

Architectural Guidelines

Springbrook / Summerbrook Homeowners Association Architectural Guidelines

INTRODUCTION

1.01 Authority. This Architectural Guidelines document is adopted pursuant to authority granted to the Architectural Review Committee (ARC) of Springbrook / Summerbrook HOA under Article (5) of the Springbrook / Summerbrook Declaration of Covenants, Restrictions and Conditions, recorded as Document #2001289659, Book #10226, Pages #1137 – #1158 in the office of Clerk Circuit Court, Duval County, Florida, as amended (Covenants). The requirements and provisions of the Architectural Guidelines shall be in addition to and not in lieu of the requirements and provisions of the Covenants.

1.02 Purpose. Plans must be submitted to and approved by the ARC pursuant to the Covenants and these Architectural Guidelines for the sole and exclusive purpose of assuring that all structures within Springbrook / Summerbrook are in harmony of external design in terms of massing, general styling and size and that all structures and landscaping conform to a high standard of quality construction as established by the Common Property landscaping and improvements and existing standards of the neighborhood. These Architectural Guidelines are not intended to provide absolute rules for every situation. There may be situations where the ARC will grant exceptions to the Architectural Guidelines. Similarly there may be situations where the ARC will determine that literal compliance with these Architectural Guidelines in a particular situation does not reflect the high standards of the community.

1.03 Application of Architectural Guidelines. Approval by the ARC is required for any modification to the external appearance of a lot or any structure on a lot. The approval requirements are all encompassing and include by way of illustration and not limitation any landscaping, any changes to drainage, any repainting of a structure, the placement of any object on a lot and the erection of any fence. All property owners are responsible for obtaining the necessary review and approvals to comply with the terms of the Covenants. There are no exemptions or automatic approvals and each application is reviewed on an individual basis. If a property owner proceeds with any modification prior to approval by the ARC, the property owner runs the risk of having to correct any violation at his own expense. In making its determination, the ARC generally will impose a higher, more formal standard for modifications in a front yard and in all yards of lake lots.

1.04 Application for Approval. Applications for Approval must be made on the form prescribed for this purpose. The form should be submitted to the property management company of the Homeowners' Association. The application should contain the information described in the submittal requirements outlined in Appendix A. The ARC must act on an application within 30 days of the filing of the application. Approval of a modification by the ARC shall be made by a written document, which should be

preserved by the applying property owner. The procedural rules applicable to the ARC are described in further detail in the Covenants.

EVEN IF YOU BELIEVE YOUR IMPROVEMENT/MODIFICATION FALLS UNDER THE GUIDELINES BELOW, YOU MUST STILL SUBMIT IT FOR APPROVAL.

THE ARCHITECTURAL GUIDELINES

2.01 ADDITIONS AND/OR REMODELS. Additions shall comply with all building setbacks as set forth on the recorded plat of the subdivision. Doors must match the existing doors of the structure. Materials and colors are governed by the guidelines set forth in Appendix B.

2.02 ATTIC VENTILATION / ROOFTOP APPENDAGES. Attic ventilators are recommended to be the "pancake" low profile type. Low profile ridge vents are recommended. Use of roof turbine vents is discouraged.

Attic ventilators and other rooftop appendages shall be located on the rear slopes of the roof and shall not be visible from the street. Attic ventilators shall not be above roof ridge. Attic ventilators, rooftop appendages and flashing must be painted to match or blend with the color of the roof.

2.03 AWNINGS. Awnings shall be solid earth tone colors. Scalloped-edge or decorative edged awnings are not allowed. Brightly colored or multi-colored awnings are not allowed. Awnings are limited to the rear facade of a house. Awnings must be maintained so as to avoid a "worn" appearance.

2.04 BASKETBALL GOALS. Backboards shall be pole mounted and shall be preferably transparent acrylic. White or gray backboards are acceptable. They must be located adjacent to the driveway. Portable goals are recommended. Only one goal per lot is allowed.

Materials and colors of basketball goals must be approved by the ARC. Placement of basketball goal and pole shall be located so as to minimize impact on neighboring properties.

