

# SCHEDULE “A”

## CONDITIONS TO GARDEN APPROVALS

Unless otherwise provided *specifically and in writing*, and in addition to any other conditions or limitations imposed by the Design Review Board on a case-by-case basis, approvals of Gardens are subject to the following conditions and limitations:

1. No Garden may be located closer to any street on which a Lot fronts, than a line extending parallel to the street, extending through a point located in the furthest rear corner of the home (i.e., all Gardens must be in the REAR YARD). On Corner lots, Gardens must also be no closer to the side street than the building setback line applicable to such side street.
2. No Garden may be located within five feet (5') of a property line.
3. Staking, trellis(es) and/or other devices used to provide support for growing plants shall not exceed five feet (5') in height, and shall be white, green or natural wood colored.
4. Gardens shall be installed in a square or rectangular arrangement, the lateral dimensions of which shall not exceed sixteen feet in one direction by not more than eight feet in the other direction (16' x 8' is the maximum rectangular Garden, 8' x 8' is the maximum square Garden).
5. Gardens must have a solid structural boundary (for example but not by way of limitation, landscape timbers), not taller than eighteen inches (18") in height, the yard area around which must be maintained in a clean, weed-free condition with grass growth maintained to match the yard maintenance, regularly mowed, weed-whacked or trimmed as appropriate. “Fencing” using plastic or coated wire mesh (but not chain-link fence or ‘chicken wire’) may be incorporated into such boundary, provided it does not exceed an additional 18” in height, and is maintained in a clean, well-maintained and straight condition.
6. During the active planting and growing season(s) for the plant type(s) located in the Garden by the owner/occupant, the garden shall be and remain properly maintained and weeded to prevent growth of all plant materials outside of or over the boundary of the Garden. During any season that there is no active growth of plants purposefully planted by the property owner/occupant in the Garden, the Garden shall be maintained in a weed-free condition. With the exception of occasional weather-dependent day-to-day demands for frost protection of intentionally planted plants, no Garden shall be ‘blanketed’ or otherwise covered with tarps or similar items.
7. No Garden may be planted, maintained or harvested for commercial purposes.

# SCHEDULE "B"

## CONDITIONS TO COLOR APPROVALS

Unless otherwise provided *specifically and in writing*, and in addition to any other conditions or limitations imposed by the Design Review Board on a case-by-case basis, approvals of finished colors of approved Improvements are subject to the following conditions and limitations:

1. Exposed (i.e. visible) wood on any approved Improvement must be clear-coated, or stained a natural wood color, or painted to match or complement the approved primary or trim color on the home located on the same lot as the approved Improvement.
2. Neither high chroma (metallic finish), nor fluorescent colors are permitted.
3. Applications that include more than one (1) color as the finished color of the Improvement are deemed to be approved only for the primary color shown in the Application, unless the additional color(s) is/are expressly stated in the Approval letter. Stripes or other decorative combinations of colors are not permitted.
4. The primary color on any approved structure must be an Earth tone color. "Earth tone" colors shall include browns, tans, warm grays, and greens, muted and flat in an emulation of the natural colors found in dirt, moss, trees and rocks, and white and black. Where an Improvement includes a "trim" color as a second color, such color must also be an Earth tone, except that muted blues or reds may be approved on a case-by-case basis, and approved colors applied to shutters and to a front door are not required to be flat and may have an "eggshell" or "semi-gloss" (or comparable, but not 'gloss' or 'high gloss') finish.
5. Excepting temporary, decorative, seasonal lighting, the light cast from exterior light bulbs/fixtures shall be soft white to bright white in color.

