

DEMORY FARM HOA GUIDELINES

Revision History

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| 05/2009 | 1. Created and approved HOA Guidelines |
| 08/2010 | 2. Approved above ground swimming pools. 3. Approved allowing portable basketball goals 4. Approved storing trash cans on the side or rear of the house. |
| 09/2020 | 1. Converted these guidelines into a table format for easier reading. 2. In the Fences section, removed "...fence styles at Exhibit B", which never existed. 3. Added maximum shed size of 192 sq. feet with 8 feet setback. 4. Added approval for retractable awnings and restricted all awnings solely to back of houses. 5. Added section for parking and work vehicles |

Table 1. Permitted Uses and Activities

| Topic | Rule and Requirement | Requires Approval |
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| Fences | <ul style="list-style-type: none"> Fencing can be installed to separate property, provide security, visual privacy, or to architecturally define space. In achieving any one of these goals, a barrier is created which has both a visual and a physical impact on the boundaries of common land and properties of adjacent homeowners. Side yard fencing is permitted; however, side yard fences may not be installed further forward than the face of the house. The style of fencing must be approved by the Architectural Review Board. All fences must be maintained in "like new" condition and straightened as required. Should fences not be properly maintained and kept upright and straight by the homeowner, the association may make any necessary repairs and bill the homeowners. Residents must allow open access to the backyards of the units whenever necessary for repairs or any inspections. Chain link fencing or wire fencing of any kind is not allowed. No front yard fences will be permitted No fences may impede the view of traffic. | Y |
| Storage Sheds | <ul style="list-style-type: none"> Freestanding sheds may be approved if compatible in design. The shed must be designed to respect the "visual rights" and aesthetic interests of neighborhood properties. Applicants should review fence and shed design criteria with respect to visibility, privacy and materials prior to design. Rubbermaid-like or prefab sheds are not acceptable. Maximum shed size is 192 sq. feet. All sheds over 150 sq. feet require an 8 feet setback on the side and rear. | Y |
| Patios | <ul style="list-style-type: none"> Patios should be in rear yards. Side yard locations will be evaluated on their individual merits. When patio or deck schemes include other exterior changes, such as fencing, lights, planting, etc., other rules apply and must be considered prior to submitting an application. Any colored finish must be compatible or match with existing color of home. Masonry is encouraged. | Y |
| Decks | <ul style="list-style-type: none"> Decks should be in rear yards. Side yard locations will be evaluated on their individual merits. When deck schemes include other exterior changes, such as fencing, lights, planting, etc., other rules apply and must be considered prior to submitting an application. All decks must be weather resistance material, such as cedar or pressure treated wood. Applications must include a site plan showing size of deck, location as it relates to applicant's house, and a description of the details of railings, trellises, posts, stairs, steps, benches, etc., as required, to clearly describe the proposal. Please include the height of deck off the ground. Clear preservatives are allowed. Tinted preservatives must be approved prior to application. | Y |

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| Privacy Screens | <ul style="list-style-type: none"> • Lattice privacy screening on decks may be approved if it replaces previously installed deck dividers. • Lattice work must be installed with framing • Lattice work must be incorporated as a part of the overall deck design and connected to the unit • Any request for arbors, trellises or privacy screening will be reviewed on a case-by-case basis and should be incorporated into the overall design of the deck or patio. • No solid screening will be allowed. • Screening may not be installed as a free-standing wall or as a fence • Lattice work may not be installed in place of deck railing. | Y |
| Storm Doors and Screens | <ul style="list-style-type: none"> • Front storm doors must be full view or modified view, straightforward, uncolored glass. • Storm or screen doors must be painted the same color as the entry door behind them or the same color as the surrounding wood trim. | N ¹ |
| Windows | <ul style="list-style-type: none"> • Storm and screen window frames must match the trim of the house. • White replacement windows will be allowed. • Window screens are the responsibility of the residents or owners. Screens must match the window trim. | N |
| Sun Control Devices | <ul style="list-style-type: none"> • Awnings, trellises, gazebos, pergolas or other sun control devices are allowed but only on the back of homes. • Retractable sunscreens are allowed. | Y |
| Swimming Pools | <ul style="list-style-type: none"> • All pools over 24" deep require a county permit. • They must be enclosed in an approved fence. • If any type of deck is added it must follow the same guidelines as house decks and must be approved by the Architectural Review Board. | |
| Recreation and Play Equipment | <p>Homeowners often express interest in swing sets, basketball backboards, playhouses, etc. Most equipment of this sort is commercially available but is often less than pleasing in appearance. Creatively designed equipment is encouraged.</p> <ul style="list-style-type: none"> • Recreational and play equipment is restricted to rear and side yards. • Permanently installed structures are allowed. • Fencing to screen equipment from view of neighboring property owners is generally required but may be waived for units that have no adjoining property owners to the rear of their lots or for those who have written consent that the equipment will not be objectionable to neighboring property owners. • Temporary basketball sets are allowed; however, they must be removed from the front or side view when not in use. They must remain off the main road. • All exterior play equipment must be well maintained to prevent peeling, rusting, fading and breakage. • Consideration must be given to lot size, equipment design and size, amount of visual screening, etc. • All play equipment not within a fenced yard or is extending above the height of the fence must be of natural wood finish or subdued earth tones in color. • No bright red, yellow or blue play equipment • No peeling, rusting, falling apart, or extremely faded play equipment | Y |
| Major Exterior Changes | <ul style="list-style-type: none"> • Major alterations are allowed and generally considered to be those which substantially alter the existing structure either by subtraction or addition and include, but are not limited to, construction of porches, greenhouses, rooms, fireplaces, chimneys and other additions to a home. • The design of major alterations should be compatible in scale, materials and color with the owner's house and adjacent homes. • The location of major alterations should not impair the view or amount of sunlight and natural ventilation on adjacent properties. • Pitched roofs must match the slope of the roof on the owner's house. • New windows and doors should match the type used on the applicant's house and should | Y |

