

# HOMEOWNERS ASSOCIATION ARCHITECTURAL REVIEW RULES AND REGULATIONS

LOUISVILLE – ELITE HOMES (EXHIBIT A)

## The Declaration of Covenants, Conditions and Restrictions for the (NEIGHBORHOOD) Homeowners Association.

*Any and all exterior changes, additions, improvements or installations to any lot must receive written approval by the Architectural Review Committee (the "Committee") prior to installation; including but not limited to fences, decks, patios, driveway extensions, recreational equipment (including basketball goals), any structure, storage shed, trash corral, clearing, excavation, grading, and other site work, exterior alteration or modification including the change of paint color; landscaping, removal of plants, trees, or shrubs by completing and submitting a modification request to the Homeowners Association. All such exterior modifications shall be in strict compliance with these Architectural Review Rules and Regulations ("Guidelines"), the Declaration of Covenants, Conditions and Restrictions, and approved by the Architectural Review Committee prior to commencement.*

The following Guidelines are provided to assist homeowners in understanding the community's basic architectural requirements. These Guidelines are not intended to cover every possible issue that may come before the Committee.

Committee approval is in addition to any permits required by the local government. These Guidelines will serve for the life of the community but may be amended from time to time by the Board of Directors.

**MAINTENANCE OF LOTS & IMPROVEMENTS:** It shall be the responsibility of each Owner to prevent the development of any unclean, unhealthy, unsightly, or unkempt condition on their Lot. No waste shall be accumulated in any Dwelling or on any Lot. Each Owner shall:

- A. Mow the Lot at such times as may be reasonably required in order to keep the grass and other vegetation no longer than six inches and prevent the unsightly growth of weeds (other than lots in communities where the maintenance is performed by the HOA);
- B. Remove all debris or rubbish;
- C. Prevent the existence of any condition that reasonably tends to detract from or diminish the aesthetic appearance of the Property;
- D. Prevent debris and foreign material from entering drainage areas;
- E. Keep the exterior of all improvements in such a state of repair or maintenance as to avoid their becoming unsightly;
- F. Woodpiles must be approved by the Committee and screened as provided for in the Architectural Review Committee submission for approval.

**ANIMALS, PETS, & LIVESTOCK:**

- A. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, or any portion of any lot, except that of dogs, cats or other usual and common household pets not

to exceed a total of three (3) may be permitted on a Lot, provided they are not kept, bred or maintained for any commercial purposes.

- B. All pets shall be confined to their respective lots or on a leash at all times. The owners of such permitted pets shall confine in such a manner to prevent such permitted pets from being a nuisance, including excessive barking which may annoy or disturb other homeowners.
- C. Pet owners who do not observe these considerations will be required by the Board of Directors to remove pets from the community.
- D. It is the owner's responsibility to clean up after their pet within the community including lawns, common areas, street and sidewalks.
- E. Dog kennels and dog houses are prohibited.

**NUISANCES:** No noxious, unlawful or otherwise offensive activity shall be carried out on any Lot, nor shall anything be done thereon which may be or may become a serious annoyance or nuisance to the neighborhood, including without limiting the generality of the foregoing, noise by the use of any musical instruments, radio, television, loudspeakers, or other equipment or machines, or loud persons. No Lot shall be used, in whole or in part, for the storage of any property or thing that will cause it to appear to be in an unclean or untidy condition or that will be obnoxious to the eye; nor shall any substance, thing, or material be kept upon any portion of the Properties that will emit foul or obnoxious odors.