Basketball goals are not allowed to be roof mounted, unless it can be shown that there is no practicable alternative for a pole mounted goal. Specific requirements must be met with roof mounted installations.

2.05 BIRDHOUSES. Pole mounted birdhouses shall not exceed 20 ft. in height. Only one pole mounted birdhouse per lot is allowed. All posts or poles for the support of birdhouses must be wood, metal or fiberglass. Posts shall be painted an earth tone color, coordinating with the colors of the house. All poles or posts shall be maintained in a vertical and upright manner.

The birdhouse itself shall be a color complementary to those of the house. Birdhouses shall not exceed 2' x 3' x 3' height in overall dimensions.

Hanging birdhouses may be placed in trees or on accessory structures, or on the house itself, but may not be larger than 1' x 1' x 1' and shall not impede the natural development of the tree.

2.06 CLOTHESLINES. All clotheslines shall be kept and maintained in the rear yard of a lot only, so as to be conceal from view by neighboring residences and streets. Article (11) Paragraph (7) of Covenants.

2.07 DECKS AND PATIOS. Decks shall be of suitable wood. Decks are permitted in rear yards only.

Patios may be concrete, concrete stepping blocks, brick, concrete pavers, stone, or other materials as approved by the ARC.

2.08 DISALLOWED ITEMS. Disallowed items shall include but not be limited to the following:

- Exterior antenna of any kind with the exception of miniature satellite dishes as detailed in these Design Standards
- Garage conversions. Article (11) Paragraph (9) of Covenants.
- Chain link property fencing.
- White landscaping rocks (white marble, white lava rock, etc.)
- Above ground swimming pools.
- Window unit or wall mounted air conditioners.

2.09 DOG HOUSES/DOG RUNS. Chain link dog runs shall not be permitted on the premises. Dog houses shall be located in rear yards only and shall not be visible from a street. Dog houses shall not exceed 15 sq. ft. in size. Dog houses must be fully screened behind 6 ft. privacy fences or otherwise screened so as not to be seen from the street. Only one doghouse or is allowed per lot.

Dog houses shall be of wood or brick construction with roof material to match that of the house, and shall be painted to match or complement the house. Plastic dog houses may be approved by the ARC in special circumstances.

2.10 DRIVEWAYS/PARKING PADS. Additions to existing driveways will be approved by the ARC only if they are determined by the ARC to be in harmony with existing construction and landscaping. Driveways and additional parking pads shall match the

concrete texture of the existing driveway. No driveway shall be constructed closer than one foot from any one side or rear property line.

Note that R.V.'s, boats, recreational vehicles, etc., may be stored on a lot only if they are kept in a garage and are concealed from view by neighboring residences and streets. Article (11) Paragraph (8) of Covenants.

2.11 EROSION AND SILTATION. No activity which may cause erosion or siltation problems may be undertaken without prior approval by the ARC of plans for the prevention and control of such erosion or siltation. Any excavation or grading of a lot which may affect the natural flow of water is prohibited.

2.12 FENCING GUIDELINES. Fences may be wood construction, wrought iron (painted black), Aluminum or masonry (brick masonry or stone) construction. Preferably, the street side of all solid fences should be landscaped. Chain link fences are prohibited.

Fence height shall not be greater than is necessary for its intended use. Fence heights are limited to a minimum of 4 feet and a maximum of 6 feet (as measured from the finished grade); provided, however, that wood fences are to be a minimum of 6 feet. Fences shall "step" up or down to higher or lower connecting fences or columns.

Posts may be steel or aluminum square tube, cedar, redwood or pressure treated pine. Posts must be imbedded in concrete. Three 2"x4" stringers are to be used between posts. Posts are to be spaced no further than eight feet apart. Pickets may be steel, aluminum, cedar or redwood. Spruce pickets are not acceptable. Pickets are to be placed on the exterior face where the fence parallels or is adjacent to a street or common area. Double fencing is prohibited. Fences at sloped areas shall be stepped and leveled and not sloped to follow the grade. Fences are not allowed on lake lots.

