

Thomas Farms Homeowner's Condominium Association

Guidelines for Architectural Requirements for Construction and / or Property Additions Plus General Rules and Reminders

1. Guidelines and Procedures

1.1 Objective

- A. To establish written guidelines for the Developer's architectural control
- B. To establish fair and consistent guidelines by which a homeowner may add or improve their property
- C. To protect the general uniformity and consistency of the neighborhood as is deemed appropriate by the Developer and Homeowners to maintain property values
- D. To protect the Homeowner from future guideline changes by the Association Board or the Developer by establishing a written procedure and documentation that the Homeowner's alternation was consistent with guidelines at the time of the change.

1.2 Procedure

- A. All construction projects and / or property additions listed require an "Application for construction Approval" which will clearly state the scope of the project, the placement upon the property and any other pertinent facts including plans, materials, pictures and other literature.
- B. Once the Homeowner has defined the required property addition or project, the completed "Application for Construction Approval" must be submitted to one of the Homeowner's Association Board members. (This application can be obtained by contacting a board member)
- C. The Board member will distribute to the balance of the board and may seek immediate vote of approval or rejection if the project is straightforward or call a meeting if it is more complex, requires a variance, etc.
- D. The Homeowner may be asked to attend such a meeting to answer questions.
- E. Using the guidelines provided by the Developer, a decision will be reached by majority vote to a) approve the project, b) approve with conditions or exceptions, or c) reject the project. The Board President or other representative will sign the application.
- F. The signed application will be returned to the Homeowner and should be kept in the Homeowner's records as documentation. A copy will be maintained in the Association records.
- G. Appeals of the decisions reached should follow the procedure provided in the bylaws.

1.3 Guidelines

- A. Lawn Buildings: shall be
 - 1. minimum of 8 ft x 8 ft
 - 2. maximum of 10 ft x 12 ft
 - 3. placed on a minimum of 4" concrete slab
 - 4. of the same exterior as the exterior of the home
 - 5. shingled with the same shingles as the home

6. placed in the rear of the lot with side and rear lot setbacks of at least 15 ft.
- B. Pools: There will be no above ground pools. In-ground pools are permitted with approval. Setbacks will be based upon Township ordinances. By Township definition, the small blowup type pools on the market are not considered above ground pools since they are portable, removable, and at a depth less than 2 feet.
 - C. Spas and Hot Tubs: Must be behind the home and concealed from view.
 - D. Satellite Dishes: Satellite dishes should be placed in the back yard no less than 10 ft from any lot line or mounted on the home.
 - E. Gazebos and Decks: May be furnished to the Developer with original home plans. Those added after home construction should submit complete construction drawings and list of materials for approval.
 - F. Fences: The developers will follow the Thomas Township guidelines with the exception that only wood fences are allowed (as stated by the bylaws). Please be aware of property lines and the necessary set back from adjoining property.

2. Other Regulations

- 2.1 Recreational Vehicles: shall follow Thomas township ordinances with an unofficial 24 hour loading and unloading period for parking recreational vehicles in the driveway. This includes motor homes, trailers, campers, boats, snowmobiles on trailers, and other similar vehicles.

This ordinance is designed to eliminate storage of above on property. Obviously there are times extenuating circumstances which necessitate a couple of days. The spirit of this ordinance is the guiding factor along with common sense and understanding. If there is a need for parking above items more than 1 day, please inform a board member.

- 2.2 Berms: Berms are the property of the Developer's and the Association and should not be altered in any way.
- 2.3 Gardens: Should be placed in the backyard.
- 2.4 Sidewalks: Must be maintained clear of debris, snow or other obstacles to allow for the free and unrestricted use of the sidewalk.
- 2.5 There shall be no overnight parking on any street in Thomas Farms by anyone at any time. Obviously there may be an occasional situation in which this may be necessary but it should not be occurring on a regular basis.
- 2.6 Permanent basketball poles are acceptable with approval from board.
- 2.7 Per occupancy regulations of Thomas Township, there must be 3 trees on property. The ornamental pear trees are planted in the county right of way which is not illegal or contrary to any ordinance.