finishes. Asphalt and blacktop are prohibited.
- Privacy Fencing – Privacy fences attached to the house will be considered on an individual basis. All privacy fences shall be no higher than six (6) feet, white in color or harmonious to the exterior house color, and made of vinyl material or other approved fencing materials approved by the Board of Directors.
- Fences - Fences around the perimeter of property must be black wrought iron or aluminum. Fences must be approved by the Board of Directors on an individual basis. Chain link and wood fencing materials are prohibited.
- Swimming Pools – Swimming pool design and construction details must be submitted for review and approval by the Board of Directors. Details pertaining to privacy or visual separation must be included in the submittal. Mechanical equipment should be concealed and located so as not to have an adverse effect on the use of adjacent property.
- Spas and Hot Tubs – Spas and hot tubs shall be located in the rear yard away from adjacent property so their use, presence and noise of the mechanical equipment do not adversely affect the use of the adjacent property. They should be an integral part of a patio or landscaping. Mechanical equipment, pipes and wiring must be concealed. Spas and hot tubs must be screened from adjacent property.
- Exterior Lighting – All exterior lighting must be approved by the Board of Directors prior to installation. Exterior lighting cannot create a nuisance to the adjoining property owners. Seasonal lighting is acceptable without written permission of the Board of Directors. Other lighting will be reviewed on an individual basis.
- Mail Boxes and Posts – Mail boxes and posts must conform to original specifications.

- Flagpoles –Flagpoles less than 25 ft. will be allowed. An Architectural Modification Request must be submitted before installation. One decorative/seasonal flag displayed from the house will be allowed without Board of Director approval provided it is not offensive to other residents.

9/23/2023