## SCHEDULE "C"

### CONDITIONS TO CONCRETE/ASPHALT/PAVER DRIVEWAY APPROVALS

Unless otherwise provided specifically and in writing, all driveway approvals are subject to the following conditions:

1. No driveway shall have a permanent basketball or comparable recreational structure incorporated into its design (or located immediately adjacent thereto) unless such recreational structure is specifically identified in the Application therefor.
2. Driveways shall be constructed of the specific material approved in the application therefor, limited to poured concrete, asphalt or brick/stone pavers designed for use as a driveway/parking material, and capable of supporting the weight of the vehicles to be driven and parked thereon. Poured concrete driveways may be sealed, but any colored sealant (other than gray) must be separately approved by the Association prior to being applied to the concrete. "Stamped" or "patterned" concrete, or colored concrete, are only permitted if approved in an application disclosing the stamp/pattern/color to be used.
3. Driveway extensions must be constructed using the same material and the same color and style as used in the existing driveway, unless other materials are specifically approved as part of the application approval process.
4. Driveways and driveway extensions may not be used for outdoor storage. The approval of a driveway extension does not constitute an approval of or permission for the parking of vehicles that are not otherwise permitted to be parked outside of a garage structure, including but not limited to (i) cars that are not functionally or legally operable on public streets; (ii) boats, campers, trailers or commercial vehicles of any description; and/or recreational vehicles.
5. Permanently mounted or erected basketball poles/backboards on or adjacent to a driveway shall be maintained in good condition, including the replacement of torn and/or tattered basketball nets, and, if applicable, the replacement of damaged or rotted backboards.
6. Following the construction of any driveway or driveway extension, all surrounding yard areas shall be restored to good condition, including the restoration of planting and/or landscaping beds, placement of sod to re-establish grassed yard areas, and repairs if/as necessary of any damage done to sidewalks, curbs, driveway aprons or approaches.
7. All driveways and driveway extensions are to be installed level with the existing, surrounding grade of the lot, unless otherwise specifically approved in the application approval process. Driveway extensions also must be installed level with the existing driveway.
8. No driveway or driveway extension may be installed so as to disrupt or change site drainage, or in any manner that results in surface water pooling or flowing on to an adjacent lot.

## SCHEDULE "D"

### CONDITIONS TO DECK APPROVALS

Unless otherwise provided *specifically and in writing*, all Deck approvals are subject to the following conditions:

1. No deck may be erected closer to any street than the platted building set-back line relative to such street. Corner lots typically have setbacks from BOTH streets.
2. Decks that are erected one foot (1') or more above grade must incorporate skirting or landscaping to obscure the view to the underside of such deck from adjacent properties and/or streets. Skirting must be of the same material and color as the deck; landscaping must be approved by the Design Review Board and achieve a minimum of eighty percent (80%) opacity at the time of planting. Landscaping must be maintained and/or replaced as necessary to meet the foregoing screening requirement from year-to-year as a condition to the continuing effectiveness of any deck approval. If a deck is erected more than seven feet (7') above grade, the foregoing skirting requirement shall not apply, rather, the area under the deck must be finished with grass, other approved landscaping, or with an approved impervious surface material approved by the Design Review Board.
3. To avoid weathering and 'graying' of the wood, all exposed wood on decks (including structural wood on a deck using composite or other similar planking materials) are required to be treated with a clear-coat water repellent (such as "Thompson's"), stained a natural wood color, or painted to match the primary or trim color of the home on the lot. Colors other than natural wood require Design Review Board approval. The requirements of this subpart DO NOT APPLY in communities which require a specific color, or which require that wood decks not be treated or stained.
4. The underside of a deck may not be used for storage purposes.
5. Decks must be erected so as to provide a clean, professionally-installed appearance; and all deck approvals are conditioned upon the duty of the property owner at all times to maintain the condition and appearance of the deck in good condition, including replacement of damaged, broken or missing parts thereof, and painting/staining as appropriate from time-to-time. The 'standard' for deck maintenance and appearance is the general appearance of other decks and improvements within the same subdivision.