Fence placement is subject to various restrictions relative to location. The following basic rules must be strictly adhered to. Fences shall not be placed beyond the front yard building line. All fencing other than wrought iron must be set back a minimum distance of 10 feet from the front facade of the dwelling. Fencing will not be permitted in a front yard. Front yard is defined as that area between the curb and the building setback. Fences located in the side yard of a corner lot that face the street must not extend closer to the street than the facade of the house facing the side street.

It is recommended that wood fencing receive an initial and periodic protective finish. Olympic's "Weathering Stain" and Cabot's "Bleaching Oil" are pre-approved for this purpose. Any other finish requires approval and must be of muted earthtones in the brown or gray range. Finishes should be applied to both sides of the fence. Fences of one material should be of one color. Iron fencing must be properly prepared, primed, and painted black. Brick masonry in fence construction must match that of the dwelling.

If an easement occurs within a property, it is to be maintained by the property owner. Fence construction within any easement is at the risk of the owner. Fences shall not obstruct lot drainage easements.

Fence lines should adjust to existing trees or stands of trees by either weaving among, jogging around, or abutting to. A fence may not be attached to a tree. Fences shall not encroach beyond the property line to encompass a tree.

2.13 FLAGPOLES/FLAGS. Freestanding flagpoles are not permitted. Flags may be mounted on a house but must be approved by the ARC prior to installation. No more than one flag may be displayed at any one time. Accent lighting of flags is not allowed. Flags conveying an offensive message are not allowed.

2.14 FOUNTAINS/STATUARY. Fountains and statuary generally are limited to rear and side yard areas and must comply with building setbacks. Fountains and statuary will be permitted in a front yard if they meet the standard for a formal front yard as determined by the ARC. Fountains and statuary are limited in height to 3'-0". Colors must be earth tone in nature. Bright and/or fluorescent colors are not allowed. All fountains and statuary are subject to submittal review and approval before installation.

2.15 GAZEBOS/TRELLIS/ARBORS. Gazebos shall be attractive in appearance, without an excess of detail ornamentation. If painted, the gazebo shall be an earth-tone color, coordinating with and/or complementing the colors of the house. Overall height of the gazebo shall not exceed 12 ft. in height. The gazebo shall not exceed 75 square feet in size. Roofing shall match or complement that of the house. Gazebos shall be located in side or rear yard locations and must comply with the building setback lines. Gazebos must have a 10 ft. minimum clearance from any fence or property line. Only one gazebo is allowed per lot.

2.16 GUTTERS/DOWNSPOUTS. Gutters and downspout shall match the color of the existing trim of the house. Downspout must direct water to your property, not to your neighbors. Water from your property must "sheet flow" before it enters into the drainage easements. No piped drains are allowed to have an outlet which directs water to adjoining lots or common areas. The ideal outlet for piped drainage is toward the street.

2.17 HOT TUBS AND SPAS. Hot tubs and spas shall not protrude more than 24 in. above grade, unless mitigating measures are taken with landscape or other methods to fit the improvement into the site. Concentrated drainage (i.e., pipes) to the common areas or neighboring properties is not allowed. Spas and hot tubs must be located and screened from public view. Spas and hot tubs are limited to side and rear yards. Only one spa or hot tub is allowed per lot. Homeowners should consult the City of Jacksonville for fencing requirements around hot tubs and spas. All hot tub/spa equipment must be fully screened from view from the street or other residences with landscaping or a privacy fence.

2.18 HOUSE NUMBERS. House numbers shall be metal (i.e., brass, wrought iron) or cast stone. Maximum size of the numbers shall be four inches in height. Fluorescent or brightly colored numbers are not allowed.

