

**SOMERSET COUNTRY CLUB HOMEOWNERS
ASSOCIATION**

ARCHITECTURAL REVIEW GUIDELINES



***ALL MODIFICATIONS TO THE EXTERIOR OF THE HOME
SHALL BE SUBMITTED TO THE ARCHITECTURAL
REVIEW COMMITTEE PRIOR TO INSTALLATION OR
MODIFICATION
NO EXCEPTIONS
CONTACT MANAGEMENT
SOMCCLUB@CIRAMAIL.COM
FOR AN APPLICATION OR A SET OF GUIDELINES***

Somerset Country Club
C/O RealManage, P.O. Box
803555, Dallas, TX 75380.
Website: RealManage.com; Fax:
866-919-5696; Ph: 866-473-2573

Approved _____

ARCHITECTURAL GUIDELINES
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THE ARCHITECTURAL REVIEW COMMITTEE SHALL REVIEW, APPROVE AND/OR DISAPPROVE ALL PLANS AND PROPOSALS FOR MODIFICATIONS SUBMITTED FOR THE BASIS OF AESTHETIC ACCORDING TO THE SET GUIDELINES. THE ARC MAY ALSO REQUEST ADDITIONAL PERTINENT INFORMATION IF DEEMED NECESSARY IN ORDER TO HELP MAKE THEIR FINAL DECISION.

THE ARCHITECTURAL REVIEW COMMITTEE SHALL BE THE ULTIMATE DECIDING BODY. UNLESS THERE IS AN APPEAL, THEN THE BOARD WILL MAKE THE FINAL DECISION.

ALL MODIFICATIONS APPROVED BY THE COMMITTEE MUST BE COMPLETED WITHIN 30 DAYS FROM THE DATE THE PERMIT IS ISSUED FROM THE CITY FOR CONSTRUCTION. THE MANAGEMENT OFFICE MAY AT ANY POINT DURING CONSTRUCTION REQUEST A COPY ON THE BUILDING PERMIT TO BE PROVIDED WITHIN 7 DAYS OF THE WRITTEN REQUEST. THE ONLY EXCEPTION TO THE 30 DAY REQUIREMENT WILL BE POOLS AND MAJOR CONSTRUCTIONS. EXTENSIONS FOR POOL AND ADDITIONS WILL BE GRANTED BASED ON COPIES OF THE PERMIT PROVIDED TO THE MANAGEMENT OFFICE INDICATING THAT WORK IS PROGRESSING. UNDER NO CIRCUMSTANCE SHOULD ANY CONSTRUCTION EXCEED 90 DAYS. UPON COMPLETION OF ANY WORK FOR WHICH APPROVED, THE APPLICANT MUST SUBMIT A WRITTEN NOTICE OF COMPLETION TO THE ARC BOARD FOR INSPECTION. WITHIN THIRTY (30) DAYS AFTER RECEIPT OF NOTICE OF COMPLETION, AN ARC REPRESENTATIVE SHALL INSPECT SUCH CONSTRUCTION ALTERATION, ADDITION OR IMPROVEMENT.

IF THE ARC FINDS THAT SUCH WORK WAS NOT COMPLETED IN COMPLIANCE WITH THE APPROVED PLANS, THE ARC SHALL NOTIFY THE APPLICANT OF SUCH FINDINGS AND GIVE THIRTY (30) DAYS OF NOTIFICATION OF NONCOMPLIANCE. IF UPON THE EXPIRATION OF THIRTY (30) DAYS OF NOTIFICATION OF NONCOMPLIANCE, AND THE APPLICANT SHALL FAIL TO REMEDY THE NONCOMPLIANCE, THE ARC SHALL NOTIFY THE BOARD IN WRITING OF SUCH FAILURE. THE BOARD SHALL THEN DETERMINE WHETHER THERE IS A NONCOMPLIANCE.

