

not project more than 20' measured from the rear facing plane of the residence. The sunroom may not project beyond either side-facing plane of the residence. A sunroom may not encroach on any existing setbacks or easements.

h. Sunrooms are only permitted as ground structures. The maximum height of the roof, measured from the concrete floor, may not exceed either 12' or the height of the eaves of the wall that the sunroom projects from, whichever is lower.

i. If ceiling lighting is installed, it must be downward-directed, focused, low-wattage track lighting. Any electrical plug outlet installed within the trusses/glazing supports must be of the UL approved Ground Fault Interrupt (GFI) type.

j. Sunrooms may not have turbine-type or forced fan roof ventilators installed. Only natural draft/convection flow panels that open may be installed. Panels that open may not exceed 36" x 36" in size and must be at least 36" in any direction away from adjoining opening panels.

k. Sunrooms may not have exposed air conditioning or heating ductwork installed on the exterior thereof. Vents must be attached to the main residence. No ductwork shall be visible. No window units will be permitted.

l. Exterior window coverings are not permitted. Only interior window coverings are permitted. The side of the window covering facing the exterior must be a neutral color, which must also blend with the exterior color of the residential dwelling. If there is a covering on any one window, then all windows must be covered with the same type and color of window treatment. Color and material samples of interior window coverings that are visible from the exterior of the sunroom may be required to be submitted for approval, at the discretion of the ACC.

6. Home Security Signs. No security sign shall be permitted on any lot except for not more than four (4) small, inconspicuous, discretely placed signs for the purpose of providing notice of a home security system. Each sign must be provided by a professional security company and may not exceed one (1) square foot in area. Each sign must be mounted on a stake; the top of the sign may not extend more than two feet (2') above the ground and may be no further than three feet (3') from the front of the residential dwelling. The text and overall appearance of a home security sign must be acceptable to the ACC and must primarily provide a security warning without prominent advertising of any business. All home security signs must be maintained in a neat and attractive condition; the ACC may require the removal of any sign that is not, in its sole discretion, maintained in a neat and attractive condition. Window decals from the security service provider may be displayed as long as the decals are small and inconspicuous from any street adjacent to the lot.

7. Solar Screens, Window Tint. Solar screens and window tint require the prior written approval of the ACC. The color of any solar screen or window tint must be harmonious with the colors of the materials used on the exterior of the residential dwelling. The frames of the screens must match the window frames. If any window is covered, all of the windows on the same side of the residential dwelling or other structure must also be covered. The width of the screen frames must match individual window size (i.e. double-width screens are not allowed). Frames should have appropriate cross-member support to prevent sagging. Window tint shall be harmonious, shall not be reflective and must be maintained to prevent peeling, cracking, or irregular discoloration.

8. Trees. Live trees with a diameter of eight inches (8") or more may not be removed without prior ACC approval. Unauthorized removal will require tree replacement as deemed appropriate by ACC. When tree removal is required for the construction of a proposed improvement, the application must clearly identify each tree that is to be removed. The owner of a lot may remove a dead tree without ACC approval.

9. Topiaries.

a. For the purposes of these Guidelines, a "topiary" is defined as a plant or shrub that has been trimmed or formed into various shapes. The definition includes any ornamental structure composed of

or covered with living plant material.

b. Like other exterior structural improvements, topiaries require ACC approval.

c. Approved topiaries must be maintained so that only living plant material or natural color is exposed. No mesh, substrate, or other non-living supporting structures may be visible at any time.

d. Lights on or within a topiary are prohibited.

e. A topiary must be planted in or placed on the ground; it may not be suspended from a tree or other structure and may not be mounted on a pole or other visible structure.

f. A topiary may not be located on a utility or drainage easement.

g. A topiary located within a fenced back yard may not be visible from any street and may not exceed an overall height of six feet (6').

h. A topiary located elsewhere (i.e., other than within a fenced back yard):

1) must be set back at least ten feet (10') from any side street property line, and at least five feet (5') from any interior property line;

2) must not exceed four feet (4') in height, four feet (4') in length, and two feet (2') wide.

i. Not more than two (2) topiaries are permitted on a lot outside the fenced back yard.

j. The Board reserves the right to require removal or relocation of any topiary (approved or not) that it reasonably determines is not harmonious with the community.

10. Exterior Siding. All new exterior siding and all changes to existing exterior siding require the prior written approval of the ACC. When exterior siding is replaced or added to any existing structure or new improvement on the lot, it must be of the same type, quality, size, and color as the existing siding on the residential dwelling on the lot (unless all exterior siding is being replaced at one time). If all exterior siding is being replaced at one time, the type of siding may be changed, but it must be approved by the ACC. Aluminum, vinyl, steel, or other metal siding is not acceptable. The following additional guidelines apply to replacement or additional exterior siding:

1. Minimum of a 20-year warranty from a reputable manufacturer.

2. Each application to the ACC shall include a sample of the proposed siding material.

3. Color of all siding (including siding that is not painted) must comply with Section I (Painting) as set forth herein.

4. Must be installed and maintained to avoid sagging, waving, warping or irregular coloration; the Board may require the owner (at owner's sole responsibility and expense) to repair or replace siding that fails to adhere to these Guidelines.

11. Water Wells. When drilling a water well, the above ground storage tank must be painted forest green (or other color approved by ACC) and the tank must be screened from view by shrubbery or appropriate fencing.

12. Fire or Casualty: Rebuilding. In the event of a fire or other casualty causing damage or destruction to the residential dwelling or other building on a lot, the owner of such damaged or destroyed residential dwelling or building shall, within one hundred and twenty (120) days after such fire or casualty, contract to repair or reconstruct the damaged portion of the residential dwelling or building and shall cause the residential dwelling or building to be fully repaired or reconstructed in accordance with plans presented to and approved by the ACC. Alternatively, if the residential dwelling or building is substantially damaged or destroyed, so that the reconstruction of the residential dwelling or other building is not feasible, the damaged residential dwelling or building shall be razed and the lot restored as nearly as possible to its