**OUTSIDE LIGHTING:** Except for seasonal Halloween and Christmas decorative lights that may be displayed between October 1<sup>st</sup> to November 15<sup>th</sup> and December 1<sup>st</sup> to January 15<sup>th</sup>, respectively, only, all exterior lights must be approved. Generally, requests for installation of outside lighting will be approved subject to the following conditions:

- A. No more than double floodlights will be installed without specific approval from the Committee not to exceed 150 watts or 90 watts Halogen bulbs.
- B. Landscape lighting shall be low-voltage type lighting and must be directed down.
- C. "Up" directed lighting and fixtures must be specifically approved by the Committee.
- D. All exterior light (i.e. landscape, security, etc.) must fall within property limits. Lighting that is directed offsite shall be prohibited.
- E. All exterior lighting approved for installation must be maintained, light bulbs in operable condition to ensure uniform illumination on each Lot.
- F. For approval of outside lighting, the following must be submitted to the Committee:
  - a. Plot plan marking where the lighting will be placed.
  - b. Picture of the lighting to be installed
  - c. Picture of the exterior of your home

**FENCING REQUIREMENTS:**

- A. Fences are generally approved, provided they 1) are 4-foot in height and 2) are black aluminum or black wrought iron fences. **Any type of privacy, chain link or split rail fencing will be denied.**
- B. Corner lots:

- a. Corner lots are considered as having two front yards. Generally, fences on corner lots will not extend beyond the side building setback line.
- b. Perimeter fences must be in line with fences on adjacent lots & tie to adjacent fences.
- C. Pond lots:
  - a. Any fence adjacent to a pond shall not exceed 48 inches in height to avoid obstructing pond views and is limited to black aluminum or black wrought iron only.
  - b. **Stockade fences are prohibited.**
- D. Fences requested to be installed in any easements are subject to special review of the fence location. Fences approved and installed in an easement is at the owner's risk and will not be replaced and/or repaired due to necessary work performed in an easement. A waiver is required as acknowledgment of this risk to the homeowner. Requests for fences in Louisville Metro Sewer District easements will be denied as MSD will require removal before developer bond release.
- E. Approval for fence installation may require permit from the city or county. It is up to the homeowner to understand their local jurisdiction rules and regulations.
- F. Fences are to start and finish at back corners of the dwelling unit, any exception must be approved by the Committee. All fences will start and finish at the rear of the furthest outside sidewall. Special consideration may be made at the service door to the garage. Fencing can extend up to the outside corner of a garage protrusion that is a minimum of 6 feet (6-foot garage extension, 3-car front load garage) or where side entry garages exist, if applicable. See examples on Exhibit B.
- G. Adjoining fences with your neighbor(s) is allowed if written permission from the neighbor(s) is submitted with your request for approval.
- H. All fence and wall heights are measured from grade level.
- I. All fences must include at least:
  - a. One 4-foot gate to access the yard for maintenance, except any lot within a community where the HOA maintains the owner's yard shall have at least one 5-foot gate for landscaper access.
  - b. Any fence not extending to the full back yard must have another gate or egress to maintain the owner's lot beyond the fence.
- J. For approval of fencing, the following must be submitted to the Committee:
  - a. Plot plan marking where the fence and gates will be placed.
  - b. Picture of the style of fence chosen to be installed.
  - c. Copy of estimate for installation that includes height, color, and material.

#### **FENCING — CONSTRUCTION & MAINTENANCE:**

- A. All fencing shall be constructed of quality materials and of a high-quality professional installation, non-compliance will result in modifications or professional reinstallation at the homeowner's expense.
- B. All fencing is the responsibility of the owner to be installed on their property and within the approved location. A surveyor staking of the location is recommended as most fence installers place the fencing where requested by the owner and specifically note in the contract they are not responsible for ensuring placement on or within your property lines.

- C. All fencing shall be properly braced, and all posts shall be placed into the ground with concrete at such a depth to ensure the fence will be secure and will not move.
- D. All fencing belongs to the homeowner on which the fence is located and therefore must be maintained and repaired in a reasonable fashion by the homeowner.
- E. All fencing belongs to the homeowner on which lot the fence is located. The HOA will only maintain fences in which there is a platted common area for said fence that was installed by the Developer.

**FENCING — INVISIBLE:** Requests for invisible fencing will be subject to the Committee's approval of the proposed fence location prior to installation.

