

If any portion of the patio has a peaked or cone-shaped roof, that portion of the patio cover must also comply with the guidelines for conical shaped (peaked roofed) gazebos, including guidelines for size, location and height.

H. Patio Enclosures

A "patio enclosure" is any patio cover that has exterior walls and/or screens (other than "sun rooms" as defined in these Guidelines). All structural components of a patio enclosure, including roofing materials, shall be subject to the Guidelines set forth herein for "patio covers". This section describes additional requirements for walls, screens and frames used to enclose a covered patio or deck.

The standard, type, quality and color of the materials used in the construction of a patio enclosure must be harmonious with the standard, type, quality and color of the materials used in the construction of the residential dwelling. Exterior walls of a patio enclosure must be constructed of brick or siding which is of the same type, quality, and color as the brick and/or siding materials used on the residential dwelling on the lot. Aluminum siding is not allowed. No visible part of the enclosure may be made of metal or steel other than screens, frames, and storm doors. Patio enclosure screens must be the same color as existing window screens on the residential dwelling and must have adequate cross-member support to avoid sagging. The exterior color of doors, sills, beams, frames, or other visible supports must match the exterior colors of the residential dwelling or the color of existing window frames.

I. Decks

All decks must be approved by the ACC with respect to location and the standard, type, color and quality of the materials used in construction. No deck shall impede drainage on the lot or cause water to flow on an adjacent lot. No deck shall be constructed higher than the top of the foundation of the residential dwelling.

J. Exterior Lighting

Exterior lighting must be approved in writing by the ACC prior to installation. The lighting color must be white. No exterior lighting may be directed to shine on an adjacent lot. The Board reserves the right to require the removal or modification of any lighting that it reasonably determines to be an annoyance to one or more residents.

K. Painting

No exterior surface of any house, garage, or other structure or improvement on any lot shall be painted without the prior approval of the ACC. This requirement applies to all improvements, whether existing or proposed, and whether the color(s) to be used on an existing improvement is/are the same. Color samples or "paint chips" of the proposed exterior color(s) must be attached to each application submitted to the ACC. Each exterior color must be an acceptable shade approved by the Board, unless the Protective Covenants provide otherwise. In no case will more than three (3) colors be approved for the exterior of any residential dwelling or other structure on a lot. The following additional guidelines shall also apply:

1. Harmonious Colors. The proposed colors must be harmonious with each other and with the colors of the brick and roofing materials on the residential dwelling.

2. Principal Colors of Dwellings. The primary color of the dwelling and garage on a lot, including the garage door, must be a shade of one of the colors specified above. The ACC may approve similar paint colors on a residential dwelling in close proximity to the lot if the brick or accent colors used on the residential dwelling in close proximity are substantially different from those proposed to be used on the lot in question. Otherwise, the ACC may deny approval of the proposed colors, even if otherwise acceptable, to provide diversity in appearance.