

ARCHITECTURAL GUIDELINES & COMMUNITY STANDARDS
adopted on July 11, 2016

1.1 INTRODUCTION

Lakewood Forest was specifically planned and designed as a first class residential community, intended to provide a high quality of life in a stunning natural setting. The Lakewood Forest Fund is the Homeowners Association for our community also referred to as "The Fund". The Fund consists of 2,616 residential single family homes located throughout Lakewood Forest. Seven volunteer Trustees, manage the affairs of the Fund along with administrative personnel hired by the Fund. Trustees serve without compensation and are elected for two-year terms.

Although each lot is owned privately, and the common areas are for the use of all members of the Community, there are certain restrictions and guidelines for the use, improvement, and alteration of the properties within Lakewood Forest. It was approved as a self-contained, deed restricted community with its own set of covenants, conditions and restrictions (e.g., "the CCR's"). These covenants, conditions and restrictions exist so that the overall aesthetics, congruity, appearance and safety of the neighborhood will be maintained in such a way that the homeowners can live in harmony. Each homeowner is assured, to some degree, that basic guidelines are in place to support the quiet enjoyment of their home and property, and to protect the value of their investment. The ultimate intent of the CC&Rs is not to create a rigid set of controls that limit personal freedom or property rights, but rather to create and maintain a self-governing community where members of the Homeowners Association protect their investment. By monitoring the exterior design of improvements within Lakewood Forest, The Fund is able to maintain a high standard of aesthetic quality which enhances property values.

1.2 PURPOSE OF THE ARCHITECTURAL GUIDELINES AND COMMUNITY STANDARDS

The purpose and intent of the Architectural Guidelines and Community Standards is to:

- Preserve the original architectural harmony and aesthetic qualities of the homes located in Lakewood Forest
- Provide guidelines to aid the homeowners when making exterior modifications or repairs
- Provide standards to aid the homeowners regarding the typical maintenance of lots and exterior of homes

1.3 AUTHORITY

These guidelines and community standards have been approved by the Board of Trustees in accordance with the Restated By-laws of Lakewood Forest Fund, Inc. effective May 1, 1995, which exercises rights and powers granted to it per The Fund's Covenants, Conditions, and Restrictions, Articles of Incorporation, and the By-laws.

1.4 CONFLICTS

In the event that these guidelines conflict with the CCR's, the CCR's shall prevail.

1.5 PUBLICATION

A copy of the architectural guidelines and community standards can be viewed on The Fund's website.

1.6 UNIVERSAL APPLICATION

All owners, tenants, and guests are subject to these guidelines. It is the responsibility of the owner(s) to notify tenants and guests of these guidelines, and the owner shall be held responsible for the acts and omissions of the residents/guests that are in violation of these guidelines.

1.7 INCLUSION OF CCR's

These guidelines are intended to supplement the Covenants, Conditions, and Restrictions.

1.8 ARCHITECTURAL DESIGN REVIEW PROCEDURES & FEES

In order to obtain an Architectural review of proposed exterior changes, the homeowner/applicant initiates the review process by submitting an application to The Fund Office either electronically, via postal mail or by delivery.

- a. Application(s) can be found on The Fund's website.
- b. Reviews are submitted by The Fund Office to the Architectural Control Committee electronically via email.
- c. An approval or disapproval letter will be forwarded to applicant upon review by the ACC Committee
- d. An effort is made to expedite all submissions received, however, applicants should allow ten (10) business days from date of submission for final notification.
- e. Fees may be charged to the applicant by The Fund when professional consultation is needed.

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2.1 AWNINGS

ACC approval required. In general, exterior awnings will be prohibited unless demonstrated to be clearly compatible with the architectural design and qualities of the home or screened from the view of adjoining neighbors due to the proposed location of installation. If approved, awnings must meet the following criteria:

- *should be consistent with the visual scale of the house to which attached.
- * Pipe frames or structural supports for canvas awnings (or similar material) should be painted to match the trim or dominant color of the house.

2.2 BRICK WALLS AND ENTRANCES

Brick walls, entrance esplanades or entrance signs when built by the Developer – shall become the property of the LAKEWOOD FOREST FUND, INC. and an easement to maintain said brick walls is hereby retained for the purpose of maintenance. Said walls shall not be altered, replaced or repaired without approval of the Board of Trustees of the LAKEWOOD FOREST FUND, INC. No structures or other objects may be attached to or placed on such brick walls, entrance esplanades or entrance signs without the prior written approval of the Board of Trustees of the LAKEWOOD FOREST FUND, INC., and the Board shall be vested with authority to remove, without any liability to the Lot Owner, any structures or objects deemed by the Board to be in violation of this section.