# SCHEDULE "F"

## CONDITIONS TO FENCE APPROVALS

Unless otherwise provided *specifically and in writing*, all Fence approvals are subject to the following conditions:

1. All fences must be located on a property owner's property line(s), or set-back a minimum of twenty-four inches (24") from the property line. Placement of a fence on the property line constitutes the acknowledgement of the property owner that a fence on a neighboring property may be erected to "tie-in" to such fence so that duplicate, parallel fences on adjacent properties can be avoided.
2. No fence may be erected within four feet (4') of an existing fence on an adjacent property except where such fences "come together" to form a connection point of such fences.
3. If the erection of an approved fence would result in the creation of an area on a property owner's lot that cannot be accessed for maintenance purposes other than from an adjacent owner's property, a gate must be erected in such fence so that the property owner can maintain his/her entire lot without trespassing/entering upon such neighbor's property.
4. No fence may be erected closer to any street than the platted building set-back line relative to such street. Corner lots typically have setbacks from BOTH streets.
5. Fences may not be erected to "clip a corner" or otherwise "box out" utility junction boxes that are located on the lot on which the fence is being erected. An Application that has been "Conditionally Approved" and which shows a fence alignment that results in such junction boxes being 'outside' of the fenced area of the yard are understood to require a change in alignment, such that the proposed fence follows property lines around the junction boxes, or runs parallel to property lines and is adequately set back from property lines to meet all of the foregoing requirements (including the requirement for one or more gates, if appropriate).
6. All fences that are made of wood (and all exposed wood used in the construction of fences that may be made of materials other than wood) are required to be treated with clear-coat water repellent (such as "Thompson's"), stained a natural wood color, or painted to match the primary or trim color of the home on the lot. Colors other than natural wood require Design Review Board approval. The requirements of this subpart DO NOT APPLY in communities which require a specific color, or which require that fences not be treated or stained.
7. All fences must be installed 'beauty-side out,' with all structural members (stringers) located on the side of the fence visible from the enclosed part(s) of the lot.
8. Fences are required to comply with any and all height limitations established in the deed restrictions.
9. Fences must be erected along straight lines at consistent heights so as to provide a clean, professionally-installed appearance; and all fence approvals are conditioned upon the duty of the property owner at all times to maintain the condition and appearance of the fence in good condition, including replacement of damaged, broken or missing fence boards, and painting/staining as appropriate from time-to-time (including gate hardware visible from the outside of the fenced yard). The 'standard' for fence maintenance and appearance is the general appearance of other fences and improvements within the same subdivision.

# SCHEDULE "G"

## CONDITIONS TO SWINGSET/PLAYSET APPROVALS

Unless otherwise provided specifically and in writing, all Swing/Playset approvals are subject to the following conditions:

1. Swingsets and/or playsets must be constructed of wood or engineered/composite vinyl or plastic designed to look like wood;
2. A Swingset or Playset may only incorporate a tarpaulin or other covering above the play area, if the same is maintained in a good, clean and "new-appearing" condition. Cloth or canvas coverings must be cleaned at least annually, and if torn, must be repaired and/or replaced promptly. Structures incorporating a solid roof structure must be shingled to match the house on the lot. No uncovered plywood roofs or similar coverings are permitted;
3. Wood Swingsets and/or Playsets are to be clear-coated or stained a natural wood color to prevent the natural graying of the wood. Swingsets or Playsets may also be painted to match the primary and/or trim color(s) of the home on the lot;
4. Playsets and/or Swingsets may be located no nearer to any lot line than a point that is three feet (3') measured horizontally from the point at which any part of or attachment to such playset or swingset extends at the point of full extension is located (i.e. for swings, a swing set at its lowest point from the suspending rail, held out perpendicular to its attachment point, must be no nearer than 3' to the plane of the property line);
5. Any structure approved as a playset or swingset may be used only as a playset or swingset. Specifically by way of example and not limitation, a playset that incorporates a "fort", "playhouse" or other enclosed area may NOT be used for storage purposes;
6. No portion of any Playset or Swingset may be higher than twelve feet (12') above the ground, including "roof" or other structural and/or decorative portions thereof.

# SCHEDULE "H"

## CONDITIONS TO OTHER IMPROVEMENTS

Unless otherwise provided specifically and in writing, approvals of home businesses are subject to the following conditions:

In general, home business can only be approved if:

1. Only the resident[s] of the home on which the home business is conducted, are engaged in the home occupation. No customers, clients or employees who are not residents of the home may be engaged at the home in the delivery or receipt of the services or goods that are the subject of the business;
2. There is no sign advertising your home business use of your property.
3. There is no visible evidence of the operation of the business from the residence.
4. There is no traffic in excess of the 'residential norm', meaning no employee or customer/client parking, and no deliveries to or from the home of materials, parts, equipment or products of the business.
5. The home business does not involve the use or storage of materials (such as chemicals) that are inconsistent with the fact that the use is in a residential neighborhood, and no noise, odors or other offensive conditions are created by the use.