- A. All controller boxes and other equipment shall be hidden from view.
- B. Invisible fences are subject to the same easement restriction.
- C. Invisible fence must be installed no less than 5 feet within the lot lines.

**TRASH CORRALS:**

- A. Consideration will be given to a solid structure that matches the existing home exterior elevation which in no higher than 48". No vinyl, wood fencing or shed will be approved.
- B. For a trash corral, the following must be submitted to the Committee:
  - a. Plot plan marking where the trash corral will be located.
  - b. Proposal showing dimensions and material of a wall that should match the homes' elevation.

**SIGHT DISTANCE AT INTERSECTIONS:**

- A. All property located at street intersections shall be landscaped to permit safe sight across the street corners.
- B. No fence, wall, hedge, or shrub planting shall be placed or permitted to remain where it would create a traffic or sight problem.

**FLAGPOLES:**

- A. Flag poles 15 or 20 foot in height may be approved based on requested placement location.
- B. Must be placed within 10' of the structure of the home.
- C. US Flags only.
- D. For approval of a flagpole, the following must be submitted to the Committee:
  - a. Plot plan marking where the pole will be located
  - b. Picture of the flag and flagpole with dimensions that are chosen

**PLAY EQUIPMENT:**

- A. No playground equipment including, but not limited to, swing sets, trampolines, tree houses, or similar structures shall be erected on any Lot without prior approval by the Committee.
- B. No metal play sets shall be approved.
- C. Wooden playsets must be kept in good repair, including staining, sealing, and painting and placed behind the footprint of the home to be screened from street view. Continual approval may be required.

- D. Portable/temporary play equipment such as, but not limited to, infant wading pools shall be removed from yard when not in use. Portable/temporary play equipment is not allowed to remain out overnight or out of season.
- E. All basketball backboards must be high quality materials with clear Plexiglas backboards and kept in good repair (example Gorilla Brand). Basketball backboards attached to the front elevation of the home will be denied.
- F. No portable goals will be allowed.
- G. Trampolines must be placed within the rear footprint of home to be screened from street view.
- H. Exceptions to the location directly behind the home may be made at the discretion of the Committee when placement behind the home is difficult on a pie shaped wide lot when proper landscaping is proposed to screen the street view.
- I. For approval of play equipment, the following must be submitted to the Committee:
  - a. Plot plan marking where the play equipment will be placed.
  - b. Picture of the play equipment and its dimensions

**EASEMENTS:** Any improvement, installation, addition or change in a drainage, sewer, utility and landscape or access easement must be approved by the Committee and is at the owner's risk and will not be replaced or repaired due to necessary work in easement.

**DECKS/PATIOS:**

- A. The Committee must approve prior to the commencement of construction the deck design, materials and any stain or color treatment.
- B. The deck shall be constructed of treated lumber, cedar, Trex or comparable composite material.
- C. Railing on deck shall not exceed four feet (4') in height.
- D. Local building permit may be required.
- E. Decks shall be constructed of quality materials and professional quality installation.
- F. For approval of decks or patios, the following must be submitted to the Committee:
  - a. Plot plan marking where the deck and/or patio will be placed.
  - b. Pictures of materials to be used including decking, railing, stone, pavers and/or type of concrete.

**PORCHES, SCREENED IN PORCHES, PORCH ENCLOSURES, & GARAGE ADDITIONS:** Detailed construction plans must be submitted and approved by the Committee prior to the commencement of construction. Requests for screened-in porches, garage and room additions will be approved subject to the following guidelines.

- A. The additions shall be constructed of quality materials.
- B. The roofline shall follow the natural roofline of the home.
- C. Roof shingles, siding and trim shall match the materials and colors of the primary residence.
- D. Local building permit may be required.