2.3 BURGLAR / SECURITY BARS

The use of security bars or grates on windows and doors where they can be seen from exterior of home are prohibited.

2.4 BUSINESS USE / RUNNING A BUSINESS FROM HOME

A professional shall have the right to maintain an office in his/her home subject to the following restriction:

- * No signs, advertisements, displays, banners, etc., shall be placed or maintained on the Lot, on the residency or any other structure on the Lot, or in any window of the residency and garage
- * No employees, agents, or independent contractors (other than members of the family residing on the property) are allowed to work at the premises
- * No production or manufacturing of goods shall be permitted and no goods or services can be sold or exchanged at the premises, except via telephone, mail, or email
- * Customers shall not be allowed to frequent the residency on a regular basis
- * The activity carried on shall not constitute and/or become an annoyance or nuisance to other Lot Owners

2.5 CARPORTS / PORTE-COCHERE

- * Carports are not permitted.
- * ACC approval required; porte-cochere are acceptable if approved by ACC Committee. Porte-cochere must correspond in style, architecture and type of material to the main structure to which it is appurtenant.

2.6 CLOTHESLINES

Clothes lines or similar apparatus for the exterior drying of clothes are prohibited.

2.7 CONTRACTOR HOURS

Contractors, shall have the right to enter upon any Lot located within the subdivision at reasonable hours between the hours of 7:00 o'clock am and 8:00 o'clock pm, on any days except Sundays and legal holidays. The Fund reserves the right to extend these hours for unusual circumstances or emergencies.

2.8 REPAIR OF DAMAGED OR DESTROYED PROPERTY

ACC approval required. The following restrictions shall apply to damaged or destroyed houses and other structures:

* In the event of damage or destruction of any house or any other structure by fire or other casualty covered by insurance written in the name of an individual Owner, said Owner shall, with the concurrence of the mortgagee, if any, upon receipt of the insurance proceeds, contract to repair or rebuild such damaged or destroyed portions of such house or other property in a good and workmanlike manner in conformance with the original plans and specifications of said house or in a manner approved by the Architectural Control Committee.

In the case of a residence or other structure being completely destroyed beyond repair, the house or other structure shall be reduced to the slab and all debris and remainder of the structure shall be removed within a reasonable time not to exceed ninety (90) days from the date of the destruction.

2.9 DECORATIVE OBJECTS/YARD ACCESSORIES IN FRONT AND SIDE YARDS

ACC approval required for all exterior decorative objects in front yards and side yards (if visible from the street). Examples include but are not limited to, dominant features such as: weather vanes, sculptures, boulders, large fountains, ponds, plant containers, free standing poles of all types, and any items attached to permanent structures.

* Owners are encouraged to exercise restraint when placing ornamental accessories on the front of the home or in the front yard.

* Such objects will be evaluated in terms of their general appropriateness, size, location, compatibility with architectural and environment design qualities, and visual impact on adjacent homes and the surrounding areas.

* May not be excessive number (this will be determined on a case by case basis depending on size and number of pieces).

2.10 DETACHED STRUCTURES IN REAR OF LOT

Policy recorded in Harris County on 02-17-16, #RP-2016-65495: Copy of policy on association website

2.11 DETACHED STRUCTURES / ARBORS, GAZEBOS, GREENHOUSES, PERGOLAS

ACC approval required.

- * Size and design must be architecturally compatible with home and surrounding homes.
- * Painting or staining is not allowed unless approval is given by ACC Committee for selected paint/stain color.
- * If roof is shingled, must match existing on home/garage.
- * Should be located in the back yards, fenced in with minimum visible impact to adjoining lots and street views. May not be built or maintained forward of the front building setback line of a Lot, or the side yard lines for corner lots.
- * No more than (1) detached structure allowed per lot.

2.12 DOORS / STORM OR SCREEN

Storm or screen doors are not permitted on any façade which can be viewed from public street.

2.13 DOG HOUSES AND DOG RUNS

ACC approval required. Doghouses should be compatible with the applicant's home in terms of color and material. Doghouses should be located where they are visually unobtrusive to neighbors. The use of appropriate screening may be required in order to minimize any negative visual impacts. Dog runs are prohibited.

