

**JUNE 27, 2013**

**RIDENOUR HOMEOWNER & RECREATION ASSOCIATION DESIGN & MAINTENANCE STANDARDS**

The Architectural Control Committee of the Ridenour Homeowner & Recreation Association pursuant to Article V, Section 5.05 of the Declaration of Covenants have adopted the following Design and Maintenance Standards, also referred to hereinafter as "Design Standards":

The Ridenour Homeowner & Recreation Association Architectural Control Committee for the Sentinel West and Wyckford Subdivisions, hereinafter referred to as "ACC", has adopted these Design Standards to assure that any installation, construction, or alteration of any "Structure" on any "Lot" is in conformance with the external design and general quality of the standards of the Sentinel West and Wyckford Subdivisions, hereinafter collectively referred to as "Subdivision".

**INTRODUCTION: PURPOSE OF THE ARCHITECTURAL CONTROL COMMITTEE**

The purpose of the ACC is to set architectural Design Standards, which will give guidance to homeowners' improvement projects. The Design Standards also outline the process for obtaining approval for changes to a lot or home's exterior. The ACC's goal is to keep the community attractive and enjoyable for all, to identify areas that need improvement, and to encourage those who have kept their homes and lots in good condition to continue to do so.

In creating the Design Standards the ACC has followed the guidelines in our Covenants and also modeled them on current design standards of like neighborhoods. This sets the benchmark appearance of where our neighborhood strives to be in relation to competing neighborhoods. These Design Standards replace the Architectural Guidelines dated Aug 1, 1991.

The Design Standards will be implemented and enforced uniformly in an unbiased way. Some improvements will be easy, such as putting down pine straw or repainting a mail box post. Other required improvements may take more time, effort, and money. Regardless, an existing Design Standard violation does not set a precedent for it to be accepted on other Lots.

Your help, support and understanding are greatly appreciated. We will always be open to suggestions to improve this document and to make our Subdivision an outstanding community of which we can all be proud.

## DEFINITIONS

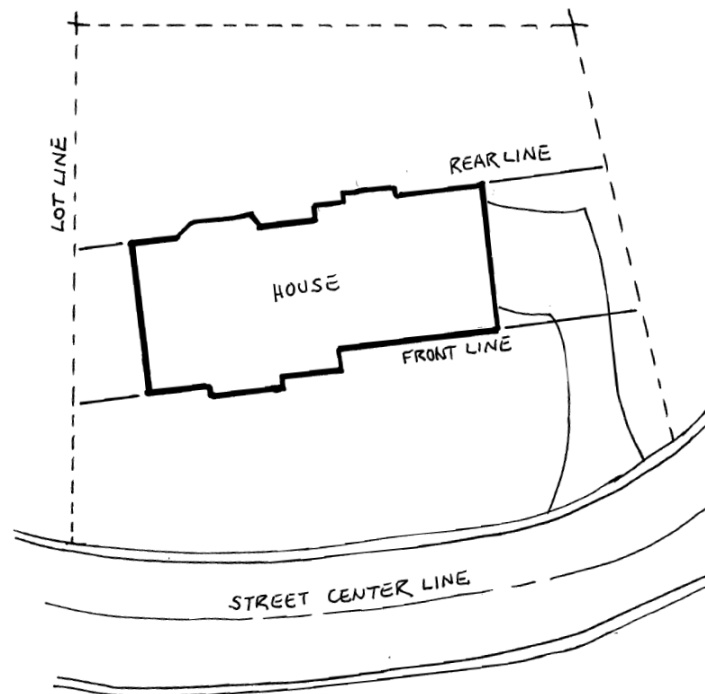
LOT - means any numbered parcel of land shown upon that certain final subdivision plat prepared by Gaskins Surveying Co. dated September 21, 1986, and recorded in Plat Book 110, page 64 Cobb County, Georgia records, or as similarly shown on supplemental surveys of such tract or such additional tracts as may be added to the Property from time to time as provided herein; provide, however, that no portion of the Common Property shall ever be a Lot.

STRUCTURE - means (a) any thing or object, the placement of which upon any Lot may affect the appearance of such Lot, including by way of illustration and not limitation, any building or part thereof, garage, porch, shed, greenhouse or bathhouse, coop or cage, covered or uncovered patio, swimming pool, fence, curbing, paving, wall, tree, shrub, sign, signboard, temporary or permanent living quarters (including any house trailer) or any other temporary or permanent improvement to such Lot; (b) any excavation, grading, fill, ditch, diversion dam or other thing or device which affects or alters the natural flow of surface waters from, upon or across any Lot, or which affects or alters the flow of any waters in any natural or artificial creek, stream, wash or drainage channel from, upon or across any Lot; and (c) any change in the grade at any point of a Lot of more than six (6) inches.