**NO SHEDS, STORAGE BARNs, OUTBUILDINGS, POOL HOUSES, OR OTHER SUCH ACCESSORY STRUCTURES ARE ALLOWED.**

**RETAINING WALLS:**

- A. Any proposed retaining wall must be materially (i.e. stone, brick, etc.) and architecturally compatible with the exterior finishes of the residence and shall be approved by the Committee prior to installation.
- B. Retaining walls, which divert ground water onto adjoining properties or which otherwise substantially change the existing drainage pattern, will not be approved.

**VEHICLE PARKING:**

- A. Vehicles shall be parked only in the garages or driveways. Parking on the community streets is allowed only by non-resident social guests.
- B. No recreational vehicle, motor home, camper, boat, commercial vehicle, trailer, truck which exceeds ¾ ton weight load, trailer, boat shall be stored overnight or longer on any lot in open public view or on community streets.
- C. Stored, inoperable or unlicensed vehicles shall be permitted only in enclosed garages.

**UNLICENSED MOTORIZED VEHICLES:** Motor scooter, minibikes, ATV, golf carts, and/or any other unlicensed motorized vehicles are prohibited in the community, common areas and streets.

**IN-GROUND POOLS, HOT TUBS, & SPAS:**

- A. Above ground pools are prohibited.
- B. Hot tubs and spas may be allowed at the board's discretion provided they are located directly behind the owner's home. Privacy screening may be allowed subject to proximity to the unit and approval of the screening materials.
- C. Wading pools under 24 inches in height are permitted providing wading pool is not visible from the street and are not permitted to stay out overnight.
- D. A detailed design plan, including its dimensions, must be provided to the Committee for its review and approval prior to the commencement of any in ground pool construction.
- E. In-ground pools must comply with state and local government laws and regulations.
- F. No alteration to the existing grade of any lot may be done without the prior approval of the Committee. Any proposed grade changes must be shown on the proposed plans.
- G. In-ground pool applications will not be considered unless accompanied by an application for an acceptable fence design in compliance with the Fencing Requirements.
- H. The Committee may require added landscaping to screen the view of the pool and/or pool pump equipment from adjacent neighbors and the street.
- I. Requests for pool houses, storage sheds or storage barns will be **denied**.
- J. The design and installation are expected to be professional in appearance and to be maintained in reasonable condition.
- K. For approval of a pool, the following must be submitted to the Committee:
  - a. Plot plan marking where the pool, pool pump, fence and landscaping will be located.
  - b. A rendering of what the pool will look like when finished.

- c. Pictures of the plant material being used around the pool and pool pump.
- d. If the yard slopes, and the back side of the pool closest to the rear property line will have any exposed wall, the following must also be included:
  - i. The material to be used on the wall (exposed concrete is not allowed) and
  - ii. A rendering of how the wall will be constructed.

#### **LANDSCAPING:**

- A. All landscaping plans are subject to Committee approval in accordance with the Guidelines and procedures.
- B. The Committee may, in its discretion, modify such plans to promote the integrity and aesthetic appearances of Property.
- C. No tree(s) shall be removed or planted without approval by the Committee.
- D. No Owner shall be allowed to plant trees, landscape or do any gardening in any of the Common Areas, except with express permission from the Committee.
- E. No approval is needed to plant annuals or potted plants.
- F. For approval of landscaping, the following must be submitted to the Committee,
  - a. A plot plan marking where the landscaping beds will be added or where the trees, shrubs, and/or flowers are being added. If you are adding landscaping beds, then a separate drawing or picture showing what is being planted will be needed.
  - b. Pictures of each variety of tree or plant
  - c. For all trees and shrubs,
    - i The height and width of each at full maturity
    - ii Location of trees on the plot plan must be a minimum  $\frac{1}{2}$  the mature width away from the property line so the mature tree will not significantly encroach onto the adjoining property.
  - d. For Vegetable gardens, they may be approved by the Committee provided they are:
    - i Planted in a raised bed constructed of landscape timbers or cedar or other aesthetically appealing material not to exceed 12 inches in height. Unfinished concrete blocks, as an example, will be denied.
    - ii Located so as not to be visible from street.
    - iii Maintained with the same requirements as a landscape bed.