2.19 LIGHTING. Outdoor lighting shall be functional and enhance the overall appearance of the residence. Outdoor lighting shall not be obtrusive or glare unduly toward streets, neighboring properties, walkways or housing units. Hoods on floodlights to shield glare may be required. Soffit mounted down lighting and building mounted lighting shall be subtle and use attractive fixtures and enclosures. All outdoor lighting must be reviewed and approved by the ARC. Tree uprights shall be concealed underground or in shrub masses. Colored lights are not permitted except as a part of holiday decorations. Wattage is limited to 150W maximum. No barnyard lights or sodium vapor lights (yellow light source) are permitted. Holiday decorations may be displayed from Thanksgiving to January 2.

2.20 LAKES. Owners of lots adjacent to lakes are required to maintain grass next to shoreline at a height of no more than 4 inches and to remove all cattails or other vegetation growing on the shoreline and in the lake within 4 feet of the shoreline. Owners of lots adjacent to lakes are required to maintain such grass, plantings or other lateral support to prevent erosion of the embankment adjacent to the lake. The height, grade and contour of embankments shall not be changed without the prior written consent of the Association.

Fishing shall be permitted so long as the proper license has been obtained from the governmental authority. No swimming is permitted. No boats are permitted on the lakes. No owner may remove water from the lakes. No owner may place rocks, stones, trash, garbage, sewage, waste water, rubbish, debris, ashes or other refuse in the lakes or on any portion of a lot lying adjacent to a lake. No docks, piers or other similar facilities shall be constructed.

2.21 LANDSCAPING. All plans for landscaping must be approved by the ARC. The ARC may provide a list of recommended trees and plants upon request.

2.22 MAILBOXES. Mailboxes are located in the common areas and are not permitted on property lots.

2.23 MAINTENANCE OF STRUCTURES AND LANDSCAPING. Each owner shall maintain his lot, structures on the lot, and landscaping in good condition and repair, including but not limited to:

1. Repairing and painting all structures so as to retain a high level of maintenance consistent with the Association's standard of maintenance for the common areas.
2. Seeding, mowing and watering of all lawns.
3. Pruning and trimming of all trees, hedges and shrubbery to present a neat appearance and to avoid obstructing the view of motorists and pedestrians of street traffic.
4. Removing and replacing any trees or shrubbery that dies. Tree stumps must be entirely removed.

This maintenance requirement also extends to the curbing of the right of way bordering the lot.

2.24 PAINTING/STAINING/COLOR CHANGES. If a homeowner wishes to repaint his/her home with the same existing color, no submission is required. Any color/stain change on trim, fencing, doors, siding, etc., must be submitted to the ARC for approval. Refer to the color guidelines set forth in Appendix B.

2.25 PLAY EQUIPMENT. Play equipment is allowed only in rear yards, must be set back a minimum of 6 ft. from all property lines and shall not extend beyond the sides of the house. No portion of the play equipment (including banners) shall extend higher than 10 ft. above grade.

Playground equipment such as a swing set or climbing apparatus shall be of high quality materials in the least obtrusive colors available. Metallic or aluminum swingsets are discouraged. Wood play structures must be assembled and maintained in a workmanlike manner. The visible exterior portion must be of suitable wood.

Play equipment shall not interfere with any drainage easements. Play equipment shall not violate the privacy of neighbors as determined by the ARC.

2.26 PLAYHOUSES. Playhouses must be located in rear yard areas and must be located behind a six ft. privacy fence or otherwise screened. Playhouses shall be no taller than 8 ft. at the tallest point and shall not exceed 75 square feet in size. Playhouses shall be constructed of the same materials (and in the same ratios) as were used in constructing the residence, being limited to wood, masonry and vinyl-sided construction. Finish and color must match or complement that of the residence. Roofing must match that of the residence. No electrical, plumbing, or air conditioning may be installed in the interior or exterior of the playhouse. Playhouses must have a 10 ft. minimum clearance from any fence or property line. Tree playhouses are not permitted. Only one playhouse is allowed per lot and is not allowed on a lot that already has a gazebo.