FRONT LINE – “before the front line of the house” means the area of the Lot between the street and the front of the house, defined by the front of the house and a line parallel to the external front walls.

REAR LINE – “behind the rear line of the house” means the area of the Lot between the rear lot lines and the rear of the house, defined by the rear of the house and a line parallel to the external rear walls.

VIEW FROM STREET – means the visible area of a Lot viewed by an average height person standing on the center line of the street.



## **APPROVAL PROCESS**

The Design Standards define what is meant by the installation, construction, or alteration of any Structure by listing specific items which the Design Standards are being set forth to regulate within the Subdivision. Please note, however, that other items may exist, which are not listed in the Design Standards that will require approval of the Architectural Control Committee. If a homeowner intends to construct, install or alter any Structure that is not designated in the list of items included in these Design Standards, the homeowner should contact a member of the ACC to determine if approval is necessary. Please note that the ACC reserves the right to change, alter, or add to the current Design Standards. In the event of a conflict between the Covenants and the Design Standards, the Covenants will prevail.

The Design Standards include a five (5) step process that must be used by the homeowner in order for the ACC to approve the installation, construction, or alteration of any Structure.

### **FIVE (5) STEP PROCESS TO INSTALL, CONSTRUCT OR ALTER A STRUCTURE:**

#### **STEP 1: SUBMIT PLANS**

Any homeowner intending to install, construct, or alter a structure on their lot must deliver their plan for pre-approval per Article V Section 5.06 of the Covenants, to a member of the ACC. Delivery may be made by hand, mail, or electronically by e-mail.

All plans should clearly show the location of the proposed structure on the Lot in reference to property boundaries, house, easements, and/or other pertinent information along with any pertinent drawings, plans, brochures, samples, pictures, or photos. A copy of the Lot survey should be included if available. A Lot survey may be required for some projects. The intended project start and completion dates should also be included.

The date of submittal will be noted and signed to on the cover page of the plans by the ACC member. This will be the "Receipt Date". If submitted to the ACC by other than hand delivery, it is the homeowner's responsibility to insure delivery and that receipt date is recorded.

#### **STEP 2: PRE-APPROVAL OF PLANS**

All plans will be pre-approved, pre-approved with modification, or disapproved by the ACC in accordance with Article V of the Covenants.

Disapproval of plans may occur when:

- 1) Necessary information is not provided
- 2) The plans fail to comply with the Design Standards or Covenants
- 3) Any other matter which, in the judgment of the ACC, would be likely to cause the proposed installation, construction or alteration of a Structure to fail to be in conformity and harmony of external design and general quality with the standards of the Subdivision as set forth in the Design Standards, or

as to location to be incompatible with topography, finished ground elevation and surrounding Structures. In any case in which the ACC shall disapprove any plans and specifications submitted hereunder, or shall pre-approve the same only as modified upon specified conditions, such disapproval or qualified pre-approval shall be accompanied by a statement of the grounds upon which such action was based. In any such case the ACC shall, if requested, make reasonable efforts to assist and advise the applicant in order that an acceptable proposal may be prepared and submitted for pre-approval.

The ACC will pre-approve, disapprove, or pre-approve with modifications all plans within thirty (30) days of the Receipt Date. All pre-approvals, disapprovals, and pre-approvals with modifications will be delivered by hand, mail, or electronically via e-mail.

Any plans disapproved or pre-approved with modifications by the ACC will be accompanied with a statement as to why such disapproval or pre-approval with modifications is being made in accordance with Article V, Section 5.07 and 5.08 of the Covenants.

Pre-approval of plans relating to any lot or structure are final as to that Lot or Structure and cannot be rescinded.

#### STEP 3: INSTALL, CONSTRUCT, OR ALTER STRUCTURE

The installation, construction, or alteration of any Structure pre-approved must be completed within sixty (60) days of the intended start date listed on the plan submitted to the ACC, or as otherwise agreed upon. If the installation, construction, or alteration is not completed as designated in the pre-approval, plans for pre-approval must be resubmitted. However, the owner may request an extension by submitting the request to the ACC in writing. The ACC will accept or deny the request and notify the owner in writing.

