

| Article/Section | Page | Subject | Related to | Specification | Priority |
|-----------------|------|---------------------------------------|---|---|----------|
| III 2 | 6 | Use & Occupancy | Dwelling purpose and use | Residential use only, no businesses, no annoyances/nuisances | 1 |
| III 6 | 7 | Maintenance and repair | Condition of structures | All structures on properties to be maintained in good condition | 1 |
| III 8 | 7 | Outbuildings, structures and shelters | Structures not intended for use as living accommodations | Prohibited except for builder and sales office use with approval of declarant | 2 |
| III 9a | 7 | Ground maintenance | Grounds and landscape trimming | To be kept in a neat and attractive manner/dead veg. replaced | 2 |
| III 9b | 8 | Ground maintenance | Placement and/or accumulation of things on property | Must not be unsightly, unsanitary, offensive or detrimental to properties in vicinity | 2 |
| III 9c | 8 | Ground maintenance | Building materials stored on lots | 2 month maximum | 2 |
| III 11 | 8 | Animals, birds and fowl | Restrictions on animals kept | Reasonable number of dogs and cats only | 3 |
| III 12 | 9 | Laundry | Hanging items to dry outside | Prohibited in front and side yards not fenced/screened | 2 |
| III 13 | 9 | Exterior light fixtures | Exterior lighting installed in yards | Lights to be shielded properly and not annoy adjacent residents | 3 |
| III 14 | 9 | Parking/Storing of vehicles | Various types/characteristics of vehicles not allowed and conditions on parking and keeping on property | Extensive, see covenant for details | 2 |
| III 16 | 9 | Excavations | Mining and Digging | Prohibited except for county permitted construction of walls, slabs, pools, etc. | 3 |
| III 17 | 10 | Signs | Restrictions on signs placed in yards | Property specific sale and rent sign <4' high or Board approved | 2 |
| III 18 | 10 | Refuse | Trash accumulation on property | Prohibited without Board approval | 1 |
| III 19 | 10 | Nuisances | Neighborhood annoying trade or activity | Prohibited | 1 |
| III 25 | 11 | Antennae and aerials | Antennae visibility, radio transmission equip. | >36" prohibited, sat. dishes must be screened/can't be visible from st. | 2 |
| III 26 | 11 | Games and play apparatus | Restriction of placement, visibility and color | >3 days must stow not visible from st., white, Board can make exceptions | 3 |
| III 30 | 45 | Maintenance of Assoc. privacy fence | Responsibility of owners of lots 1-5, 45 73 | To maintain in uniform condition and in good repair | 2 |

| ARC Matters for Regulation | | | | | |
|----------------------------|---------|--|--|---|----------------|
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| II Pre | 3 | Buildings, fences, walls, structures | Construction requiring Board/ARC approval | Prohibited w/o prior submittal of plans and specs to Board/ARC for approval | Board/ARC |
| II Pre | 3 | Exterior structural additions, changes, alterations | Exterior changes requiring Board/ARC approval | Prohibited w/o prior submittal of plans and specs to Board/ARC for approval | Board/ARC |
| II 1 | 4 | Clearing for construction | Clearing lots prior to construction | Prohibited w/o Board/ARC approval | ARC |
| II 2a | 4 | Landscaping | Requirement for landscaping plans to be submitted for approval | Plans to include areas to be planted and types of planting materials to be used. | ARC |
| II 2b | 4 | Tree removal | Tree removal | >4" dia., 3' above ground prohibited except when diseased to be replaced | CE |
| II 2 | 4, 1697 | Required trees | Number of hardwood trees req'd on each lot | 4 Required, may be anywhere on property | CE |
| II 2d | 5 | Minimum landscaping value | Builder rqmt. for min. amount of landscaping | At least 1% of construction cost | Pre-construct |
| II 3a | 5 | Roof pitch | Limitations of roof pitch for dwelling | Pitched and not less than 5/12 | ARC |
| II 3b | 5 | Roof covering | Limitations on roof covering types | Extensive/In harmony with existing stds. | Board |
| II 4 | 5 | Exterior elevations, matls, paint colors | Restrictions on main body, trim and doors | Monochromatic subdued tone. Trim and doors can be lighter or darker. Requires prior approval of ARC | ARC |
| II 5 | 1697 | Garage doors | Restrictions on door characteristics and type | Deco/complementary, no plastic or fiberglass | Board/ARC |
| II 6a | 5 | Dwelling size | Minimum floor space for a house | Min. 1350sq ft or 800 sq ft ea of 2 story | ARC |
| II 6b | 5 | Lots limiting 1 story only | Listing of lots prohibiting 2nd story construction | Lots 60-73 | ARC |
| II 7 | 6 | Building location upon a lot | Restrictions on location of dwellings on lots | Detailed, see covenant | ORD ARC |
| II 8 | 6 | Post lights | Design and location | Located in front setback in standard place and uniform in design | Declarant only |
| II 9 | 6 | House numbers on residence, mailboxes | Conformity | Number must be uniform, ARC approved | ARC |
| III 1 | 6 | General prohibition on anything not per covenants or approved by board | Construction standards | In accordance with covenant restrictions | ARC |
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| III 3 | 7 | Single family residential use | Dwelling type construction limitation | Construction limited to single family residential only | Pre-construct |
| III 4 | 7 | Subdivision | Subdividing lots | Prohibited w/o prior Board approval | Pre-construct |
| III 5 | 7 | Occupancy before completion | Occupying dwellings before inspection | Prohibited | Pre-construct |
| III 7 | 7 | Incorporation of Board approved plans | Window for completion after Board approval | 6 months | ARC/Board |

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| III 10a | 8 | Fences, walls, hedges, mass plantings, courtyards | Installation, re-installation, maintenance and changes | Subject to ARC approval for uniformity, consistency and privacy. Must be maintained in good condition. Front courtyards allowed with ARC approval. | | ARC |
| III 15 | 9 | Easements | Protection of easements | Owner to maintain undamaged | ORD | CE |
| III 20 | 10 | Slopes, banks and swales | Preservation and maintenance prohibiting construction/excavation | Nothing may be done to affect the areas w/o Board approval. Board may not approve changes that will affect the stability of the character or drainage. | ORD | Board/CE |
| III 21 | 10 | Wells | Restrictions on Digging | Prohibited except for irrigation | ORD | CE |
| III 23 | 10,11 | Swimming pools | Access rqmts. and restrictions | Access controlled all sides, approved by Board, above ground subject to ARC approval. | | ARC |
| III 24 | 11 | Inspection | Board right to inspect construction/alterations | Within 30 days, not deemed a trespass | ORD | Board |
| III 27 | 11 | Oil and mining operations | Mining activities and equip. on property | Prohibited | ORD | CE |
| III 28 | 11 | Surface/stormwater mgmt. System | Association responsibility for subject | Must maintain to ensure proper functionality | ORD | Board |
| III 29 | 11 | Masonry Entrance Wall | Association responsibility for subject | Must maintain a maintenance reserve account designated for removal of the wall of no less than \$600. | ORD | Board |