IF THE BOARD DETERMINES THAT A NONCOMPLIANCE EXISTS, THE APPLICANT SHALL REMEDY OR REMOVE THE SAME WITH A PERIOD OF NOT MORE THAN FORTY-FIVE (45) DAYS FROM THE DATE OF ANNOUNCEMENT OF THE BOARD RULING. IF THE APPLICANT DOES NOT COMPLY WITH THE BOARD RULING WITHIN SUCH PERIOD, THE BOARD, AT ITS OPTION, MAY EITHER REMOVE THE NONCOMPLYING CONSTRUCTION ALTERATION, ADDITION OR IMPROVEMENT OR REMEDY THE NONCOMPLIANCE, OR BRING LEGAL ACTION AGAINST THE APPLICANT TO ENFORCE COMPLIANCE, AND THE APPLICANT SHALL REIMBURSE THE ASSOCIATION, UPON DEMAND, FOR ALL EXPENSES INCURRED IN CONNECTION THEREWITH. IF SUCH EXPENSES ARE NOT PROMPTLY REPAYED BY THE APPLICANT TO THE COMMUNITY ASSOCIATION, THE BOARD SHALL LEVY A SPECIAL ASSESSMENT AGAINST SUCH APPLICANT FOR REIMBURSEMENT.

IF FOR ANY REASON THE ARC FAILS TO NOTIFY THE APPLICANT OF ANY NONCOMPLIANCE WITHIN SIXTY (60) DAYS AFTER RECEIPT OF THE WRITTEN

NOTICE OF COMPLETION FROM THE APPLICANT, THE APPLICANT SHOULD IMMEDIATELY CALL FOR THE STATUS OF THE APPLICATION.

ARCHITECTURAL GUIDELINES

The Board of Directors is responsible for enforcing all the rules and regulations described herein. In addition, each homeowner is responsible for acquiring all required permits from the City of Miramar (City), and approvals from the Architectural Review Committee (ARC) prior to performing any work.

AWNINGS (City Permit Required)

1. Canvas Patio Awnings attached to the house are permitted with prior ARC Approval. Canvas Awning must be in a conservative color matching the house colors per ARC approval. Canvas awnings are permitted in rear of house over a patio area. Awnings may not be placed over front door entrances. No window awnings are permitted unless originally installed by the builder.
2. Retractable awnings may be installed if not visible from the street and must be of a same color scheme to match the house.
3. No aluminum awnings are permitted.

CAR PORTS

Car Ports shall not be permitted.

CANOPY

1. Canvas canopies are allowed with ARC approval.
2. Must not be visible from the front of the house.
3. Only dark green, burgundy and beige colors allowed.

COACH LIGHTING

Coach lights may be changed with ARC Approval. A picture of the replacement lamps must be submitted with the request for approval form. Porch and garage lamps must be replaced simultaneously. The size for one story homes must be between 15 to 20 inches in height, with a width of 6 to 10 inches. Two story homes must be between 17 to 22 inches in height, with a width of 8 to 12 inches. They can be Bronze, Black or White in color only.

DECKS (City Permit Required)

May be installed in backyard only with ARC Approval, using pressure-treated wood, and subject to the following guidelines:

1. Electric utilities shall be permitted.
2. No storage of any kind shall be allowed within or below the deck.
3. All major elements (including deck, siding and railing) shall be composed of pressure treated wood.
4. Maximum deck height shall be three (3) feet from "high point" of back (or side) yard.
5. Homeowner shall be responsible for any and all repairs to existing easements or common areas resulting from construction of deck.
6. There shall be no restriction to footprint (i.e., square footage) of decks, except as may be imposed by the City Building Code(s) or any other applicable party.
7. Lighting shall be permitted, in accordance with guidelines listed under exterior lighting.

8. Total height of structure (including deck and railing) shall be limited to six (6) feet from high point of back (or side) yard.
9. Deck shall be maintained and if painted the color must go with that of the homes color.

DOCKS

Docks shall not be permitted. It is against city ordinance.