#### STEP 4: NOTIFY ACC OF COMPLETION

Upon completion the owner will notify a member of the ACC by phone or e-mail that the pre-approved installation, construction, or alteration to a structure, has been completed so that a member of the ACC can verify it.

#### STEP 5: INSPECTION -- CERTIFICATE OF COMPLIANCE

The ACC will verify the installation, construction, or alteration of a structure to insure conformance with the plans submitted and pre-approved. Provided the installation, construction, or alteration of a structure conforms to the submitted plans, the ACC will provide the owner with a Certificate of Compliance letter per Article V Section 5.12 of the Covenants within thirty (30) days or as otherwise agreed upon. A copy of the letter will be filed with the ACC.

A Certificate of Compliance is proof to owners of a Lot and to any possible purchaser of that Lot, that the installation, construction, or alteration of a particular Structure has been completed in accordance with pre-approved plans. The Certification of Compliance in no way certifies the workmanship, quality,

engineering, materials, or equipment that make up a particular Structure, or that said Structure conforms to any applicable rule or regulation other than those of the ACC.

### **STRUCTURES AND ALTERATIONS REGULATED BY THE ACC**

The list below identifies the most common items that require prior approval by the ACC. Some items include design guidelines to give the homeowner an idea of what is and is not acceptable.

Please note that other items may exist which are not listed below and will require approval of the ACC. If a homeowner intends to construct, install or alter any Structure that is not designated in the list of items included in these Design Standards, the homeowner should contact a member of the ACC to determine if approval is necessary. The ACC reserves the right to change, alter, or add to the current Design Standards.

All Structures and alterations to the Lot are the responsibility of the homeowner with regard to the proper maintenance and care of new or existing structures. Maintenance and repairs will be required by the ACC.

**ADDRESS NUMBERS** -- Address numbers placed on house should not exceed four (4) inches in height. Address numbers painted on the curb should be in front of the mailbox, white background with black letters and not to exceed five (5) inches in height. Address numbers following these design standards do not need prior ACC approval.

**ADDITIONS** -- Additions to homes must have prior ACC approval using the Approval Process.

**AIR CONDITIONERS** -- Window air conditioners on the front or side of the house will not be approved by the ACC. Window air conditions on the rear of the house must have prior ACC approval using the Approval Process.

**ANIMALS** -- Per Article VI Section 6.19 of the Covenants, any animals kept on any Lot must be solely household pets and not for any commercial purpose. No animal shall be allowed to become a nuisance. Cobb County regulations also apply.

**ANIMAL HOUSES** -- The location and construction must have prior ACC approval using the Approval Process. The exterior colors and materials must relate to the exterior of the house or blend with the environment. These are subject to the proper maintenance, care and appearance as with any structure.

**ANTENNAE** -- No exterior antennae for receiving electronic signals, including but not limited to exterior television or radio antennae of any sort, shall be placed, or allowed or maintained upon any portion of a Structure or Lot without prior approval from the ACC. No antennae shall be installed or used for the purpose of transmitting electronic signals.

**ATTIC FANS/ROOF VENTS** -- Attic fans or vents installed on the front of the home must have prior ACC approval using the Approval Process.

AWNINGS -- Awnings and overhangs of any kind must have prior ACC approval using the Approval Process. All awnings shall be kept clean and in good repair. (See Additions.)

BASKETBALL GOALS --Temporary basketball goals are permitted for use adjacent to or on front driveways on the back half of the drive. Basketball goals must be portable and have standard white, gray or clear backboards. Permanent basketball goals are not permitted. If the goal is not in use for more than seven (7) days, it must be stored in the garage or behind the rear line of the house out of sight from the street and from neighboring properties. Proper maintenance, care and appearance of basketball goals is required. This includes properly attached netting. No basketball activity is permitted before 8:00AM or after 9:00PM.

CARS & VEHICLES – Cars must have current license and be in working condition unless stored in the garage. Cobb County and Georgia State regulations apply. Note: Garages should be used primarily for parking vehicles. Vehicles not parked in the garage may only be parked only on paved surfaces. Also see VEHICLES & PARKING.

CARPORTS -- Carports, whether temporary or permanent, will not be permitted or approved.

CHIMNEYS AND ROOF FIXTURES – All chimneys shall be constructed of brick, brick facings, stucco or Dryvit material or match the wall to which it is attached. Chimney tops/caps shall be painted black; other colors must have prior ACC approval using the Approval Process. All roof stacks and plumbing vents shall be located on the rear of the house and be painted black or other dark color to match the roof.