**HOME ELEVATION COLORS:** All exterior paint color changes must be submitted to the Committee for approval. The committee will review each submission to ensure it aligns with the community's aesthetic standards.

- A. Prohibited Colors: The following colors are generally not permitted:
  - a. Bold and Vivid Colors: Colors that are overly bright or striking.
  - b. Neon and Fluorescent Colors: Colors that are highly luminous and eye-catching.
  - c. Metallic and Reflective Colors: Colors with a shiny or reflective surface.
- B. Evaluation Criteria: The committee will evaluate color proposals based on:
  - a. Consistency: The proposed color should be consistent with the overall color scheme of the community.

- b. Visual Impact: The color should enhance the visual appeal of the neighborhood without standing out excessively.
- c. Architectural Compatibility: The color should be appropriate for the architectural style of the home and surrounding properties.
- C. Discretionary Authority: The Committee has the authority to approve or deny color proposals at its discretion. The committee's decision will be final and based on maintaining the community's aesthetic integrity.

**FIREARMS:** The discharge of firearms within the Properties is prohibited. The term "firearms" includes bows and arrows, slingshots "B-B" guns, pellet guns, and other firearms of all types, regardless of size. Firearms enforcement is under the restriction and governance of the local authorities. Notwithstanding anything to the contrary contained herein or in the Bylaws, the Association shall not be obligated to take action to enforce this Section.

**FIREWORKS:** The discharge of fireworks within the community is prohibited except for dates in which they are permitted by the local municipality. Firework restrictions are under the governance of the local authorities. Notwithstanding anything to the contrary contained herein or in the Bylaws, the Association shall not be obligated to take action to enforce this Section.

**STANDALONE MAILBOXES (as applicable):**

- A. Each Owner shall maintain their mailbox in good condition.
- B. As necessary the Owner shall replace their mailbox with the same type, size, color and lettering/numbering as the original installation unless a change in design and color is approved by the Committee.

**DRIVEWAY EXTENSIONS:**

- A. All Committee reviews and approvals are for consistency with the current community aesthetics and do not purport to opine on compliance with any codes or regulations.
- B. The City or County must also approve any driveway extensions to ensure compliance with local building code and regulations.
- C. Concrete must match the existing driveway.
- D. The homeowner must verify their property lines with a survey prior to installation to ensure it remains on their lot.
- E. For approval of a driveway extension, the following must be submitted to the Committee:
  - a. Plot plan marking where the extension will be located.
  - b. Picture of the existing driveway.

**LEASING OR RENTING:** Any leasing or renting of Dwelling Unit must have prior approval by HOA. Any Owner who leases a Dwelling Unit shall lease the entire Dwelling Unit and shall have a written lease, for a period of at least twelve months, which shall provide that the lease is subject to the provisions of this Declaration, including no more than two persons living per bedroom, and any failure of the lessee to comply with the terms of this Declaration shall be a default under



the lease. Such owners shall provide the Association with the names of renter and upon demand from the Association will provide a copy of such Lease.

**STREET SIGNS:** The City or County shall be responsible for the placement, replacement, care and maintenance of all street signs and markers located in the Community. These signs are subject to approval by local municipality and jurisdictions. Decorative signage maintenance may be the responsibility of the HOA.