DRIVEWAY/WALKWAYS (City Permit Required)

1. Stamped Concrete driveways are permitted subject to ARC approval and City Permit
2. Pavers, of the same style as those in the driveway may be installed, subject to ARC approval
3. Circular driveways shall not be permitted unless the Lot is such that it meets code requirements per the City of Miramar. (City Permit Required)
4. The expansion (i.e., construction of additional footage) to walkways and driveways shall not be permitted.
5. Outdoor carpeting is not permitted in front walkways or entryways.
6. No outdoor tiles shall be permitted.

EXTERIOR PAINT COLORS OF HOMES

1. The Association has an approved color chart and only colors approved, after first obtaining approval from the ARC, shall be used unless your are painting the original color painted by the Developer(s).
2. No two neighboring homes may be painted the same color unless the existing colors are from the Developer.
3. Color samples must be submitted along with roof color and approved by the ARC before the exterior of the house may be painted.

FENCES (City Permit Required)

No dog runs or animal pens are permitted.

All fences and hedges are required to be installed at least 10' back from the forward most point of the structure and 1' in from the sidewalk on the side yards were applicable.

Fences, other than any provided by Developer, shall not be erected, removed or maintained upon the Residential Property, except as permitted by the Board or Architectural Review Committee. All fences, if permitted, must be kept in good repair. The Board will not permit any other types of fencing other than as described herein. No fences may be erected on any waterfronts lots which encroach upon a lake maintenance easement shown on the Plat or otherwise dedicated without obtaining all necessary governmental permits and approvals, as well as approval by the Board (The Board is under no obligation to permit said approval). No fence, wall or other structure shall be erected in the front yard, back yard, or side yard setback areas, except as originally installed by the Developer or its affiliates, and except as approved by the Board of Directors / ARC. In addition, any Owner installing a fence along the boundary line of a Lot shall be responsible for the maintenance of both sides of such fence and, to the extent necessary, shall have and is hereby granted an easement over the adjoining property for such purpose.

Lake Front Lots: (Fencing)

White aluminum rail only certain styles permitted.

Green vinyl clad chain link. with hedges planted along side of it. vertical and horizontal style white PVC fences

PVC type, only certain styles permitted. Contact ARC committee for approval styles.

Aluminum, chain link or PVC fencing must be 4' in height.

Green chain link must have a hedge planted alongside at time of installation. Hedge material must be a minimum of 24 inches high at time of installation and should be planted no more than 24 inches apart on center. Acceptable hedge material: Ficus, Orange Jasmin, Ixora or Hibiscus. Other hedge material may be considered by the committee upon request. Hedges are required to cover the entire fence except where a gate is installed or in the lake maintenance easement.

On lakefront lots wooden fencing materials may be installed ONLY between the homes. All wood fences must have the posts on the interior side of the fence. The completed side of the fence should face the neighboring properties. All wooden fences MUST be painted white.

Interior lots: (Fencing)

All fences must be six feet in height either green chain link with a 6' hedge to conceal the fence from the road or White aluminum or PVC. Wooden fences are not permitted unless originally installed. All wooden fences originally installed by the developer must be painted white on both sides. Wooden fences that were installed before 2003 must be kept in 1st class condition. New side fences shall conform to heights and set-backs of existing fences. Gates shall be allowed for maintenance provisions only, per the subject Associations' guidelines. Gates shall swing toward owner's property whenever they abut a sidewalk. Motion of gates shall not interfere with adjacent properties. Gates shall be indistinguishable from fence, except for the presence of hinges.

GAZEBOS (City Permit Required)

General

Electricity shall be allowed.

No plumbing allowed.

Only mosquito mesh enclosure.

Where step-up(s) exist, facing shall be installed of the same material as the structure (reference sub-part "G", below).

Gazebos shall be allowed in the rear yard only, and must not be enclosed. Left in natural wood color or painted white.

Setbacks:

A minimum setback of ten (10) feet shall be maintained from owner's property lines to gazebo fascia, without conflicting with existing easements and, must comply with any setback requirements promulgated by local governmental authorities.

Height

The total height of the structure, from the high point of the back yard [or the home's finished ground floor elevation, whichever is lower] to the highest point on the roof, shall not exceed twelve (12) feet.