Also please note that the Design Review Board's approval of a proposed home business use is not a substitute for any governmentally required approvals and/or permits (if any), and it is the homeowner's responsibility to verify that the proposed use is permitted under applicable zoning regulations, and to obtain any permit that may be required.

Relatively common approvable home occupations are:

- daycare, which is generally limited to the care of not more than three (3) children in addition to any children who permanently reside at the home;
- home office, involving a personal library and/or books and records, phone/fax/computer(s), but no additional employees at the home nor delivery of goods or services to customers/clients at the home

# SCHEDULE "M"

## CONDITIONS TO MISCELLANEOUS STRUCTURE APPROVALS

Unless otherwise provided *specifically and in writing*, approvals of attached and/or detached structures are subject to the following conditions:

1. No Structure or part of a home may be erected closer to any street than the platted building set-back line relative to such street. Corner lots typically have setbacks from BOTH streets.
2. Structures that are erected on a platform surface that is one foot (1') or more above grade must incorporate skirting or landscaping to obscure the view to the underside of such platform from adjacent properties and/or streets. Skirting must be of the same material and color as the Structure siding, or a complimentary material and color approved by the Design Review Board; landscaping must be approved by the Design Review Board and achieve a minimum of eighty percent (80%) opacity at the time of planting. Landscaping must be maintained and/or replaced as necessary to meet the foregoing screening requirement from year-to-year as a condition to the continuing effectiveness of any approval. If a Structure is erected as a "second story" addition, the foregoing skirting requirement shall not apply, rather, the area under the Structure must be finished with grass, other approved landscaping, or with an impervious surface material approved by the Design Review Board.
3. To avoid weathering and 'graying' of wood, all Structures that incorporate exposed wood are required to have such wood treated with a clear-coat water repellent (such as "Thompson's"), stained a natural wood color, or painted to match the primary or trim color of the home on the lot. Colors other than natural wood require Design Review Board approval. The requirements of this subpart DO NOT APPLY in communities which require a specific color, or which require that exposed wood not be treated or stained. This provision does not apply to wood siding on an approved Structure, which siding must meet the requirements of section 7 below.
4. The underside of a Structure may not be used for storage purposes.
5. All Structures must be erected so as to provide a clean, professionally-installed appearance; and all approvals are conditioned upon the duty of the property owner at all times to maintain the condition and appearance of the Structure in good condition, including replacement of damaged, broken or missing parts thereof, and painting/staining as appropriate from time-to-time. The 'standard' for maintenance and appearance is the general appearance of other similar improvements within the same subdivision.
6. Unless otherwise specifically approved by the Design Review Board, roofed Structures must have residentially sloped roofs (shed roofs, sloping in only one direction, are not approved unless expressly so indicated in our approval letter) using the same roofing materials (composition, style, size and color) as exists on the home on the Lot at which the Structure is being erected.
7. Siding and windows (if any) are required to match the siding and window types and colors on the primary structure on the Lot on which the Structure is being erected.
8. Lighting installed in or on an approved Structure must be limited in wattage (max. 100 watt) and directional light cast, so as to avoid nuisance lighting of adjacent lots.

# SCHEDULE "N"

## CONDITIONS TO SCREENING/PARTITION APPROVALS

Unless otherwise provided *specifically and in writing*, all Screening/Partition approvals are subject to the following conditions:

1. A "Screen" or "Partition" is a structure that is not intended to create a fully enclosed area within which activities are undertaken; rather, a "screen" or "partition" creates visible and/or physical separation between use areas. Plants grown for the purpose of or having the effect of providing Screening and/or Partitioning are typically not considered "Screening" for purposes hereof, but may be considered Screening if required to meet opacity or visual impedance purposes. Additions or modifications to an approved Screen/Partition (including the addition of plantings) which results in the full enclosure of an area will cause such approval to lapse, and the relevant Screen/Partition will be deemed to be part of a fence, subject to applicable fence standards and limitations. Generally, Screen/Partitions shall only be approved immediately adjacent to a home or other approved structure on a lot, and may only extend on two sides of the area to be screened. Not more than a total of twenty-four lineal feet of Screening can be approved, and of the twenty-four lineal feet, no more than sixteen lineal feet of screening shall be permitted on one side, nor more than eight lineal feet on the other side. "Privacy Screening" (i.e. screening taller than 48" and creating 80% or more opacity) may only be erected to the rear of a home on a lot. Visual Screening of trash cans, if permitted by applicable deed restrictions or design standards, shall be permitted only in a side yard area, shall not exceed forty-eight inches (48") in height, and shall be limited to a total of eight lineal feet, with not more than five lineal feet on any one side.
2. As used herein, the term "Screen/Partition" may include attached arbors, pergolas or other similar structures, but specifically *excludes* fencing. No Screen/Partition or other structural part of a home serving the purpose of Screening/Partitioning may be erected closer to any street than the platted building set-back line relative to such street. Corner lots typically have setbacks from BOTH streets.
3. Screen/Partitions that are erected on a platform or other above-grade surface may not be of a height which, when combined with the height of the above-grade surface, result in the top of the screen or partition being greater than eight feet (8') above grade. A Screen/Partition itself may not exceed six feet (6') in height, provided that an attached arbor, pergola or similar structure is not subject to said height limitation. A Screen/Partition must be of the same material and color as the home on the lot, or a complimentary material and color approved by the Design Review Board.
4. To avoid weathering and 'graying' of wood, all Screen/Partitions that incorporate exposed wood are required to have such wood treated with a clear-coat water repellent, stained a natural wood color, or painted to match the primary or trim color of the home on the lot. Colors other than natural wood require Design Review Board approval. The requirements of this subpart DO NOT APPLY in communities which require a specific color, or which require that exposed wood not be treated or stained.
5. All Screen/Partitions must be erected so as to provide a clean, professionally-installed appearance; and all approvals are conditioned upon the duty of the property owner at all times to maintain the condition and appearance of the Screen/Partition in good condition, including replacement of damaged, broken or missing parts thereof, and painting/staining as appropriate from time-to-time. The 'standard' for maintenance and appearance is the general appearance of other similar improvements within the same subdivision.

# SCHEDULE "O"

## CONDITIONS TO OUTBUILDING APPROVALS

Unless otherwise provided *specifically and in writing*, all Outbuilding approvals are subject to the following conditions:

1. Any shed, barn, playhouse or other structure having walls and a roof that is detached from the primary structure on a lot is considered to be an "Outbuilding." The term "Outbuilding" also includes any structure attached to the primary structure (the home) on the lot that has outdoor accessibility, the intended or actual use of which is for storage. Vinyl or plastic storage "bins", "lockers" or comparably describable items exceeding 48 cubic feet of storage space are considered to be "Outbuildings" whether attached to or detached from the primary structure (home) on the lot.
2. Any approval of an Outbuilding that is depicted or described in an application for DRB approval as a "playhouse" may be used only for playhouse purposes, and in no circumstances may such structure be used for storage.
3. Unless otherwise specifically stated and depicted in an application, no "playhouse" may have a door or doors which provide open access wider than 24" at the base of such opening.
4. Unless otherwise specifically stated and depicted in an application, our approval is based on the assumption that all materials, including walls, doors, windows and shingles, will match the type, style and color of the materials used in the construction of the existing home on the lot. All exposed wood on any outbuilding must be clear-coated, stained a natural wood color, or painted to match the color(s) of the home on the lot on which the outbuilding is located.
5. An approved Outbuilding must be maintained in good condition at all times, including but not limited to periodic painting when necessary. The yard and/or landscaped areas around an approved Outbuilding must also be maintained in good condition, free from weed and/or grass overgrowth.
6. No outdoor storage use may be made of the area around any approved Outbuilding.
7. Any approval of an Outbuilding for storage purposes is subject to the limitation that no dangerous chemicals (flammables or explosives) may be stored in such Outbuilding, excepting customary household chemicals in traditional residential quantities and containers (i.e. 5 gallons or less).
8. The view of any approved Outbuilding from any front or side street within one hundred feet of the lot must be at least 80% obscured by landscaping. The plan for such landscaping is subject to Design Review Board approval requirements for the community.
9. All approved Outbuildings must have a residentially sloped roof with a peak (i.e. a roof sloping in only one direction is not approved), the highest point of which may not exceed twelve feet (12') above finish grade.
10. Outbuildings may not exceed one hundred square feet (100 sq.ft.) of floor area unless specifically otherwise specified in the approval letter.

