



PROPERTY OWNERS ASSOCIATION

Annual POA dues \$1150 Transfer Fee \$100

Architectural Review Process & Guidelines

Each builder shall submit two full sets of plans for review. Plans shall include site plan, elevations, floor plan, exterior details & preliminary landscape plan. There is a \$250 plan review fee made payable to Lorna Huey Design. One signed set will be returned to contractor.

No construction upon a home site may commence until the home has been approved by the Architectural Committee.

No burning of materials or debris on site. An on-site dumpster is required during construction. Each builder is responsible for keeping trash cleaned up and is responsible for monitoring sub-contractors and keeping site clean during construction period.

All additions and modifications to homes must be approved by the Architectural Review Committee and must be of same material as original structure.

Interior of homes will require 10' ceilings on main floor.

All windows must be of vinyl or wood construction. No aluminum windows will be allowed. Wood windows may have a vinyl or aluminum clad on exterior.

No vinyl shutters will be allowed.

No flood lights will be allowed on front of home.

All perimeter lot fencing and privacy walls to be approved by Architectural Review Committee prior to installation.

Final landscape plan to be submitted before installation of yard, to include specimen of trees.

Mechanical equipment, pool equipment, A/C, electrical is to be blocked from street view with landscaping.
Irrigation system to be installed in all yards.

Approved exterior materials to include the following: Brick, stone, conventional stucco system, wood, Hardi-plank siding.

Brick & stone samples to be submitted with plan approval.

Vinyl siding is prohibited with the exception of soffitt system. Porch ceiling must be constructed of V-board, beaded board or approved material.

Playground equipment to be out of street view.

Satellite dish to be approved.

Chimneys may only be clad with brick, stone, stucco or wood. Any wood burning fireplace is to have a chase constructed of brick, wood, stucco or Hardi-board. Any gas fireplace with vented pipe exposed to street view will be constructed as listed above. Any gas fireplace vent not in view of street must be painted to match roof shingles.

All roof penetration, roof jacks, etc. are to be painted to match roof.

Roofing shall be dimensional shingles equal to Timberline series, cedar shakes, slate or other natural materials. Metal roofs are allowed, but color to be limited & approved by committee. Copper accents are allowed.

Each garage may not face to front of street and openings must be from opposite side on entering street only.

Only two signs are allowed to be displayed on the home at any time, contractor display sign & the Realtor sign.

This is an overview of Architectural Control Committee rules and regulations.

SQUARE FOOT MINIMUM

Phase 3

Lots 92-134

2400 sq. ft.

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