Roof Material:

The roof shall be constructed of lattice, wood shingles, or shakes. No other materials shall be allowed. Roof tile should match color scheme of home.

Floor:

The floor shall be constructed of concrete or wood. No other materials shall be allowed.

Structure:

The structural members of the gazebo, not including the floor, shall be constructed of wood, concrete. No other material shall be allowed.

Non-Permanent Gazebos: shall be allowed; metal frame with canvas top made of a color to match the color scheme of the home. The setback and height requirements noted above are applicable. Non-Permanent Gazebos must be taken down if a Hurricane threatens.

Above is subject to ARC approval.

GARBAGE CANS

Garbage cans must be stored out of sight. Garbage may not be put outside prior to 6pm the evening before pick up and must be brought in the day of pick up.

HURRICANE PROTECTION (City Permit Required)

1. No wood of any type shall be used for hurricane protection except in emergency situations and then may only be installed no more than 48 hours prior to a hurricane and shall be removed within 72 hours after the all clear.
2. An owner may use either panels or shutters but not both. If protection is desired, **ALL** openings shall be covered. If due to architectural limitations on certain dwellings throughout the community, homeowner(s) may use either metal panels or shutters on the affected areas for temporary hurricane protection.
3. Hurricane panels may be installed. All tracks and sills shall be painted the color of the house stucco where they are installed, and **all panels may only be attached 48 hours before a storm warning and removed 72 hours after a storm.**
4. Roll up and/or accordion-type shutters may be installed; they may be white or beige in color only and must have ARC approval. Two story homes may have accordion shutters on the second floor and aluminum shutters on the first.
5. Homeowner is responsible to remove or secure all exterior items that may be dangerous during a Hurricane, including but not limited to patio furniture, BBQs, awnings, etc.

LANDSCAPING

To provide a neat, attractive and harmonious appearance throughout the Development, the following guidelines shall apply:

Tree Removals

Any request for tree removal will be reviewed by the Architectural Review Committee for the reason for the removal. If an owner can demonstrate that an existing tree is destructive to property, then a tree of like type may be approved. All tree removals are subject to the review and approval of the City of Miramar and a permit is required. No Palm trees are allowed in the swale area per City of Miramar, trees must be shade trees only. All trees that have been removed must be replaced with shaded trees.

Landscaping/Lawn

1. Shrubs and hedges shall not exceed six (6) feet in height. Hedges must setback at least 10 feet from the most forward part of the home.
2. Plants in decorative pots and seating only are permitted in covered entry ways and on the side of garage door; they are not in the driveways.
3. Window boxes shall not be permitted in front yards or in the front of homes.
4. Lattice may be installed in back yards only, and shall be painted white or the same color as the house and should not be visible over the fence.
5. All landscaped areas in front of homes shall be maintained weed-free with mulch. Stone, gravel, and rock may be used with ARC approval but a landscape border shall be erected around the landscape bed.
6. Front lawn landscaping, excluding trees, may be upgraded by homeowners; but in no case can there be removal of original shrubs without replacement of desirable shrubs approved by the ARC. You must have landscaping in your front yard. Under no circumstances can you have grass only.
7. Artificial plants shall not be permitted in the bed areas or the front yards.

8. Climbing vines shall not be permitted to grow on outside walls of homes nor any trees in front of property.

Fountains, Sculptures, Flags

1. No exterior sculptures or statues are permitted unless they are part of a residential landscape improvement and with prior ARC approval. Sculptures and/or statues cannot stand alone on any front elevation. Statues and figurines allowed in the front yard may be a maximum of two statues not to exceed 18" each or one statue not to exceed 24". Statues may not be set on driveways, walkways, on walls or in the grass. They are allowed within the landscape only. Above ground fountains, bird baths, wind mills, lawn ornaments, etc. shall not be permitted in front yards or in the common areas.
2. Park benches are allowed only within the landscape and must be ARC approved benches with ARC approval.
3. Permanent in ground **landscape** fountains may be allowed in the front of a home but may not be larger than 3' X 3' and must abut to the front of the home and be installed with landscaping and is subject to ARC approval.