CLOTHESLINES -- No clotheslines will be permitted. No clothesline "dog runs" will be allowed.

DECKS, DECK ENLARGEMENTS, PATIO OR PATIO ENLARGEMENTS -- Deck or deck enlargements must have prior ACC approval using the Approval Process. Replacing a deck with the same style and color, or re-staining a deck with the same color does not require prior ACC approval.

DECORATIVE APPARATUS -- Any decorative apparatus, including but not limited to, sculptures, bird baths, poled birdhouses, fountains, trellis, gazebos, flags, or other decorative embellishments must have prior ACC approval using the Approval Process if placed anywhere other than behind the rear line of the house. This excludes holiday decorations, which are allowed for a reasonable time frame.

DOORS -- All exterior door additions or removals must have prior ACC approval using the Approval Process when the addition or removal involves the physical opening of a new doorway or closing of an existing doorway. Storm doors added to any front door do not require pre-approval from the ACC, so long as they coordinate with the exterior of the home. Replacement of doors with identical door and same color as the original door do not require the ACC approval. Bright plated metal exterior doors, screens, windows, louvers or other type closures are not permitted. Any change in the door style and/or color must have prior ACC approval using the Approval Process. (Also see Exterior Colors.)

Garage doors shall be the roll type door. Homeowners are encouraged to upgrade to the "carriage" type garage doors. The garage door color shall coordinate with the trim and/or exterior wall color. Changes in

garage door type or color must be approved by the ACC using the Approval Process. Garage doors shall be kept in good repair and working order.

DRIVEWAYS -- All driveways shall be concrete and be curved or have curved sides. All new or replacement driveways or driveway extensions must have prior ACC approval using the Approval Process. Repair of cracked or broken driveways in their original position does not require ACC prior approval.

EXTERIOR COLORS -- All exterior colors must have prior ACC approval using the Approval Process. A minimum of exterior colors shall be used, and when more than one is used, one shall be clearly dominant. (Original neutral color schemes established by the developer will be upheld).

EXTERIOR WALLS -- Home exterior wall change of material, style, and/or color must have prior ACC approval using the Approval Process. (Original neutral color schemes established by the developer will be upheld). Approved materials include brick, stucco, Dryvit, stone, or plank style siding. No front exterior walls shall be constructed of siding. Vinyl and aluminum siding is not approved on any side.

BRICK -- If brick is used, minimum requirement is brick front top to bottom.

SIDING -- No front exterior walls shall be constructed of siding. Siding shall be of the plank style. Vinyl and aluminum siding is not approved on any side.

STUCCO OR DRYVIT -- If Stucco/Dryvit material is used the minimum requirement is front and sides top to bottom.

STONE -- Tennessee fieldstones or stack stone with natural color mortar joints may be used. Material must have prior ACC approval using the Approval Process.

MORTAR - Weeping mortar joints are not acceptable.

FOUNDATION WALLS -- Foundation walls are required to be covered with stucco / Dryvit or bricked, and shall be finished or painted to match the exterior walls. Exposed cutback areas below stucco / Dryvit shall be painted to blend with the exterior walls. Block walls shall not be visible from any side.

Exterior walls shall be kept clean and in good condition and free from mold, mildew, and dirt. On painted surfaces, peeling paint is not acceptable.

FENCES -- All fences must have prior ACC approval using the Approval Process. The fence will be permitted to be installed only behind the rear line rear of the house. Wood fences must be of pressure treated wood, with horizontal support boards to the inside only and not to extend beyond six (6) feet in height. Metal fences must have prior ACC approval using the Approval Process. No chain link fences are permitted. See Appendix A for fence construction guidelines. Any concealing landscaping for the fence must be submitted at time of fence request. All finishes applied to the fence must have prior ACC approval using the Approval Process. Homeowners are responsible for proper maintenance of the

fence, not limited to finish and upright position. Repainting/staining an existing fence with the original color does not required prior ACC approval.

FURNITURE (ORNAMENTAL) -- Ornamental furniture other than that placed on a front porch or placed behind the rear line of the house is not permitted. See also Decorative Apparatus. Lawn furniture is permitted when actively in use.

HOT TUBS -- All hot tubs must have prior ACC approval using the Approval Process. They must be placed behind the rear line of the house and concealed from view from the street and neighboring properties by fence, lattice, or landscaping .

JACUZZIS -- See hot tubs.