2.14 DRIVEWAYS, WALKWAYS AND CURBS

ACC approval required. Maintenance and appearance of driveways and walkways are the sole responsibility of the Homeowner.

- * Owners shall construct or repair driveways and walkways with concrete; asphalt is not permitted.
- * Repair is required when excessive and large cracks appear.
- * Driveways and walkways must be maintained in structure and appearance to be free from any oil stains, rust stains, etc....
- * Under no circumstances shall any driveway or walkway be painted. Patterned and professional concrete staining is permitted, however, approval must be obtained from ACC Committee before it is done.
- * Owner is responsible for any curb repairs within 2 feet of either side of driveway; Harris County maintains all curbs outside of this area.

2.15 DRIVEWAY GATES

ACC approval required; driveway gates must be wrought iron or aluminum and painted black.

- * Gate may be motorized but motor must be hidden from view.
- * Gate may not be forward of front building line.
- * Highest peak of gate should be between 8-10'.
- * Gate may not have screening material attached.

2.16 EASEMENT FOR SURFACE DRAINAGE

No wall, fence, structure, hedge, trees, shrubs or other obstacles shall be constructed so as to prevent natural surface drainage across the adjoining Lots. Within these slope controlled areas, no structure, planting or other materials shall be placed or permitted to remain or other activity undertaken which may damage or interfere with established slope ratios, create erosion or sliding problems, or which may change the direction or flow of drainage channels, or obstruct or retard the flow of water through drainage channels. The slope controlled areas of each Lot and all improvements in them shall be maintained continuously by the Owner of the Lot (except for those improvements for which a utility company is responsible) in such a manner to comply with this restriction so as not to cause harm or interfere with the natural surface drainage of any adjoining Lots.

2.17 EXTERIOR IMPROVEMENTS INITIATED WITHOUT APPROVAL FROM ARCHITECTURAL CONTROL COMMITTEE

Policy recorded in Harris County on 12-17-15, #20150564575: Copy of policy on association website

2.18 FENCES

ACC approval required on all fence replacements.

- * Owner is responsible to ensure that fence is erected within property boundary lines as indicated on plat recorded with Harris County; Lakewood Forest takes no responsibility in verifying boundary lines.
- * Wooden fences visible from and adjoining to any street shall be constructed in such a manner that smooth faced pickets will be visible from the street and horizontal rails and vertical poles face into the rear of the yard.
- * Fences shall be constructed so that there are no gaps between the boards.
- * Maximum height of fence at the highest peak is 7 feet (6 feet with one foot rot board at bottom).
- * Fence may not be forward of the front building line.
- * Fence may not be stained or painted without approval from ACC Committee.
- * Chain link fencing is not permitted.
- * Wrought iron fences shall be permitted provided that the design, color and type of material of such fence is approved by the Architectural Control Committee prior to its construction or installation.

2.19 FLAGS, SOLAR PANELS, RAIN BARRELS, RELIGIOUS ITEMS, POLITICAL SIGNS

Policy recorded in Harris County on 12-29-2011, #20110545742: Copy of policy on association website

2.20 GARAGE CONVERSION

- * Conversion of a garage to a living area is not permitted.
- * Room addition above garage requires ACC approval and must be in conformity with sectional CCR's; detailed plans must be submitted to ACC and materials and colors must match existing on home.
- * No garage apartments for rental purposes shall be permitted on any residential lot.

2.21 HOLIDAY DECORATIONS/LIGHTING

Holiday decorations on a Lot shall not require review and approval by the ACC Committee. Such decorations shall not unreasonably and adversely affect neighboring homes. Holiday decorations may not be displayed earlier than 30 days before the holiday and must be removed within 15 days of the conclusion of the holiday.

2.22 LANDSCAPING / ARTIFICIAL FLOWERS

Artificial flowers or plant material of any kind are not allowed in areas which can be viewed from public street.

2.23 LANDSCAPING / FLOWERBEDS & BORDERS

All lots shall be landscaped. Minimum acceptable standards for landscaping are as follows:

- * Front flower beds should be kept clear of any debris, weeds and dead foliage at all times. Dead plants must be replaced. Front yard landscaping may be modified, but may not be removed. Vegetation (other than weeds) in landscape beds cannot be removed, unless it is replaced immediately following removal. The front foundation of the home may not be exposed to the street and must be hidden with vegetation.
- * Landscape beds and edging requires ACC approval. Acceptable materials are natural stones, moss rocks, ledge stone, landscaping pavers & stones, bricks which are laid horizontally (holes must not show) and set in mortar.
- * Use of more than one material or materials that are inconsistent with each other and/or poorly installed are considered unapproved.

