

Prairie Crossing Architectural Committee General Guidelines, Revised March 2020

All exterior construction, new roofs, additions, or new structures must be approved by the Prairie Crossing Architectural Committee (PCAC) before construction begins.

Violations:

- First letter of violation sent with 10 days to respond
- Second letter of violation sent with 30 days to correct the problem or submit a plan for correction
- If correction or plan for correction is not submitted within 30 days, issue is turned over to the board
- Fines will be assessed at \$50 per month for the first three months and \$100 ongoing starting on the fourth month

Maintenance:

-All structures must be properly maintained in accordance with the rules set forth in the covenants and bylaws. This includes any unsightly refuse or equipment in yards.

Fences:

- size, color, material, general aesthetics, and location must be approved by the PCAC
- All fences must have framework on the inside and fence panels on the outside
- 6' maximum height on all fences
- No chain link fence permitted

New Roofs:

- All roofs are required to have architectural grade shingles

Sheds:

- size, color, material, general aesthetics, and location must be approved by the PCAC
- Metal sheds are prohibited
- Siding and roof must conform to the general aesthetics of the existing house
- Maximum size is 16'x20'x12' eave height

Pools:

- All pools, except kiddie pools under 300 gallons, must be approved by the PCAC

Satellite dishes:

- Dish location and size must be approved by PCAC

Garbage Cans:

- Garbage cans must be stored inside a garage or other structure, or at least ten feet behind the front line of the house. The only exception is the 24-hour window in which a collection is expected.

Post lights:

- Each dwelling must have a post light that conforms to the aesthetics of the home
- Post lights must be between 5' and 7' tall and contain at least a 75 watt or 1100 lumen light

Additional buildings: [decks, balconies, patios, porches, sunrooms, etc.]

- size, color, material, general aesthetics, and location must be approved by the PCAC

Common areas:

- No structure is allowed on any common area without HOA board approval

All architectural request approvals expire after 6 months from the date of approval.

Approval by the PCAC is only for approval for purposes of the covenants of the Prairie Crossing Subdivision the

PCAC does not assume responsibility for the design, installation, or maintenance of any structures or improvements. It is the responsibility of the homeowner to comply with all state and local ordinances and codes.