**BUSINESS USE:** Without the prior consent of the Board, no trade or business may be conducted in or from any lot, except that an Owner or occupant of a Lot may conduct business activities within the Unit so long as:

- A. The business activity conforms to all zoning requirements for the Properties.
- B. The existence or operation of the business activity is not apparent or detectable by sight, sound or smell from outside the unit.
- C. The business activity does not involve people coming onto the Properties who do not reside in the Properties or door-to-door solicitation of residents of the Properties.
- D. The business activity is consistent with the residential character of the Properties and does not constitute a nuisance, or a hazardous or offensive use, or threaten the security or safety of other residents of the Properties, as may be determined in the sole discretion of the Board.
- E. The terms "business" and "trade", as used in this provision, shall be construed to have their ordinary, generally accepted meanings, and shall include, without limitation, any occupation, work or activity undertaken on an ongoing basis which involves the provision of goods or services to persons other than the provider's family and for which the provider receives a fee, compensation or other form of consideration.
- F. Notwithstanding the above, the leasing of a Lot shall not be considered a trade or business within the meaning of this section.
- G. Childcare Services. No pre-school, babysitting business or such childcare services for more than six (6) children shall be allowed to operate upon any lot. The Homeowner should make consideration for this service not to be a nuisance to adjacent neighbors.
- H. This section shall not apply to any activity conducted by the Declarant, or a builder approved by the Declarant with respect to its development and state of the Properties or its use of any Lots which such entity owns within the Properties.

**SIGNS:** All signage is subject to local and state regulations.

- A. All signs except one standard size framed real estate "for sale" signs on an individual lot are prohibited,
- B. Signs advertising property for rent, for goods, services or home occupations are strictly specifically prohibited.
- C. One political sign per candidate or legislation is permitted provided timing and size limitations are followed per Kentucky Statute 381.800 whereas "Signs shall be displayed no earlier than thirty (30) days before any special, primary, or regular election and no later than seven (7) days after the election unless a longer time period is provided by local ordinance."

- D. The Declarant and its builders reserve certain sign rights as outlined in the Declaration of Covenants, Conditions and Restrictions

**SIDEWALKS:** The Lot owner is responsible for sidewalk maintenance. In the event any Owner or parties with whom Owner contracts for work on the Owner's Lot, causes damage to a sidewalk or street curb such Owner shall be responsible for repairing said damage.

**CONSTRUCTION, EARTH—MOVING, EXCAVATION:** No construction, significant earth-moving, or excavating work of any nature may be conducted on any Lot without first having any development plans approved by the Committee.

**PROHIBITION OF USED STRUCTURES:** All structures built or placed on any Lot shall be constructed with substantially all new materials, and no used structures shall be relocated or placed on any such Lot.

**PRIVATE WATER SYSTEMS:** Private water systems will not be allowed.

**ELECTRIC BUG KILLERS:** Electric bug killers, “zappers”, and other similar devices shall not be installed at a location which will result in the operation thereof becoming a nuisance or annoyance to other Owners and shall only be operated when outside activities require the use, therefore not continuously.

**STORM DOORS:**

- A. All storm doors must be approved by the Committee and shall match the exterior of the home.
- B. No unfinished wood or aluminum storm doors will be allowed.
- C. For a storm door, the following must be submitted to the Committee:
  - a. Plot plan marking where the storm door will be placed.
  - b. Picture of the storm door chosen.
  - c. Picture of what is currently there.

**AIR COOLING UNITS:** Air cooling units or other like utilities that are outside of the residential structure must be located at the side or rear of the home and except as may be permitted by the Committee. No window air conditioning units may be installed on any Lot.

**ENERGY CONSERVATION EQUIPMENT:** No solar energy collector panels or attendant hardware or other energy conservation equipment shall be constructed or installed on any Lot unless it is an integral and harmonious part of the architectural design of a structure, as determined in the sole discretion of the Committee.

**HEATING PLANT:** Every Dwelling Unit must contain a heating plant installed in compliance with the applicable codes and capable of providing adequate heat for year-round human habitation of the Dwelling Unit.

**ANTENNAS — TELEVISION RADIO, SATELLITE & SOLAR PANELS:** In order to comply with the Federal Telecommunications Act of 1996, & the Federal Communications Commission rules governing Over-the-Air Reception Devised (OTARD), owners may only install satellite dishes that are one meter or less in diameter. One meter is equal to 39.37 inches, & "diameter" is the distance measured across the widest part of the dish. Only two (2) dishes may be installed on each lot, unless additional dishes are required to receive additional or unique transmissions that cannot be received by a previously installed dish. The Committee reserves the right to require written verification for the installation of additional dishes upon a lot.