LANDSCAPING -- Per Article VI Section 6.05 of the Covenants landscaping, removal of trees, major plantings, terrain changes, installation of yard sculptures (see Decorative Apparatus) must have prior ACC approval using the Approval Process. Landscaping shall be maintained in good condition including, but not limited to, weeding, mowing, edging, and pruning of shrubbery. Landscaping must not obstruct the view of motorists. Removing trees more than six (6) inches in diameter, or 19 inches in circumference, is prohibited unless approved by the ACC using the Approval Process (see Trees).

LATTICEWORK -- All latticework must have prior ACC approval using the Approval Process.

LAWN / YARD -- Grass in the front yard (and any yard adjoining a front curb) shall be Bermuda, Zoysia, or centipede. Grass in others areas of the Lot may be Bermuda, Zoysia, centipede or fescue. Areas not grassed shall be covered with pine straw or pine bark. Other mulch or covering must have prior ACC approval using the Approval Process.

LAWN / YARD MAINTENANCE -- Lawn and yard shall be maintained including, but not limited to, mowing, seeding, watering, weeding, edging, and pruning and trimming trees and shrubbery, and the removal of such debris from sidewalks, driveway, and street and street gutters . Areas not grassed shall be covered with mulch and be kept free from weeds.

LAWN / YARD MAINTENANCE EQUIPMENT -- All yard equipment (i.e. mowers, tools, hoses, etc.) must be stored indoors or behind the rear line of the house out of view when not actively in use. Hoses at a faucet on the house side may be stored by the faucet when concealed by landscaping.

NOTE: Out of respect for our neighbors enjoying the outdoors in the evening, on Fridays, Saturdays, Sundays, and holidays, powered outdoor equipment (including, but not limited to, electric or gas powered blowers, mowers, edgers, etc.), should not be used after 6:00PM.

LIGHTING -- All exterior lighting alterations, including landscape lighting, must have prior ACC approval using the Approval Process. Mercury lights will not be approved. Temporary bug lights are permitted when placed behind the rear line of the house. Replacement of front porch lights with similar style does not require prior ACC approval.



MAIL BOXES AND SUPPORTS -- All mail boxes and support posts must have prior ACC approval using the Approval Process. The preferred mail box and support is black metal. Wood support post color shall be white or a color that matches the color of the house exterior walls or trim. Stone or brick supports shall coordinate with the home exterior. Mail boxes and supports must be kept in good repair; for example, inoperable doors, leaning posts, and peeling paint is not acceptable.

MASONRY -- All masonry work must be approved by the ACC using the Approval Process.

OUTBUILDINGS (GREENHOUSES, SHEDS, DETACHED STORAGE BUILDINGS, ETC.) – All outbuilding construction, appearance, and location must have prior ACC approval using the Approval Process. They must be of matching color with the house and the shingles need to match the house shingles. Lines for electrical, telephone, etc. shall be run underground to said structure. No permanent or temporary metal, aluminum or plastic sheds will be approved or permitted.

Note: Since all houses were originally built with the intent to provide storage areas to accommodate landscaping equipment, lawn equipment, etc. within the exterior walls of the house, outbuildings will generally not be allowed and must have justification for their need by the homeowner.

PAINTING – Paint colors must have prior ACC approval using the Approval Process. The following information must be provided for the existing and proposed colors: Exterior color scheme, indicating stucco colors, brick colors, mortar colors, siding colors, trim color, shutter color, gutter and downspout colors, and door color. (Original neutral color schemes established by the developer will be upheld.)

PATIO -- See Decks

PLAYHOUSES/PLAY EQUIPMENT -- Portable playhouses and equipment are permitted (i.e. Little Tyke playhouse). If the items are being actively used they may be before the front line of the house, otherwise they must be kept behind the rear line of the house. The items must be stored away nightly indoors or out of sight from neighboring properties.

POOLS -- Above ground pools will not be permitted nor approved. In ground pools must have prior ACC approval using the Approval Process. They must be screened from view from the street. All pumps, filters, equipment, etc., must be placed where it will not cause a nuisance to neighbors and must be screened from view. The complete layout with pool, accessories, and screening must be submitted together for the Approval Process. County and City codes and regulations apply.

Temporary portable children pools no larger than twelve feet in diameter and eighteen (18) inches high are permitted without approval. (See Playhouses/Play Equipment for the restrictions.)

RECREATIONAL EQUIPMENT – If the equipment (such as a goal or trampoline) is being actively used it may be before the front line of the house, otherwise it must be kept behind the rear line of the house. The items must be stored away nightly indoors or out of sight from neighboring properties.

