

FRAGARIA LANDING ACC POLICIES CLARIFICATION

(This is a restatement of the ACC policies as included in the covenants. The items below are not the complete requirements. Read the covenants for more information.)

All listed items (except as noted) REQUIRE prior approval by the Architectural Control Committee:

1. ROOFING

Roofing materials that have been approved are cedar shakes, tile, premium metal, and premium architectural compositions shingles. Reroofing requires approval only if materials, grade, or color are different from the original construction.

2. FENCES/OUTBUILDINGS

The ACC **must** approve the construction or erection of any building, outbuilding, fence, wall, or other structure. Metal outbuildings are not considered acceptable.

3. COLORS

"All exterior colors of all structures must be approved the the ACC." This includes repainting as well as original construction. Repainting with the same colors as currently on the house do not need approval. If changing the house colors additional painted structures on the property may be required to be painted to match.

4. YARDS

A landscape plan must be submitted for approval. Designate lawn areas, planting beds, rock walls, walkways, etc.

The ACC would discourage the use of nuisance plants or weeds in the roadside easement. Examples: scotch broom, blackberry vines, trees that produce roots that could damage the road, etc.

5. TREES

The cutting, damaging, or removal of any tree which is 6 inches in diameter at a point 4 feet above the ground level is prohibited without approval within all setback areas. The **SETBACK** areas in the covenants are defined as 30 feet from any property line.

6. SOLAR PANELS

Solar panels can be approved if they meet requirements of the state and local permitting authorities. Consideration for ACC approval include: Solar panels are not visible above roofline, conform to the slope of the roof, and panel frame, brackets, and wiring are painted to match the roofing material. Additional information is available on request.

7. CLEARING/LOCATION FOR NEW CONSTRUCTION OR MODIFICATIONS

"Plans for the new construction or modifications of any building, fence, or other structure shall include building elevations plans which, in addition to the details customarily shown on such plans, shall also show the proposed location of the structure on the tract, the exterior color scheme, proposed outdoor

lighting, proposed landscaping, and shall show and otherwise identify any special needs or conditions which may arise or result from the installation, erection, or construction proposed. At the request of the ACC, the person submitting such plans shall locate stakes on the tract which indicate the corners of the proposed structure.”

8. PROJECT START AND COMPLETION

Projects need to be started within 6 months of approval. Completion of projects shall be within 18 months from start of construction. Extensions may be granted.