# SCHEDULE "P"

## CONDITIONS TO PATIO/PLAY SURFACE APPROVALS

Unless otherwise provided specifically and in writing, all Patio and/or Play Surface approvals are subject to the following conditions:

1. No patio shall have a permanent basketball or comparable recreational structure incorporated into its design (or located immediately adjacent thereto) unless such recreational structure is specifically identified in the Application therefor.
2. No paved play surface (i.e. basketball or tennis court) may be located closer than ten feet (10') to a property line, provided that this provision does not apply to driveways or approved driveway extensions on a lot.
3. Paved play surfaces on a lot may not be lighted, either by separate lighting erected in conjunction with such play surface, or by the erection of wall-mounted lighting on a permitted structure on such lot.
4. Permanently mounted or erected basketball poles/backboards shall be maintained in good condition, including the replacement of torn and/or tattered basketball nets, and, if applicable, the replacement of damaged or rotted wooden backboards. Tennis nets shall be maintained in good condition and shall be repaired or replaced when reasonably necessary.
5. No approved paved play surface shall be used after sunset or before sunrise in any manner that creates noise levels audible inside of a home on an adjacent lot.
6. Patios and paved play surfaces must be erected so as to provide a clean, professionally-installed appearance; and all patio/play surface approvals are conditioned upon the duty of the property owner at all times to maintain the condition and appearance thereof in good condition, including replacement or repair of damaged pavement. The 'standard' for patio/play surface maintenance and appearance is the general appearance of other such improvements within the same subdivision.
7. This Schedule P does not apply to paved surface areas surrounding approved, in-ground swimming pools, except for any portions thereof that extend more than six feet (6') from the edge of the pool.

## SCHEDULE "R"

### CONDITIONS TO ROOM ADDITION APPROVALS

Unless otherwise provided *specifically and in writing*, all Room Addition approvals are subject to the following conditions:

1. No Room Addition or other structural part of a home may be erected closer to any street than the platted building set-back line relative to such street. Corner lots typically have setbacks from BOTH streets.
2. Room Additions that are erected on a platform surface that is one foot (1') or more above grade must incorporate skirting or landscaping to obscure the view to the underside of such platform from adjacent properties and/or streets. Skirting must be of the same material and color as the Room Addition siding, or a complimentary material and color approved by the Design Review Board; landscaping must be approved by the Design Review Board and achieve a minimum of eighty percent (80%) opacity at the time of planting. Landscaping must be maintained and/or replaced as necessary to meet the foregoing screening requirement from year-to-year as a condition to the continuing effectiveness of any approval. If a Room Addition is erected as a "second story" addition, the foregoing skirting requirement shall not apply, rather, the area under the new room must be finished with grass, other approved landscaping, or with an approved impervious surface material approved by the Design Review Board.
3. To avoid weathering and 'graying' of wood, all Room Additions that incorporate exposed wood are required to have such wood treated with a clear-coat water repellant (such as "Thompson's"), stained a natural wood color, or painted to match the primary or trim color of the home on the lot. Colors other than natural wood require Design Review Board approval. The requirements of this subpart DO NOT APPLY in communities which require a specific color, or which require that exposed wood not be treated or stained. This provision does not apply to wood siding on an approved Room Addition, which siding must meet the requirements of section 7 below.
4. The underside of a Room Addition may not be used for storage purposes.
5. All Room Additions must be erected so as to provide a clean, professionally-installed appearance; and all approvals are conditioned upon the duty of the property owner at all times to maintain the condition and appearance of the Room Addition in good condition, including replacement of damaged, broken or missing parts thereof, and painting/staining as appropriate from time-to-time. The 'standard' for maintenance and appearance is the general appearance of other similar improvements within the same subdivision.
6. Unless otherwise specifically approved by the Design Review Board, Room Additions must have residentially sloped roofs (shed roofs, sloping in only one direction, are not approved unless expressly so indicated in our approval letter) using the same roofing materials (composition, style, size and color) as exists on the home to which the Room Addition is being added.
7. Siding and windows are required to match the siding and window types and colors on the primary structure to which the Room Addition is being added.
8. Lighting installed in or on an approved Room Addition must be limited in wattage (max. 100 watt) and directional light cast, so as to avoid nuisance lighting of adjacent lots.