RECREATIONAL VEHICLES AND TRAILERS -- Per Article VI section 6.15 of the Covenants, no house trailer, mobile home, motor home, recreational vehicle, camper truck with camper top, boat or boat trailer, trailers of any kind, or like vehicles and equipment shall be permitted on any Lot on a permanent basis, but shall be allowed on a temporary basis for a period not to exceed three (3) consecutive days in any thirty (30) day period. Recreational vehicles stored in the garage are excepted so long as the garage door remains closed.

ROOFING -- Replacement of existing architectural shingles with like shingle color does not require ACC approval. The ACC does encourage homeowners to upgrade to architectural shingles. All roofing and shingles must remain in line with existing roofing. All other roofing alterations or color changes must have prior ACC approval using the Approval Process.

SATELLITE DISHES -- Satellite dishes may not be larger than thirty-nine (39.4) inches (one (1) meter) in diameter. Satellite dishes located on the rear of the roof and out of view from the street do not require ACC approval. All other locations must have prior ACC approval using the Approval Process.

SECURITY SHUTTERS AND BURGLAR BARS -- These must have prior ACC approval using the Approval Process. Security shutters and burglar bars are not permitted on windows on the front of the house.

SHED--See Outbuildings.

SHINGLES – See Roofing.

SHUTTERS – Any change in style or color of shutters, or addition or removal of shutters, must have prior ACC approval using the Approval Process.

SIGNS--Temporary signs (i.e., Birthday, graduation, etc.) are permitted for seven (7) days. "For Sale" or "For Rent" signs, must be no larger than a maximum face area of four (4) square feet (Article VI Section 6.08 (ii)), only one sign per front window grouping is permitted and one sign in the front yard. Political signs must be no larger than a maximum face area of four (4) square feet and may be placed thirty (30) days before an election but must be removed within twenty (24) hours after the election. Signs placed on common property without prior approval will be removed and discarded.

SKYLIGHTS – The design and location of all skylights must have prior ACC approval using the Approval Process.

SOLAR HEAT COLLECTORS -- The location and design of all solar heat collectors and panels must have prior ACC approval using the Approval Process.

STOOPS – All front door stoop and step material shall match or coordinate with the exterior walls. No wood stoops or wood steps shall be used on the front or side of the house (excluding newels, balusters, and columns). Changes to stoops must have prior ACC approval using the Approval Process. Addition of handicap ramps and the style and construction thereof must have prior ACC approval using the Approval Process.

SUN PORCHES --Sun porches must have prior ACC approval using the Approval Process.

SWING SETS -- Swing set style, construction and location must have prior ACC approval using the Approval Process. Swing set preferred style is pretreated wood, but other styles will be considered. All swing sets must be located behind the rear line of the house and kept in good repair and condition.

TENTS -- Overnight use of tents for parent and children's recreational use is permissible without approval of the ACC when located behind the rear line of the house. Temporary pop-up and party tents (for graduations, birthday parties, etc.) are permitted without ACC approval when located behind the rear line of the house. All tents shall be stored away within two (2) days.

TRASH CONTAINERS -- Except for the night before and the day of trash pick-up, trash containers should be stored in the garage. Although trash containers are normally to be stored inside, a fenced "carousel" concealing the containers may be constructed out of materials that relate to the exterior of the house. The containers in the carousel must be totally screened from view from the street and from neighboring properties. The design and location of the carousel must have prior ACC approval using the Approval Process.

TREES -- Per Article VI Section 6.06 of the Covenants, no living or disease free tree having a diameter of six (6) or more inches (circumference of 19 inches or more) when measured from a point two (2) feet above the ground level shall be removed from any Lot without prior approval of the ACC. Tree stumps that can be viewed from the street or from neighboring property must be ground to below ground level. The ACC encourages the preservation and growth of trees and hardwood trees in particular. Dead or diseased trees shall be removed and replaced with a suitable hardwood tree, unless otherwise approved by the ACC using the Approval Process.

TREE HOUSES --Tree houses must have prior ACC approval using the Approval Process. Tree houses must be kept in good repair and condition.

VEHICLES & PARKING, COMMERCIAL -- Commercial vehicles are identified as vehicles with company decals and/or exterior additions or signs, or panel trucks or vans, or flatbed trucks. Commercial vehicles must be parked in the garage. Commercial vehicles may be temporarily parked in the driveway or road for a period of no more than 48 hours solely for the purpose of loading and unloading.

REMINDER: Parking at the Clubhouse is available for amenities users only. Storing of other vehicles in this area is prohibited.