2.24 LANDSCAPING / INVASIVE PLANTS

Invasive plant(s) defined as plant(s) which has/have the ability to thrive and spread aggressively outside its natural range are prohibited.

2.25 LANDSCAPING/LIGHTING

- * Electric –powered flowerbed lighting for the front yard should be properly installed.
- * Lighting devices may not be cluttered and should be placed even distances apart from one another.
- * Lighting devices should be firmly secured into the ground eliminating crooked or missing fixtures.
- * Lighting devices should be maintained in good condition.
- * May not be excessive number (this will be determined on a case by case basis depending on size and number of pieces).

2.26 LANDSCAPING/PLANTERS LOCATED IN FRONT LOT OF HOME

Approved planters include clay or glazed ceramic pots, finished metal pots, stone pots, finished cement pots, sturdy wood containers, imitation stone, and finished resin pots. The color must be natural and/or in harmony with the color of the house.

- * Only allowed if plants in planters are thriving and well maintained.
- * Must be in good condition; planters which are deteriorating must be removed or replaced.
- * Plastic landscape containers are not allowed.
- * Placement of planter must be in a place so that front lawn appears to be neat and attractive. Cluttered or placement in flower beds is prohibited.
- * May not be excessive number (this will be determined on a case by case basis depending on size and number of pieces).

2.27 LANDSCAPING / TREES & HEDGES

- * A minimum of three trees with a minimum of 3” diameter (caliper), must be planted in the front yard at all times and not be dead trees.
- * Trees/hedges must be properly maintained; diseased or dead trees must be promptly removed and/or replaced.
- * Trees/hedges must be trimmed as to not overhang any public area in a manner that hinders a person or vehicle from passing under such branches or creates sight restrictions.
- * Palm trees must be kept trimmed of all dead or brown fronds.
- * Hedges bordering front of home may not exceed a height to cover windows.

2.28 LANDSCAPING LOCATED ALONG COMMON AREA WALLS

- *Landscaping located in the utility easement affecting the structural integrity of common area walls that belong to the Association are prohibited.
- *All vegetation along the walls should be maintained so that it is not touching the perimeter wall in anyway.
- *Vegetation/landscaping, including ivy, is prohibited from being grown/attached to wall.

ENFORCEMENT OF LANDSCAPING LOCATED ALONG COMMON AREA WALLS

If in the opinion of the Association (acting through its Board of Directors), any Owner or occupant is violating 2.28 above, then the Association (acting through its Board of Directors) may give such person written notice of such failure and such person must within ten (10) days after the date of the notice correct the violation, if they fail to do that, then the Association through its authorized agent or agents shall have the right and power to enter onto the premises and preform such care and maintenance without any liability for damages for wrongful entry, trespass or otherwise to any person because the Association has an easement to maintain the wall. The owners and occupants of any lot on which such work is performed shall jointly and severally be liable for the cost of such work and shall promptly reimburse the Association for such cost.

2.29 LAWN FURNITURE LOCATED IN FRONT YARD

- Lawn furniture displayed in the front of the lot must be of a natural or neutral colors and shall blend with the architecture of the neighborhood. Furniture designed for indoors is prohibited.
- * Must be located on front porch, not in front or side yard.
 - * May not be excessive number of pieces in front of yard (this will be determined on a case by case basis depending on size and number of pieces).

2.30 LIGHTING “EXTERIOR”

ACC approval required. Generally, applications for external mounted lighting will be approved if the lighting level or direction does not adversely affect the neighboring Lots. Ornamental post lighting and other external light fixtures shall conform to and harmonize with comparable fixtures in the neighborhood.

2.31 LIVESTOCK, POULTRY AND PETS

No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided they are confined to the Lots of their owners by leash or fence; and further provided that they are not kept, bred, or maintained for any commercial purpose and are not kept in such numbers as to become a nuisance.

