

RARC STANDARDS

In general-

The Valley development was designed and laid out by professionals. Departures from those designs are not desirable. Maintain current features of each neighborhood as to landscaping, painting, types of structures, sidewalks and driveways. Owners must make request to the RARC for any of the following items, all of which are subject to approval by the RARC.

Paint-

Exteriors should be painted in muted lighter colors like those already in use in the neighborhood except that no house should be the same color as an adjacent house if avoidable. Wood stains should also be like those already in use in the neighborhood.

Fences-

No chain link fences, no front yard fences, and no fences in the rear of houses located around the lake or detention pond.—Hedges will be treated as fences for limited purposes and subject to the same height and location restrictions as other fences.

Structures-

Patios, ponds and other ground level structures are generally permitted subject to approval of plans. However, the use of any material other than concrete for sidewalks or driveways is discouraged and must be approved on a case-by-case basis. Above ground structures, except terraces, on the front and side of houses are prohibited. Sheds, piers, docks and all other above ground level structures except houses around the lake and retention pond are prohibited.

Sheds must be located in the rear of the house, preferably not be visible from the street and limited to 90 square feet in area. Plans, materials and locations for sheds will be decided on case-by-case basis. No more than one shed will be permitted per house. The construction of terraces is encouraged, but plans must be approved. No front or side additions to houses are permitted. Rear additions such as Florida rooms are allowed subject to city permitting and approval by the RARC of plans and materials. Antennae and satellite dishes must be located in rear of house.

Trees and Shrubs-

The removal of live trees 4" or more in diameter is subject to approval by the RARC except for those that pose a danger to property or safety. Owners are strongly encouraged to replace dead trees with trees of the same or similar type. Planting of additional trees and shrubs is encouraged. However, the planting of shrubs to serve as hedges is subject to the same restrictions as fences.

Repairs-

Replacement of existing siding, roofs, gutters and downspouts with the same type of material is encouraged, but the use of markedly different materials is subject to approval on a case-by-case basis.

Consultation-

The chair of the RARC will consult with the board of directors before making a decision on any significant, unprecedented request.