The OTARD Rule allows Associations to designate a preferential order of placement for dishes. To that end, the Committee desires that satellite dishes be permanently mounted in a location on the lot that is the least visible from the street directly in front of the lot, but will not result in a substantial degradation of reception. This specific order of location priority is:

- A. **in the rear of the lot;**
- B. **on the side of the lot (closest to the rear corners as possible); and**
- C. **the front of the home.**

Therefore, an owner must install a satellite dish in the rear portion of the lot if acceptable reception can be received from that location. If acceptable reception cannot be obtained in the rear portion of the lot, then the dish may be located along the side of the home if adequate reception can be received from that location. If adequate reception cannot be received from a location along the side of the home, then a dish may be located in the front of a home. However, if a dish is located in the front of a home, the Committee has the right to ask the owner to provide written proof from a reputable dish installation company or expert that the owners dish had to be placed in front of the home to prevent a substantial degradation of reception.

The owner must follow this preferential placement guideline when he installs a satellite dish on his property. If the Committee determines that the owner did not properly follow the preferred placement order when installing his satellite dish, the Committee has the right to require the owner to move his dish to another location that is less visible from the street, so long as the relocation of the dish does not substantially impact or degrade the reception of the devise. For example, if an owner locates a dish on the front of his home, & the Committee determines that the owner could have installed his dish in a location on the rear or side of the home that would have still allowed adequate reception, then the Committee may require the owner to move the dish, at the owner's expense, to a less visible location.

In addition, the Committee has the right to require the owner to install landscaping, fencing or other screening around his dish to help hide it from direct view of the street, or to cover or paint the dish to make it blend in with its surroundings, so long as none of these changes or screenings impair the reception of the device.

Other antennae, aerials or devises, towers or radio antennae that are not covered by the OTARD rule, such as dishes larger than one (1) meter in diameter & ham or amateur radio antennas are

strictly prohibited on any lot within the community. The Committee reserves the right to adopt rules or make changes to the requirements of this provision as allowed by or required by any changes or amendments to the Federal Telecommunications Act of 1996.

Solar panels must be of nice quality and ONLY placed on the back of the home or side of home (other than a corner lot deemed to have two front sides each facing a street).

For a satellite dish or solar panels, the following must be submitted to the Committee:

- A. Plot plan marking where the satellite dish or solar panels will be located.
- B. A picture of what the satellite dish looks like or a brochure about the solar panels chosen.
- C. The dimensions of the satellite dish or solar panel.

#### **SCHEDULE FOR APPROVAL**

- A. The request shall be on the Request for Architectural Change Form. Approval must be received prior to commencement of installation.
- B. The Committee will render a decision generally within 2 weeks of receipt of a complete submittal of the request for approval.
- C. In the event that the Committee fails to provide written notice of approval or to request additional information within 60 days after submission of all required or requested information, the plans shall be deemed and presumed DENIED.

#### **COMMON AREA:**

- A. No person shall draw water or other materials from water retention ponds or add water, except for storm water drainage approved by the DECLARANT or by the Committee, or other materials, whether by dumping or otherwise, to the lakes and other water retention ponds without the prior approval of the Board as to quality and quantity of materials.
- B. There shall be no docks on the retention ponds nor boating, swimming, or wading. Fishing may be permitted for owners within the community from Common Areas.
- C. The Common Areas shall be used and enjoyed only for the purposes for which it is designed and intended and shall be used subject to the Declaration of Covenants and Restrictions.

**Forms for an Architectural Approval are available from the community Property Manager.**

**EXHIBIT A**

**Communities**

**Creekside Commons**

**Royal Oaks**

**Sanctuary Falls**

**Signature Point**

**Twin Lakes**

**EXHIBIT B**

