

REDWOOD OF WILDEWOOD ASSOCIATION, INC.

ARCHITECTURAL REVIEW PROCEDURES AND REGULATIONS

ARTICLE I

PURPOSE AND ORGANIZATION

Section 1. Purpose. The Architectural Control Procedures and Regulations included here are intended to encourage an attractive, convenient, and functional development in REDWOOD OF WILDEWOOD (Part of Wildewood, Neighborhoods Three and Four) to preserve and enhance values and to maintain a harmonious relationship among structures and the natural vegetation and topography.

Section 2. The Architectural Control Committee. There is hereby created a REDWOOD OF WILDEWOOD ARCHITECTURAL CONTROL COMMITTEE. The Committee shall be composed of three or more members appointed initially by the Class "B" Membership and upon expiration of the Class "B" membership, by the Board of Directors of the REDWOOD OF WILDEWOOD ASSOCIATION, INC. The Committee shall serve for a term of two (2) years. The Committee or members of the Committee appointed by the Board of Directors shall serve at the pleasure of the Board of Directors. The Architectural Control Committee shall regulate the external design, appearance, location and maintenance of properties and improvements thereon.

Section 3. Powers. The Architectural Control Committee shall have the powers as are outlined by and are relative to Articles I, II, III and IV of the Architectural Review Procedures and Regulations. The specific duties and procedures of the Architectural Control Committee are outlined in "Attachment One" which is attached hereto and made a part hereof by reference.

ARTICLE II

ARCHITECTURAL REGULATIONS CONCERNING STRUCTURES

Section 1. Definition. A structure is defined as any additions or alterations of a permanent nature to the principal building, if the principal building is constructed

by Paragon Builders, Inc., such as fences, new structures, out/accessory buildings and signs, regardless of size, whether attached or detached and shall include a principal building if the same is not constructed by Paragon Builders, Inc.

Section 2. Height and Bulk. The height and general bulk of new structures and of additions to existing structures shall be similar to those of existing structures in the vicinity.

Section 3. Out/Accessory Buildings. Any and all out/accessory buildings shall be erected only after site approval by the Architectural Committee. Such buildings shall be of the same surface materials, styles and colors as the principal building on the lot, and must be approved by the Architectural Control Committee.

Section 4. Colors. Exterior surface colors of all structures shall be in harmony with existing units and must be approved by the Architectural Control Committee.

Section 5. Fences. In keeping with the "Open Space Concept" of REDWOOD OF WILDEWOOD, all fences must be approved in all particulars by the Architectural Control Committee.

Section 6. Signs. Any sign used for the purpose of identification or direction such as owners name and street address shall be deemed as permanent. Signs of this nature must be no more than 30 inches long and 6 inches high and be of harmonious design. Such signs shall be erected on private property and must be approved by the Architectural Control Committee.

ARTICLE III

ARCHITECTURAL REGULATIONS CONCERNING NON-STRUCTURAL

Section 1. Definition. Any and all items of a non-permanent nature, e.g., antennas, drying lines, pets, signs, trash, vehicles and wood piles.

Section 2. Antennas. No antennas shall be erected without the approval of the Architectural Control Committee.

Section 3. Drying Lines. Drying Lines are to be placed in a non-conspicuous area and removed when not in use.

Section 4. Pets. Regulation of pets is to be determined by the Land Use Committee. ~~which shall be determined by the Land Use Committee.~~

Section 5. Signs. All signs not otherwise provided for herein must have the approval of the Architectural Control Committee.

Section 6. Trash. All trash left for pick-up must be confined to a trash can with a secure lid and shall be removed the same day as pick-up.

Section 7. Vehicles. Parking of mobile homes, boats, recreational vehicles, trailers, machinery, etc., on the property is prohibited. The exception being short-time (10 days or less) visitors. Said vehicles shall not be occupied.

Section 8. Wood Piles. Wood piles should be neatly stacked in an inconspicuous spot on the property. If a covering for the protection of the wood is used, it shall be harmonious with the surrounding area.

Section 9. Landscaping. Removal of trees/shrubs larger than a 6-inch caliper must be approved by the Architectural Committee. Large scale planting, landscaping; major topographical alterations and surface convering modifications must be in harmony with the existing environment subject to approval of the Architectural Control Committee.

Section 10. Swimming Pools/Play Ground Equipment, etc. The location, size, material, and color of all swimming pools, playground equipment and similar items, must be approved in harmony with the existing environment.

Section 11. Solar and Wind Energy Collectors/Generators. No solar or wind energy collectors/generators shall be erected without the approval of the Architectural Control Committee.

ARTICLE IV

PROCEDURES

Section 1. Applications. Any property owner wishing to construct a new building or structure, to alter or make an addition to an existing structure to modify his property in REDWOOD OF WILDEWOOD, as outlined in ARTICLE 11 OR

ARTICLE III must submit an application for approval of the design of the construction, alteration or addition to the Architectural Control Committee.

Section 2. Review and Approval. The Architectural Control Committee shall approve, disapprove, or approve with condition the design as submitted. In the event that the Committee fails to take action on the proposed design within thirty (30) calendar days of receipt of the application, the application shall be deemed to have been approved.

Section 3. Required Submission for Design Review:

1) New Construction - Principal Building. For the original construction of a principal building on a lot, the submission shall include two (2) copies of the following:

- a) Lot number and street address.
- b) Architectural plans and elevations at a scale of 1/4 inch equals one foot, or larger.
- c) Description and samples of exterior surface materials and colors to be used.
- d) A site plan for the lot and building at a scale of one inch equals forty feet or larger.

2) Additions, Alterations, and Construction of Accessory Buildings. For additions, alterations, and construction of accessory buildings, two copies of the following shall be required:

- a) Lot number.
- b) Architectural plans and elevations, if prepared, or a scaled sketch showing plan and elevation views of the proposed construction, at a scale of 1/4 inch equals one foot or larger.
- c) Description of materials and samples of exterior surface materials and colors to be used.
- d) A site plan showing the location on the lot and the general dimensions of the proposed construction.

Section 4. Amendment of Regulations. The regulations and procedures may be amended from time to time by

recommendations from the Architectural Control Committee to the Board of Directors of the Association and approval by the Board of Directors.

DATE APPROVED:

July 27, 1988

BOARD OF DIRECTORS
REDWOOD OF WILDEWOOD ASSOCIATION,

[Signature]
Thomas H. [Signature]
William A. [Signature]
Cynthia H. [Signature]
Everett D. [Signature]