WINDOWS -- Replacing windows with the same style, location, and color does not require prior ACC approval. All windows of a different style or location, added, removed, or replaced from a house must have prior ACC approval using the Approval Process. Windows added or replaced should be similar to the existing windows in the Subdivision.

WINDOW PLANTERS -- Window planters must enhance the appearance in the front or back of the house and must have prior ACC approval using the Approval Process. Such planters must be kept in good condition and repair.

WOOD PILES – Wood pile size, location and screening must have prior ACC approval using the Approval Process. Wood piles shall be located behind the rear line of the house and screened by ACC approved fencing or landscaping so that they are screened from view from the street and from view by neighboring properties. Tarps covering wood piles are permitted only when the wood pile is completely screened from view. The tarps are to be of earth tone colors.

#### **NOTIFICATIONS, VIOLATIONS, AND ENFORCEMENT**

The ACC has the responsibility to establish, approve and implement all architectural standards per the Declaration of Covenants. The ACC will address issues in a non-biased way using Lot Numbers and/or Addresses. This is a very difficult responsibility and our goal is not to offend or insult our neighbors. Your help, support and understanding are greatly appreciated.

The procedure will be as follows:

##### **Step 1:**

The ACC will contact the owner with a notice of the stated violation, required action, and time frame for correction. Contact may be made via either phone, in person, letter, or e-mail.

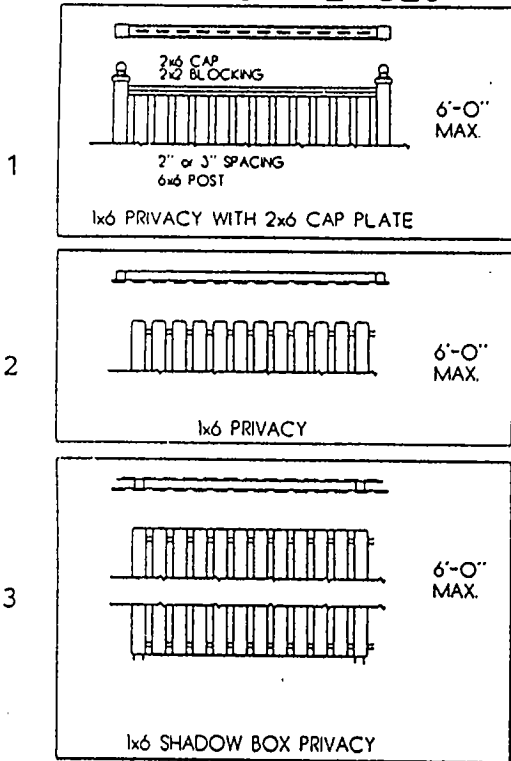
##### **Step 2:**

If an unsatisfactory response is given, or timely action is not taken, then the ACC will notify the Board who will take action per Article VIII, Section 8.02, of the Declaration of Covenants.

