

DESIGN GUIDELINES
FOR
HEATHERBROOKE

INTRODUCTION

The Design Guidelines have been established in accordance with the Declaration of Covenants, Conditions and Restrictions ("Covenants") to maintain the aesthetics of the community. In the event of a conflict between the Covenants and the Design Guidelines, the Covenants prevail.

If a Homeowner desires to change the exterior appearance of a home or lot, he must submit a Request for Modification form (RFM) to the management company for the community homeowners association and include all documents and information required. Covenants for the community allow sixty (60) days to render a decision. However, all properly completed requests are reviewed as soon as possible after receipt. You must receive approval for your request before commencing any work.

Approval in one instance does not set a precedent for future requests, nor does it create a variance for the type of work performed. Each approval is unique to the lot and home.

Approval is for aesthetics only and in no way relates to the integrity of the design or construction. Homeowner is responsible for seeking all necessary permits and complying with all applicable building and engineering practices, laws and ordinances for the governing municipality.

DESIGN GUIDELINES

LANDSCAPING

All landscaping changes to a lot require approval with the exception of seasonal flowers that are being added to the existing landscaping. No artificial plants are allowed. Exterior sculpture, birdbaths, birdhouses, fountains, etc. will be reviewed on a case by case basis.

Landscaping should relate to the existing terrain and natural features of the lot. Any addition or alteration to a lot which makes a noticeable change or which might cause erosion, requires approval in advance (i.e. major landscaping improvements, retaining walls, landscape timbers, etc). Work should be performed in a way as to not alter water drainage as designed and engineered by the Builder. The homeowner is responsible for maintaining proper grades at all times. Please note that county permits may be required.

LAWNCARE

All lawns, including sides, backs and front sidewalk strips are to be kept in a neatly groomed, clean manner. Garden beds must be kept weed free and fresh mulch or pine straw added as needed. All trash and leaves are to be removed and all grass clippings bagged and removed.

FENCING

All fencing requires approval prior to installation. All wood fencing must be of natural pressure treated pine or cedar. No paint or tinted stains can be applied to the fence, only clear wood protectant. Fences cannot be installed in such a way as to block drainage features or water flow to, thru or away from a lot. No electric or invisible fences or vinyl fencing is allowed within the community.

Fences cannot be placed any farther up the side of the house than 1/3 the distance from the rear corners to the front.

Corner lots shall be deemed to have two (2) front property lines. As such, no fence shall encroach beyond the building line on the side of the house which faces a street. Additional restrictions may apply to corner lots.

Each fence request is reviewed on an individual basis as each lot is unique.

The Board of Directors shall have the right to erect fencing of any type considered appropriate or desirable by the Board at any location on the Common Area.

DECKS/PORCHES

Deck design and colors must be approved. They must be natural in color and if any lattice or arbors are added to a deck, they must be approved and match the deck color. Approved screening or landscaping must conceal any items stored below a deck.

PATIO COVERS

Patio covers may be approved on a case by case basis.

SIGNAGE

No sign of any kind shall be erected within the Community without prior written approval. This shall not apply to any Person holding a Mortgage who becomes the Owner of any Lot as purchaser at a judicial or foreclosure sale conducted with respect to a first Mortgage or as transferee pursuant to any proceeding in lieu thereof. All signs must be kept in good condition. One (1) *For Sale* sign may be allowed. Hand-made signs and *For Rent* and *For Lease* signs are prohibited.

EXTERIOR LIGHTING

All outdoor lighting must be approved prior to installation and must be properly maintained.

PLAY EQUIPMENT

All play equipment must be located in the rear yard and not be visible from the street. Play sets must be made of a natural wood material. Plastic toddler play equipment may be approved on a temporary basis but must be screened from view when not in use or stored in the garage or directly behind the house. Visible trampolines are not permitted. Play equipment, including basketball goals, shall not be erected on any lot without prior approval.

EXTERIOR COLORS

Any change from the original color scheme must be approved in advance. The request submittal must include color chips for review. Repainting in the identical colors does not require approval.

SHED/OUT-BUILDINGS

Sheds and outbuildings may be permitted on a case by case basis. Sheds or other outbuildings will only be allowed when they are constructed from the same building materials as the home (to include siding & roof materials) and all exterior colors are the same as the home. Sheds or outbuildings must be placed in the rear of the home on a concrete pad or other foundation as to appear to be an attached part of the home. No sheds

or outbuildings can be visible from the street. Due to the nature and individuality of each home, each lot and the placement of the home on the lot, sheds and other out buildings will be individually evaluated by the ARC and approval or denial issued on a case by case basis.

STORM DOORS

Storm doors that are full glass and factory finished will be approved. Acceptable colors are white, almond, black, dark brown or dark green to match the house trim or door. Other colors and styles may be approved provided they match the house trim or door in color.

CLOTHESLINES/WINDOW AIR CONDITIONING UNITS

Clotheslines, window air conditioning units and installed window fans are prohibited.

WINDOW TREATMENTS

No bedding, newspaper, foil or other reflective materials shall be used on any windows. Temporary shades are allowed. The back side (side facing outside) of all window treatments including blinds, shutters, shades, drapes, curtains, or valances which can be seen from the outside of any structure must be white or off-white. Natural wood blinds are acceptable. Stained or etched glass may be used in bathroom window or on front door side lights.

GARAGE DOORS /PARKING

Parking for each unit is within the garage. Additional vehicles can be parked in the driveway. All garage doors must be operational and if damaged, they must be repaired, repainted or replaced immediately. Garage doors must remain closed except when entering and exiting the garage.

No overnight on-street parking of vehicles is allowed. Guests visiting for the day or evening are allowed on the streets so long as they don't block access to other homes in the community and are not parked overnight on the street.

PETS

Fenced dog runs and pens are prohibited. No electric or invisible fences are allowed. Pets shall not be kept outside of the home at any time unless housed behind 6-foot privacy fencing however they cannot constitute a nuisance to the other homeowners in the community. Pets should be walked in common areas of the community (not on neighboring lawns) and all pet owners are required to clean up after their pets. All local leash laws must be obeyed and pets must be registered, licensed and inoculated as required by law.