2.32 LOT AND PROPERTY MAINTENANCE

The owners and occupants of each Lot shall have the duty and responsibility, at their sole cost and expense, to maintain the lot and Property so that it is well maintained in a safe, neat and attractive condition at all times. Such maintenance includes, but is not limited to, the following:

- Prompt removal of all litter, trash, refuse, and wastes. Trash/recycle containers must be stored out of public view on non-trash/recycle service days.
- Perform lawn maintenance on a continuous basis to include watering, fertilizing, mowing, edging, weeding of flowerbeds and tree wells, raking of leaves/pine needles and necessary shrub and tree trimming.
- Perform exterior home maintenance on a continuous basis to include replacement of rotted wood/siding/fencing, removal of mold/mildew on homes, gutter repair(s), roof replacement, and painting as needed.
- Keep parking areas and driveways in good repair.
- Keep pools free of algae and properly maintained in working order.
- Treat and maintain ponds/lakes to reduce excessive algae and plankton growth.
- Comply with all government health and policy requirements.
- Maintain property to prevent the development of unsightly or unkempt conditions. Unsightly objects include (but are not limited to):
 - * Inoperable vehicles
 - * Non-functioning equipment (such as bicycles, toys, plant containers)
 - * Construction related materials (such as paint cans, building materials, bricks)

2.33 MAILBOXES, HOUSE NUMBERS AND SIMILAR STRUCTURES

ACC approval required; must be harmonious with the overall character and aesthetics of the subdivision.

- Bright colors for mailboxes and their stands are prohibited.
- Mailboxes and the stands must be maintained in good condition.

2.34 OBSTRUCTION OF COMMON AREA

There shall be no obstruction of the common area.

2.35 OIL AND MINING OPERATIONS

Oil or gas drilling, oil or gas development operations or refining, quarrying or mining operations of any kind shall not be permitted upon any Lot.

2.36 PAINTING "EXTERIOR"

ACC approval required. All exterior painting must be done in accordance with Lakewood Forest Fund, Inc. Exterior Painting Policy adopted on 09-14-15, recorded in Harris County on 09-15-15, #20150420436: Copy of policy on association website

2.37 PATIO COVERS

ACC approval required; materials should match/compliment what is existing on the home.

- * If attached to the house, must be integrated into existing roof line with shingles to match those existing on roof.
- * ACC has right to deny application if proposal presented appears that addition of patio cover will not look original to home.
- * Galvanized, canvas, and lattice roofing are unauthorized materials and may not be used.

2.38 PODS / STORAGE CONTAINERS

- * PODS are automatically approved for storage on driveway near garage for a period of 7 days to allow for loading or unloading.
- * PODS may not be stored in any other area other than driveway near garage.
- * PODS may not be stored in driveway or lot for the purposes of storing contents while home is listed on real estate market.

2.39 RECREATIONAL EQUIPMENT (excluding basketball goals and playground equipment and swing sets)

- * May not be located in any front yard or side yard which can be viewed from street (must be fenced in).
- * May not be used in such a manner as to become a nuisance or annoyance to other lot owners.
- * Must be maintained in good condition at all times.

2.40 RECREATIONAL EQUIPMENT / BASKETBALL GOALS

ACC approval required.

- * May not be placed forward of front building line.
- * May not be used in the street.
- * Pole must be metal and painted black.
- * Backboard must be commercially manufactured out of materials that will not weather, warp or deteriorate.
- * Net must always be well-maintained and may not be removed.
- * No more than (1) basketball goal per lot.
- * Portable basketball goals may not be weighed down with unsightly objects (such as bricks or sand bags).
- * Basketball goals not properly maintained have to be removed.

2.41 RECREATIONAL EQUIPMENT / PLAYGROUND EQUIPMENT AND SWING SETS

ACC approval required.

- * Shall be well-maintained and in good condition; faded and tattered parts must be replaced.
- * Playground equipment, including swing sets and tree swings, must be located in the rear of the lot and fenced in.
- * Location and height restrictions are as follows:
 - Any playground equipment over 7 feet (7') in height shall be located no closer than ten feet (10') from the rear or eight feet (8') side property line.
 - The maximum allowable height for a swing set is ten (10) feet excluding the canopy or fourteen feet (14') including the canopy. Standing canopy should not exceed five feet (5') above natural ground.
- * Any canvas exposed to public view shall be one of the following colors: brown, beige, dark green, blue, or rainbow tri-color only.
- * Materials used must be metal, treated wood, cedar, commercially manufactured plastic, redwood, or treated wood painted to be in harmony with the existing home.
- * If shingles are used as roof material, the shingle must be the same as what is on the existing home.
- * Under no circumstances shall playground equipment be approved with elevated platforms or other structures which may infringe on the privacy of the neighboring property.
- * Swing frames must be metal or treated wood. Creosoted wood, untreated wood, or unpainted wood is not acceptable.
- * Swing sets permanently affixed to the ground must not be located within any utility easement.
- * Swing sets must be property maintained at all times.