**PLEASE READ THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND STANDARDS FOR THE SUBDIVISION.**

# Appendix A, Fence Guidelines

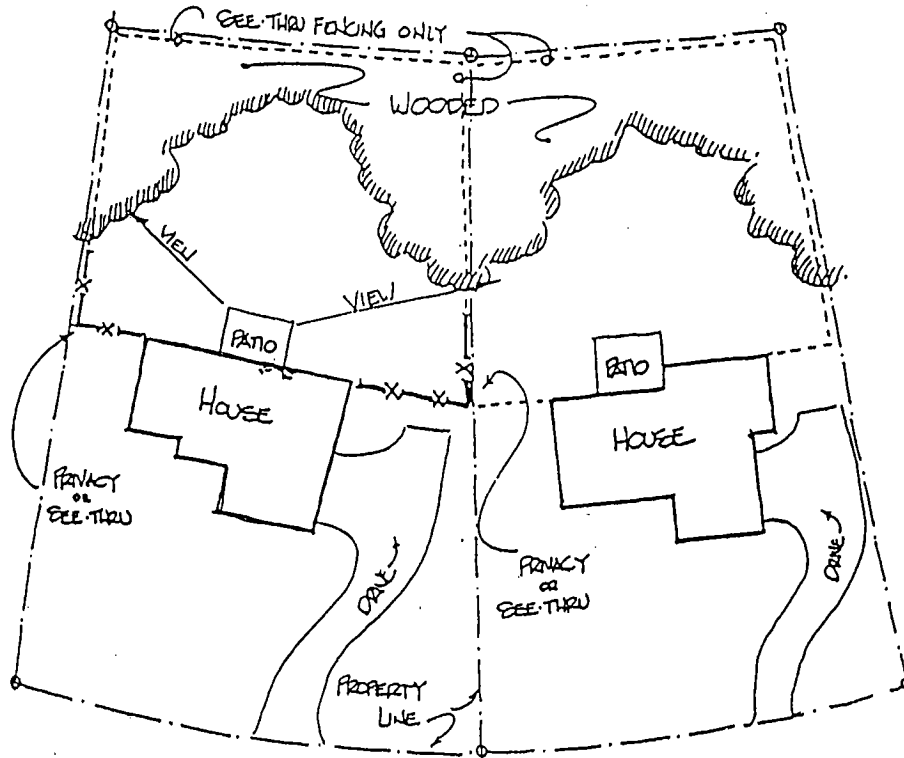
## PRIVACY FENCES



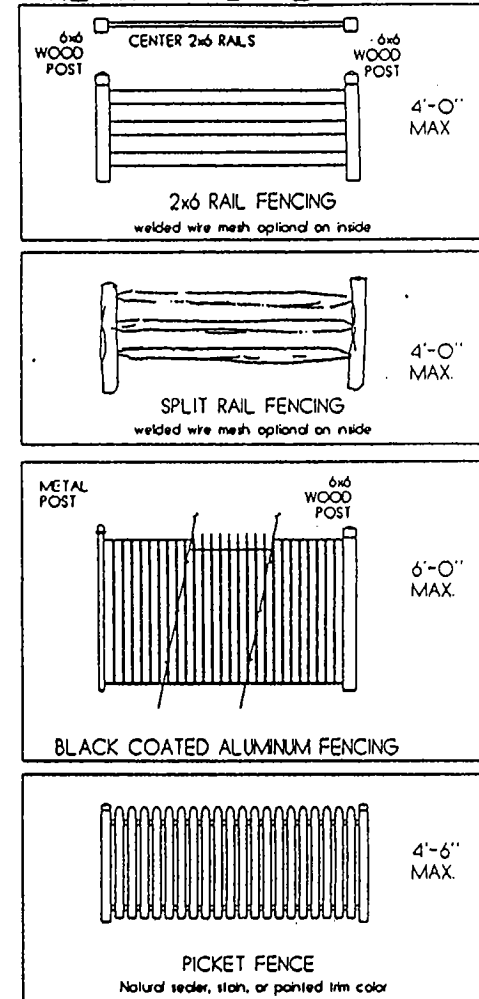
PRIVACY FENCES ALLOWED IN ONLY SHORT SECTIONS IN APPROVED AREAS (NOT ALLOWED ON GOLF COURSE LOTS)  
HORIZONTAL SUPPORT BOARDS TO BE ON THE INSIDE

PRIVACY FENCES - (Left Side of Page)  
May only be used in short restricted section.

SEE-THRU FENCES - (Right Side of Page)  
May enclose entire back yard.  
Wire to be on the inside of the fence.



## REAR YARD PERIMETER



SEE THRU FENCES ALLOWED FOR REAR YARD ENCLOSURES

HORIZONTAL SUPPORT BOARDS TO BE ON THE INSIDE

Each Lot Must Submit a Site Plan with Fence Location for Approval

FENCE POLICY IS TO REGULATE AESTHETIC GUIDELINES ONLY.  
FENCING MUST CONFORM TO CITY/COUNTY CODES

AUGUST 15, 2014

**RIDENOUR HOMEOWNER & RECREATION ASSOCIATION DESIGN & MAINTENANCE STANDARDS**

**AMENDMENT 1**

The Architectural Control Committee of the Ridenour Homeowner & Recreation Association pursuant to Article V, Section 5.05 of the Declaration of Covenants has amended the "Tree" section of the Design and Maintenance Standards to read as follows:

TREES -- Per Article VI Section 6.06 of the Covenants, no living or disease free tree having a diameter of six (6) or more inches (circumference of 19 inches or more) when measured from a point two (2) feet above the ground level shall be removed from any Lot without prior approval of the ACC. All other tree removal requires notification to the ACC, along with justification for such removal, prior to commencing tree removal. Tree stumps that can be viewed from the street or from neighboring property must be ground to below ground level. The ACC encourages the preservation and growth of trees and hardwood trees in particular. Dead or diseased trees shall be removed and replaced with a suitable hardwood tree, unless otherwise approved by the ACC using the Approval Process.