

3. Trim. Soffit, fascia board, window and door trim and rain gutters must also be an acceptable shade of a color specified in the general painting guidelines set forth above; however, the shade of a trim color may be different than the primary color of the dwelling or garage. No more than two (2) trim colors will be approved for each residential dwelling.

4. Gutters. Rain gutters match the color of the fascia board trim.

5. Accents. Shutters, window hoods, the side panels of doors and windows, and the exterior surfaces of doors may, with ACC approval, be painted any acceptable color, including trim colors and certain acceptable shades. Note: The Protective Covenants require harmony of color as well as exterior design with existing structures.

6. Outbuildings. Any outbuilding or storage building that has a covered roof shall also be subject to these painting guidelines and shall be painted a color to match the primary color of the residential dwelling.

7. Recommendations. Although not required for approval, the following are recommended:

a. In most cases, it is more attractive to paint the trim the same color as the primary color of the residential dwelling and to use a different color for accents.

b. When a different color is used for trim, the color should be a moderately darker shade of the primary color and the accents should be painted to match the trim. Extreme color differences on a residential dwelling should be avoided.

#### L. Roofing Materials and Additions

1. Materials. A sample of the proposed shingle to be placed on any residential dwelling or other improvement on a lot must be attached to each application submitted to the ACC. Each color of roofing material must be an acceptable shade approved by the Board. Only fiberglass or composition asphalt shingles with a minimum specification of at least 250 pounds per square and a 25 year warranty dimensional, clay tile or aluminum roofs of like colors will be approved.

2. Roofing Additions. No skylights, solar panels, roof ventilators or similar types of additions shall be permitted on the front of the roof ridgeline and/or gable of a structure. All roof ventilators, vents, stacks, and protrusions shall be located to the rear of the ridgeline and/or gable of any structure and shall not extend above the highest point of the roof on such structure. The ACC shall have the right to approve exceptions to the foregoing in cases where energy conservation and heating/cooling efficiency require ventilators that, because of a particular roof design, cannot be screened from public view. The color of roofing additions must match existing roof vents (if any) or be harmonious with the color of roofing materials.

#### M. Miscellaneous

1. Birdhouses. Birdhouses are permitted as long as they are reasonable in number, size, and height.

2. Window and Door Awnings. Awnings that are visible from any street are not permitted. Awnings on the rear portion of a lot must be approved by the ACC. The color and materials used for an awning must be approved by the ACC.

3. Satellite Dish Antennae. A satellite dish antenna shall be approved by the ACC only if the antenna meets the following minimum requirements:

a. The antenna must be one (1) meter or less in diameter.

b. The antenna must be placed so as to not be visible from the street if an acceptable quality signal

may be received at a location that is not visible from the street and the placement of the antenna at that location does not impose an unreasonable expense upon the owner.

c. To the fullest extent possible, all cable and wiring must be concealed from view.

#### 4. Basketball Goals.

a. A basketball goal must be mounted either on the garage wall or roof with the backboard parallel to the automobile entrance or on a rigid steel or aluminum pole (no wooden poles).

b.. An application for approval of a basketball goal should include a copy of the lot survey showing the exact location of the goal relative to the front of the residential dwelling, lot lines, and easements, and a detailed sketch of the location of the goal in relation to the adjacent lot.

c. The basketball goal, rim and net must be maintained at all times or the basketball goal must be removed.

d. The Board may require removal of any basketball goal that it reasonably determines is not being properly maintained or is being used in a manner that constitutes a nuisance to surrounding residents.

5. Sunrooms. A sunroom is any room with glass-enclosed walls or a glass ceiling. The ACC may reject any application to construct a sunroom on a lot on the basis of its overall design and conformity with existing structures regardless of whether or not the proposed sunroom complies with the technical specifications set forth below.

a. Applications must be accompanied by a detailed scale drawing or blueprint showing the three dimensional relationship of the sunroom to the existing structure. Applications must also include a plot plan showing the location of the sunroom in relation to all lot boundary lines, the residence, the easements and the building setback lines. Applications may be rejected for failure to provide any of these required items.

b. A sunroom may be added to the rear of the residence only. Applications for sunrooms on cul-de-sac lots and corner lots where the rear of the house faces a street or other community property will be considered on a case-by-case basis.

c. Supporting structural members must be of a color and shade similar to and harmonious with the exterior color of the residence. Glass must be tinted in a shade compatible with the exterior of the residence. No metallic or direct reflecting style shading/tinting of the glass will be permitted. Applicants may be required to submit actual samples of the glass with the proposed shading/tinting material applied for approval.

d. The floor of the sunroom must be of reinforced concrete slab construction with 4" minimum thickness.

e. Only safety glass will be permitted for the panes. No fiberglass, plexiglass, plastic, acrylic, mesh, or other materials will be allowed. Maximum width of glass between support trusses will be 36" measured center-to-center.

f. Support trusses (glazing bars) must be constructed of aluminum or aluminum alloys with electrostatically applied coloring/paint. No natural aluminum oxidation coloring will be allowed. No wood, composite, steel, fiberglass, or plastic trusses will be allowed. Trusses must be of structural box or I-beam construction. Round, oval, or "T" shaped trusses will not be allowed.

g. The roof of a sunroom must have a minimum pitch of 1" per 12" of projection. The sunroom may