2.27 POOLS/EQUIPMENT. All swimming pools and associated decks shall be located in side and rear yards. They may not be located in easements. Pool equipment must be located where it will not cause a nuisance to neighbors and must be fully screened with a privacy fence or with evergreen shrubs or other approved landscaping. A privacy fence shall not be higher than necessary to screen the equipment. Lattice-type fencing will be considered for this purpose. Above ground pools, masonry block, vinyl lined and low hung vinyl lined pools are not allowed. Pneumatic pool enclosures are not permitted.

2.28 PRESERVATION OF NATURAL RESOURCES AND WILDLIFE. Landscaping and maintenance of lots so as to preserve natural resources and wildlife is encouraged in Springbrook / Summerbrook, provided these activities are consistent with the objectives of maintaining a safe and aesthetically pleasing environment throughout the community.

2.29 RETAINING WALLS. Retaining walls shall be masonry on the front and all side lot areas between the house and any adjacent streets. Retaining walls may be of other materials as approved by the ARC in the rear and side lot areas where masonry is not required.

Retaining walls should be the minimum height required to accomplish the desired split in grade. Generally, where a situation requires a split in grade over four feet, it is desirable to make up the difference in two or more short walls as opposed to one tall wall.

Retaining walls of four feet and taller may require a building permit from the City of Jacksonville.

2.30 ROOF MATERIALS. Required roof materials are specified in Appendix B.

2.31 SATELLITE DISHES. The diameter of the dish shall not exceed 18 in. Dish locations are to be (1) at ground level in the rear yard of the house or (2) on the back or roof of the house.

Dishes installed at ground level shall not be higher than 5 ft. above ground level and shall to be screened with a fence or evergreen shrubs so as to conceal the entire installation other than the face of the dish.

Dishes installed on the back or roof of a house must be installed on or beneath the rear slope of the roof and shall not be visible from the street. Dishes shall not extend above the roof line. Dishes shall be located so as to minimize visual impact to neighbors and shall reasonably match or blend with the color of the roof. Wiring of satellite dishes shall not be visible from the street or from neighboring residences.

2.32 SHUTTERS. Shutters shall be half the width of the adjacent window (i.e., 3' x 6' window equals 1'-6" x 6' shutter). The intent is to provide for a visually operable shutter. Shutters shall be painted to match or complement the existing home.

2.33 SIGNS. All signs other than For Sale signs (limited to one per lot) be approved by the ARC prior to installation. Garage sale signs are permitted without prior approval provided they are small, are put up no sooner than 24 hours in advance of a sale, and are removed promptly after a sale has ended. Election or political signs are not permitted. No sign may be placed on the Common Property of the Development. Commercial signs such as those advertising roofing or pool installations are prohibited. Advertising balloons, etc. used to advertise a house for sale are treated as signs and must be approved by the ARC. Article (11) Paragraph (11) of Covenants.

2.34 SOLID WASTE CONTAINER SCREENING. All garbage and other solid waste containers shall be kept screened by adequate planting or fencing so as to conceal them from view by neighboring residences and streets and may not be maintained in the front yard or in the side yard adjacent to a street. Containers shall be placed at the curb for

collection no earlier than the evening prior to the day of collection and shall be removed from the curb on the day of collection.

2.35 SPORTS COURTS. Sports courts are prohibited.

2.36 SCREEN AND STORM DOORS. Screen and storm doors shall have a 9" maximum wide frame, which shall be finished to match or complement the window mullions or the house trim. Storm doors shall have transparent glass. There shall be no cross members or ornamentation. Screen doors shall have screen mesh with an even transparent look. Silver finished aluminum doors or windows are prohibited.

2.37 STORAGE SHEDS. Storage sheds are not permitted. Article (11) Paragraph (3) of Covenants.

2.38 SUNSCREENS. Adhesive-backed sunscreens/window films must be approved by the ARC prior to installation and must be professionally installed so as to assure that it presents a neat appearance. Sunscreen must be integral to the window or the screen.

2.39 TREE REMOVAL. No tree having a diameter of three inches or more (measured from a point two feet above ground level) shall be removed without the prior written approval of the ARC. If a tree is removed without the written approval of the ARC, the homeowner will be required to "replace" the tree with one of like size and quality at the homeowner's expense. (The ARC will decide what is "like size" and quality.) All tree stumps must be entirely removed.