2.42 ROOF REPLACEMENTS

ACC approval required; shingles whose dominant color are either red, blue, or green are prohibited. Shingles must match on all structures that are located on (1) lot, which includes house, garage, and any detached structure. If partial replacement is needed and identical shingle are no longer manufactured, then the roof(s) of all the structures have to be replaced.

2.43 ROOM ADDITIONS

ACC approval required; plans for room additions must show room size in proportion to room dimensions of the residence.

- * Room addition must be in conformity with sectional CCR's; detailed plans must be submitted and materials and colors must match/complement what is existing on the home.
- * Roof of addition must integrate with existing roof line so as to appear to have been part of the original home.

2.44 SIGHT RESTRICTIONS

All lots shall be landscaped so as to permit safe line-of-sight at streets and cross street corners. The former includes parking on streets/corners by owners or their guests. No fences, wall, hedge, shrub planting or yard accessory shall be placed or permitted to remain where it would create a traffic or line-of-sight hazard.

2.45 SIGNAGE

- * Professionally lettered signs advertising the sale or rental of the property are permitted.
- * Political signs as outlined in policy recorded in Harris County on 12-29-2011, #20110545742): Copy of policy on association website
- * ACC approval required. Signs promoting community events & team/school spirit may be displayed for predetermined periods of time as long as signage is maintained in good condition. * May not be excessive number (this will be determined on a case by case basis depending on size and number of pieces).
- * Temporary signs such as garage/yard sale and open house will be allowed on weekends only and must be removed by sundown on Sunday evening. These signs may not be staked in association common areas.
- * Contractor advertisement/bandit signs are prohibited from being displayed on owner lots or the Association common areas.
- * No signs or advertising of any type shall be staked on the common areas of the association except at the discretion of the Board of Directors. The Association reserves the right to remove any signs located in the Association common area.

2.46 STORAGE AND DISPOSAL OF GARBAGE AND RUBBISH

No Lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste material. All rubbish, trash, garbage, and other waste must be kept except in sanitary containers constructed of metal, plastic or masonry materials with sanitary covers or lids. The sanitary containers shall be kept screened by adequate planting or fencing or in the garage and shall not be kept in an area which extends beyond the front setback line or the front of the side setback lines on a corner Lot and must be concealed from public view, except on the regularly scheduled collection days. All garbage and waste substances being kept temporarily on a Lot pending collection thereof shall be kept in closed sanitary containers with tops or lids, or in plastic bags with the tops thereof tied. All containers, bags, or other equipment for the storage or disposal of such waste substances shall be kept in a clean and sanitary condition.

No Lot shall be used for the open storage of any materials whatsoever which storage is visible from the street, except that new building materials used in the construction and improvements erected upon any Lot may be placed upon such Lot at the time construction is commenced and may be maintained thereon for a reasonable time, so long as the construction progresses, without undue delay, until the completion of the improvements, after which time these materials shall either be removed from the Lot or stored in a suitable enclosure on the Lot.

2.47 STORAGE SHEDS

ACC approval required.

- * Storage sheds shall conform and harmonize with existing materials on home; paint and shingles should match what is existing on the home
- * Storage sheds shall generally not exceed eight (8) feet in height at the peak and twelve (12) feet by eight (8) feet in length and width
- * Storage sheds shall be placed on the Lot in such a manner so as to minimize the intrusion into a neighboring property
- * Storage sheds may not be utilized for residential purposes at any time

2.48 SWIMMING POOLS AND SPAS

ACC approval required. Only in-ground swimming pools are acceptable. The minimum acceptable construction standards for pools are as follows:

- * Following types of construction are permitted: gunite, poured concrete, fiberglass shell and hybrid fiberglass.
- * No outdoor swimming pool, hot tub, spa, decking or gazebo may be built or maintained forward of the front building setback line of a Lot, or the side yard lines for corner lots.
- * Adequate fencing must be erected around any swimming pool, hot tub, and/or spa constructed or installed on Lot so as to safely keep children out of the pool or spa area.
- * Backwash or drainage from pools cannot be directed so that water flows to neighboring lots or any other property; pools are to be drained to street and into the storm drain system.
- * Pools, pool decking, fencing, related equipment and structures should be designed to integrate with the natural topography of the site. All pools and spas shall be completely enclosed by a fence.
- * Above ground spas must be submitted to the ACC for approval.
- * Drain lines that penetrate the curb at front of home must be saw cut and materials must be similar in color to curb.
- * Pool/spa equipment shall be screened from public view from street and adjacent lots.
- * Pool/spa must be maintained in useable condition at all times; water should be clear.