¹ If these rules are followed

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| | <p>be located in a manner which will relate well to the location of exterior opening in the existing house.</p> <ul style="list-style-type: none"> • If changes in grade or other conditions, which will affect drainage, are anticipated, they must be indicated when submitting a request for approval. Approval will be denied if adjoining properties are adversely affected by changes in drainage. • Construction material must be stored so that the impact on neighboring properties is minimized. Excess materials should be immediately removed after completion of construction. | |
| Exterior Painting | <ul style="list-style-type: none"> • All exterior color changes must be approved • Repainting or staining any portion of a building exterior to match its original color need not be submitted. Color changes apply not only to the house siding, but also to the doors, shutters, trim, roofing and other appurtenant structures. | Y |
| Antennas and Satellite Dishes | <p>The Federal Communications Commission (FCC) established guidelines in December 1996 for installation of satellite dishes and antennas. Satellite dishes must comply with current ruling of the FCC (A copy of which can be obtained from the Management Agent). The intent is to comply with the FCC rule while maintaining the aesthetics of our community. The burden is on the homeowner/renter to comply. It should be noted that Section 10.2 (k) of the CCRs specifically excludes the installation of other types of exterior antennas (including aerials). The installation of such devices shall comply with the following guidelines:</p> <ul style="list-style-type: none"> • The device must be 39 inches or less in diameter. • The device should be located in an area on the lot where it is compatible with the natural setting of the house and neighborhood, namely the following locations: <ul style="list-style-type: none"> ○ The rear of the roof and/or chimney below the ridge line not visible from the street or walkway. ○ Entirely within and entirely below the height of approved privacy fencing. ○ At ground level in the rear yard and screened or decorated with natural landscaping. ○ Above the walking surface of a railed deck, provided that no portion of the device projects more than 6 inches above the height of the deck railing. ○ The device should be of a color and material that are reasonably compatible with the color and material of the home. ○ The device must not adversely affect the safety of others or the reception of radios and television sets of neighbors. <p>In addition to the above requirements and guidelines:</p> <ul style="list-style-type: none"> • The Architectural Review Committee may require the applicant to install visual barriers, such as lattice or landscaping, around the device in order to diminish any adverse effect that may be caused by the installation of the device. • The Architectural Review Committee may require the applicant to locate the dish in another setting so long as the dish is still capable of receiving sufficient signal strength for adequate reception. Should positioning or screening the dish as specified in the guidelines above adversely affect reception or result in substantial additional expense it is the responsibility of the homeowner/ renter to provide a written affidavit from a licensed installer explaining the circumstances. For the purpose of enforcing these guidelines, the Association may retain the services of a licensed installer to evaluate questionable installations. Should such an evaluation result in a finding that neither reception nor cost would be affected by suggested placement, the cost of said services would be billed to the homeowner. • Exterior antennas and large satellite dishes are generally prohibited. | Y |
| Parking and Vehicles | <ul style="list-style-type: none"> • Street parking is available and the area in front of each homeowner is restricted to the homeowner. If you need to use your neighbor's parking area on occasion, please seek approval from them first. • For safety, vehicles are prohibited from parking within 10 feet of all intersections. • You may park work vehicles containing work advertising at your residence but the vehicle size is limited to cars, vans and pickup trucks. Dump trucks, trailers, box trucks or | N |

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| | <p>anything larger is prohibited.</p> <ul style="list-style-type: none"> • Recreational vehicles such as motor homes, travel trailers, utility trailers, enclosed trailers, etc. Should not be parked on any lot, common area or parking area. • Golf carts, four-wheelers, dirt bikes, side-by-sides, gators and any other non-licensed vehicles are prohibited everywhere in the neighborhood. | |
| Pets | <ul style="list-style-type: none"> • All pets outdoors must be on a leash or behind a fence, including an electric fence. • Dog houses must be compatible with the owner's house in color and material or match a natural wood fence. • Dog houses must be located where they will be visually unobtrusive and are restricted to rear yards. • Doghouses will be reviewed on an individual basis. | Y |
| Exterior Decorative Objects | <ul style="list-style-type: none"> • Exterior decorative objects including, but not limited to bird baths, wagon wheels, sculptures, fountains, ponds, stumps, driftwood piles, and free-standing poles of all types are permitted as long as they are architecturally pleasing. • Any objects over 24" tall must be approved by the Architectural Review Committee • These objects may not impede the view of traffic. • Window boxes are limited to rear of houses. • All holiday decorations must be removed in a timely matter after the holiday. | N ² |
| Outside Lighting/ Electronic Insect Traps | <ul style="list-style-type: none"> • Exterior lighting should be chosen so that it does not light up any area beyond that of the owner's property. • Electronic insect traps shall not be installed or maintained in such a way as to cause discomfort to adjacent owners from noise and may only be operated during those times when the immediate area protected by the trap is occupied by the owner or his guests. | N |

² Any objects over 24" tall must be approved by the Architectural Review Committee.