2.40 WOODPILES. All woodpiles shall be kept screened by adequate planting or fencing so as to conceal them from view by neighboring residences and streets and may be maintained in the rear yard on a lot only.

2.41 YARD FURNITURE. Yard furniture generally is permitted only in rear yards. Yard furniture will be permitted in front or side yards only if it meets the standard for formal decorative furniture as determined by the ARC.

MISCELLANEOUS

3.01 Enforcement. The provisions for enforcement of the Covenants as contained in Article Twelve of the Covenants shall apply to the enforcement of these Architectural Guidelines in addition to any other available remedies.

3.02 Waiver, Amendment and Third Party Benefit. The ARC maintains the right from time to time, at its sole discretion, to waive, amend or modify these Architectural Guidelines. Neither the ARC nor its agents, representatives or employees shall be liable for failure to follow these Architectural Guidelines as herein defined. These Architectural Guidelines confer no third party benefit or rights upon any person.

3.03 Non-Liability of the ARB. Neither the ARC nor its agents, representatives or employees shall be liable for damages or otherwise to anyone submitting plans to it for approval by reason of mistake in judgment, negligence or non-feasance, arising out of any action of the ARC with respect to any submission, or for failure to follow these Architectural Guidelines. The role of the ARC is directed toward review and approval of site planning, appearance, architectural vocabulary and aesthetics. The ARC assumes no responsibility with regard to design or construction, including, without limitation, the civil, structural, mechanical, plumbing or electrical design, methods of construction or technical suitability of materials.

3.04 Accuracy of Information. Any person submitting plans to the ARC shall be responsible for verification and accuracy of all components of such submission, including, without limitation, all site dimensions, grades, elevations, utility locations and other pertinent features of the site or plans.

3.05 Conflicts with the Covenants. In the event of a conflict between these Architectural Guidelines and the terms of the Covenants, the latter shall prevail.

3.06 Regulatory Compliance. Plans submitted for ARC approval must comply with all applicable building codes, zoning regulations and the requirements of all agencies having jurisdiction over the building project. It is the responsibility of the property owner to obtain all necessary permits and ensure all governmental compliance. Regulatory approvals do not preclude the authority and responsibility of the ARC for design review and approval by the ARC does not preclude the property owner from obtaining any necessary governmental approvals.

APPENDIX A SUBMITTAL REQUIREMENTS

ADDITIONS AND/OR REMODELS 1. A complete set of floor plans, roof plans, and site plans are to be submitted to the ARC for review. 2. All colors and materials (roofing, siding, masonry, etc.) should match or complement the existing home. Submit color samples, manufacturer, color name and number for review. 3. Property owner must verify that the addition complies with all City of Jacksonville ordinances and codes.

ATTIC VENTILATION / ROOFTOP APPENDAGES 1. Cut sheets or photographs showing the type of ventilators. 2. Roof plan showing location.

AWNINGS 1. Photographs, color samples and other information as appropriate showing the type and color. 2. Site plan indicating affected windows.

BASKETBALL GOALS 1. A site plan showing the location with respect to the residence, street, property lines and nearby residences. 2. A description of the color and materials.

BIRDHOUSES 1. A plot plan showing the location of the birdhouse, existing structures and property lines. 2. Drawings, photographs, or construction documents showing the size and dimensions of the birdhouse. 3. A description of the color and materials of the birdhouse.

DECKS AND PATIOS 1. A plot plan showing the house, the location of the deck, and the property line. 2. Building plans, including railing, bench, screening and other details.

DOG HOUSES 1. Site plan showing proposed location. 2. Drawing, photograph or brochure showing dog house.

DRIVEWAYS/PARKING PADS 1. A site plan showing proposed driveway in relation to existing structures, fences, driveways, sidewalks, property lines, etc.

FENCES 1. A site plan showing the location of the fence, existing structures, lakes (if applicable) and property lines. 2. A description of the type and height of fence and materials to be used.