2.49 TRASH CONTAINERS AND RECYCLE BINS / STORAGE

All trash/recycle containers must be stored out of view at all times, except for reasonable periods around scheduled pickup times.

2.50 VEHICLES: EMERGENCY

Emergency Vehicles. Emergency vehicles weighing up to 10,000 lbs. are allowed to be parked on Lots or Common Properties within the Association if: the vehicle owner/operator is a member of a volunteer fire department or an emergency service provider; and the emergency vehicle is required by the resident's employer as a condition of employment; and the vehicle has an official emblem or other visible markings of an emergency service provider; and parking the vehicle will not obstruct emergency access or interfere with the reasonable needs of the other residents to use streets and driveways. Cable companies, utility companies, plumbers, etc. are not considered "emergency service providers" and such vehicles are considered commercial vehicles that are not allowed to park overnight on Lots, Common Properties, or streets.

2.51 VEHICLES: PROHIBITED (Recreational, Commercial, Inoperable)

Junk vehicles, inoperable vehicles, unlicensed vehicles not for immediate use or vehicles of any kind and disrepair may not be kept or parked on the property or any public street with exception of being parked in garage with garage door closed. No mobile home, bus, truck of over one ton, tractor/trailer rig (separate or in combination), house trailer, recreational vehicle (trailer, ATV, camper, camper trailer, boat, watercraft, boat trailer) may be parked or stored on the Property or any public street, except for in the garage with garage door closed.

The parking of recreational vehicles, commercial vehicles, and inoperable vehicles within the subdivision, unless parked in enclosed garages shall be considered by the Association to be a nuisance. For the purpose of these guidelines, a commercial vehicle is defined as vehicles with commercial writing on their exteriors, vehicles primarily used or designed for commercial purposes, such as cargo vans, heavy duty trucks, and tractors; recreational vehicles are defined as mobile homes, trailers, ATV's, campers, camper trailers, boat, watercraft and boat trailers. Due to the evolving nature of the auto industry, the Board of Trustees will reserve the right to make a reasonable determination on classifying a vehicle as commercial or recreational in nature.

Stored vehicles and vehicles which are either inoperable or do not have current registrations shall be considered by the Association to be a nuisance unless stored within enclosed garages. The Association considers a vehicle "stored" if it is on blocks, missing tires, or covered with a tarp or car cover for more than 15 consecutive days. Vehicles of any type (recreational or commercial), regardless of whether operable or inoperable may not be stored on any part of the lot except within enclosed garage (with garage door down).

No repair work, dismantling or assembling of motor vehicles or of any other machinery or equipment shall be permitted in any street, driveway or yard adjacent to a street, or in the common areas, other than of a temporary nature, but in no event for a period greater than twenty-four (24) hours. No automobiles or other vehicles shall be placed or maintained on blocks even on a temporary basis.

No person shall park a vehicle within subdivision upon any street for the principal purpose of displaying such vehicle for sale.

2.52 VINYL SIDING

Vinyl siding is not permitted.

2.53 WATER SOFTENERS

Water softeners which can be viewed from street must be screened with landscaping.

2.54 WINDOW AIR CONDITIONER UNITS

Exterior individual air conditioner units extending from windows are prohibited.

2.55 WINDOWS FACING STREETS

No windows facing or visible from the street shall be covered with newspapers, aluminum foil, sheets or other unsightly materials. Temporary coverings may be placed upon a window only temporarily for a period of 30 days from the date of resale. No windows, including garage panes may be painted. Window coverings which are not maintained (such as torn blinds) must be replaced. Window coverings should be displayed in a manner to provide a uniform look when viewing from a public street.

2.56 XERISCAPING

ACC approval required prior to implementation; xeriscaping is an approved alternative method of landscaping. Xeriscaping is landscaping that reduces or eliminates the need for supplemental water from irrigation. *Note: Xeriscaping is not the indiscriminate use of gravel or rocks, allowing noxious weeds to grow, failing to properly mow turf, or the installation of artificial turf.*