## SCHEDULE "S"

### CONDITIONS TO SWIMMING POOL APPROVALS

Unless otherwise provided *specifically and in writing*, all Swimming Pool approvals are subject to the following conditions:

1. No portion of any swimming pool may be twelve inches (12") or more above the grade of the lot as the same exists prior to the installation of the pool unless the lot grade changes are specifically described in the application and approved by the Association.
2. The property owner/applicant is responsible for ensuring that the installation of the pool will not result in damming or other surface water flow changes that negatively impact neighboring lots.
3. If the municipality, township or County in which the property is located, on which the pool is to be installed, requires a fence (or other safety barrier) of a specific description (height, location, maximum opening sizes, etc.), it is the property owner's obligation to ensure compliance with such governmental requirements. Except to the extent necessary to meet such governmental requirements, all limitations for fences and walls described in the deed restrictions remain applicable to a fence surrounding a swimming pool.
4. Pool equipment (pumps, filters, etc.) and equipment pads must be screened with approved landscaping or structure(s) from the view of all adjacent lots.
5. Coordinating access to and from the owners' lot for the equipment necessary to install the pool is the responsibility of the lot owner, and access crossing any adjacent lot requires the permission of the adjacent property owner(s), including the Association if any access is to be across a common area. Such permission must be express and in writing, and include a commitment to restore all site disturbances, including sodding of damaged turf and planting or replacement of other plant materials if appropriate, immediately upon the completion of the portion of the project that necessitates the use of such access area(s).

# SCHEDULE “T”

## CONDITIONS TO TRASH CAN SCREENING

Unless otherwise provided *specifically and in writing*, and in addition to any other conditions or limitations imposed by the Design Review Board on a case-by-case basis, approvals of Trash Can Screens are subject to the following conditions and limitations:

1. If the deed restrictions state specific fence styles, the trash can screen must match the exterior of the fence on the lot (i.e. beauty side out,) provided that gapping between pickets or other components of the screening may be narrower or wider than that of such fencing, as determined by the Design Review Board. In any event, the space between the trash can screen pickets cannot exceed .75”. The Design Review Board may approve landscape plantings for the screening of the trash cans.
2. Unless otherwise specifically approved by the Design Review Board, the trash can screen may only extend on two sides of the area to be screened and may not create an entirely enclosed area.
3. Trash can screens shall be permitted only in a side, or rear yard area, shall not exceed forty-eight inches (48”) in height, and shall be limited to a total of eight lineal feet, with not more than five lineal feet on any one side.
4. To avoid weathering and ‘graying’ of wood, all trash can screens that incorporate exposed wood are required to have such wood treated with a clear-coat water repellent, stained a natural wood color, or painted to match the primary or trim color of the home on the lot. Colors other than natural wood require Design Review Board approval. The requirements of this subpart DO NOT APPLY in communities which require a specific color, or which require that exposed wood not be treated or stained.
5. All trash can screens must be erected so as to provide a clean, professionally-installed appearance; and all approvals are conditioned upon the duty of the property owner at all times to maintain the condition and appearance of the trash can screen in good condition, including replacement of damaged, broken or missing parts thereof, and painting/staining as appropriate from time-to-time. The ‘standard’ for maintenance and appearance is the general appearance of other similar improvements within the same subdivision.
6. Trash Can Screens must be permanently installed. Temporary trash can screens are not permitted.