FLAGPOLES/FLAGS 1. A site plan showing location of pole on house. 2. A description of the flag.

FOUNTAINS/STATUARY 1. Drawings, photographs, or brochures showing height, color and design of fountain/statuary. 2. A site plan showing location of fountain/statuary.

GAZEBOS/TRELLIS/ARBORS 1. Construction plans and dimensions. 2. Proposed exterior color and materials. 3. A site plan showing the location of the existing and proposed structures and property lines.

GUTTERS/DOWNSPOUTS 1. Roof plan showing location of new gutters and downspout.

HOT TUBS AND SPAS 1. A catalogue clipping, photograph or other description indicating the color, material, and dimensions of the improvements. 2. A site plan showing the location of the equipment, existing structures, and property lines.

HOUSE NUMBERS 1. A description of the numbers with dimensions. 2. A description of the color of the numbers and the house. 3. A diagram showing the location of the numbers.

LIGHTING (Exterior) 1. Photos or cut sheets showing fixture type. 2. Site plan showing location.

LANDSCAPING 1. A plan showing the location of plantings and the name of species.

PAINTING/STAINING/COLOR CHANGES 1. Sample of stain or paint color, manufacturer and color specifications (color name and number).

PLAY EQUIPMENT 1. A description of the play equipment with its dimensions and colors (photographs where available). 2. A plan showing the location of the play equipment, adjacent buildings and property lines.

PLAY HOUSES 1. A description of the play house with its dimensions and color (i.e., photographs, drawings, color samples). 2. A plan showing the location of the playhouse, adjacent buildings, and property lines.

POOLS/EQUIPMENT 1. A site/grading plan showing the proposed pool, decking, fencing, existing structures, and property lines. 2. The location and description of accessory equipment, lighting, etc. 3. A description of the landscaping/fencing to be used to screen pool equipment.

RETAINING WALLS 1. Site plan showing location of wall and height. 2. Materials (i.e., brick or stone) samples or photographs.

SATELLITE DISHES 1. For ground mounted, a site plan showing proposed dish location, mounting height, and details of post upon which the dish will be mounted (i.e., 4"x4"x4' redwood post). 2. For house mounted, a site plan showing proposed dish location on house and the location of neighboring houses. 3. A brochure or other description indicating dish profile and color.

SCREEN AND STORM DOORS 1. Photograph or cut sheet showing door style and color.

SUNSCREENS 1. Photographs, color samples and other information as appropriate showing the type and color. 2. A sample of adhesive-backed window film. 3. Site plan or elevations indicating affected windows.

TREE REMOVAL 1. Site plan indicating the tree designated for removal and reason behind removal.

YARD FURNITURE. 1. For furniture in front or side yards, a description (color, materials, design) of the furniture.

APPENDIX B MATERIAL AND COLOR GUIDELINES

The exterior materials of all structures on all Lots shall be harmonious and complimentary.

A. Exterior Materials. Recommended siding materials include vinyl siding, wood lap siding and hard board lap siding. Large sheet siding (i.e. 4' x 8' sheets) shall not be used unless approved by the ARC. There shall be no bright red, orange or white looking brick.

All brick mortar shall be in subdued colors and samples must be submitted for ARC approval. The ARC will encourage the use of brick blends instead of monochromatic colors. Old used brick will be accepted in special circumstances, as will be the painting of brick.

B. Roof Material. Roof material shall be the “Weathered Wood” style shingles as manufactured by Owens/Corning, and readily available at Home Depot or Lowe’s. Under no circumstances are black shingles allowed.

C. Colors. The exterior colors of the walls and roof of a residential structure shall be compatible and harmonious with the colors of nearby residential structures. Highly reflective and bright colors shall be prohibited. The large areas of painted walls shall be in subdued natural colors and primary colors, when allowed, shall be limited to architectural details such as fascia, frames, shutters, front door, etc. The color of the exterior materials of adjacent residential structures shall not be the same; unless approved by ARC. All proposed exterior repainting must be submitted to the ARC for consideration and approval.