LAKES

1. You can not block your neighbors view to the lake. Per city ordinance.
2. No fishing, motorized boating, swimming are allowed in the lake.
3. No improvement of any type may be erected on the lake or maintenance easement.

PRIVATE POOLS JACUZZIS AND SPAS (City Permit Required)

All pools, Jacuzzis and Spas must have an ARC approval before installation.

1. Pools, Jacuzzis and Spas shall be drained directly into the rain/storm drain, and shall not affect neighbors' properties.
2. The owner shall assume full responsibility for any damage caused to private property and the common areas.
3. All above-ground Pools shall be permanently installed within completely fenced-in back yards and shall not be permitted on lake lots.
4. Below-ground Pools, Jacuzzis and Spas shall be enclosed in accordance with City Building Code(s).

RECREATION AND PLAY EQUIPMENT

Basketball Hoops

Permanently installed basketball hoops shall not be permitted in the front yard. Temporary basketball poles shall only be approved if they are placed in the center of the driveway with the base against the owner's garage. In addition, temporary basketball poles shall be stored in the owner's backyard or garage when not in use. It is prohibited to leave a temporary basketball pole outside overnight. Usage of basketball poles is permitted only from sun-up to sun-down and shall not cause a nuisance to any neighbors and shall not impede vehicular traffic in the street.

Play Gyms

Play gyms must meet the following criteria:

1. The maximum height of a play gym is 12 feet including canopy and any ornaments.
2. Play gyms will be permitted only in back yards which are totally fenced, except lake lots.
3. Play gyms on lake lots will be permitted in back yards which are fenced on both sides.
4. Set back requirements must be the same distance from easements, berms, property lines, perimeter walls and fences as the height of the structure. I.e. 12 foot high gym set must

have set backs of 12 feet from all easements, berms, property lines, perimeter walls and fences of the yard in which the gym set will be located.

General Sporting Equipment

The location of non-permanent general sporting equipment is limited to the homeowner's property, and is approved as long as it is not offensive to the neighbors' community, and shall be taken down while not in use.

SATELLITE DISHES / ANTENNAS (City Permit Required)

1. No HAM radio antennas are permitted. No television antennas are permitted
2. 18' or 30" dishes are permitted provided that they are not installed in the front of the home. FCC Guidelines however permit satellite dishes on the front elevation of the residence only if the residence does not have any other suitable location that would allow the signal. Front mounted dishes must be color keyed to the identical color of the residence.

SCREEN ENCLOSURES (City Permit Required)

1. Roof shall be either screened or composed entirely of aluminum, shall not be visible from the street and shall not detract from the architectural aspects of the house.
 2. Pitch of metal roof shall not exceed 1/8 inch per linear foot.
 3. Color of vertical support members (i.e., metal framing) shall be white or charcoal screening material and the roof shall be white.
 4. Screening shall be either charcoal or black in color.
- Subject to ARC approval

SHEDS

Sheds and similar structures shall not be allowed anywhere within the Community.

SOLAR PANELS (City Permit Required)

Solar panels may be installed within an orientation to the south or within forty five degrees (45) east or west of due south provided that such determination does not impair the effective operation of the solar collectors. (Section 163.04(2) Florida Statutes)

WINDOWS AND DOORS

1. The installation of additional windows shall not be permitted.
2. Window bars shall not be permitted, outside nor inside the residence
3. Only non-reflective window tint is approved.
4. Front doors may be changed as long as they are the style approved by the ARC and with ARC approval. The color of the door may be white or an approved ARC color; however, the size of the doors (e.g., single-to-double or double-to-single) shall not be changed.
5. Garage doors shall not be changed, only replaced with an identical door. The color must be the same as the front door.
6. Modifications to openings in back of homes are permitted in accordance with the following limitations:
 - a. Sliding glass doors may be replaced with French doors as long as the size of the door opening does not change.
 - b. Windows may not be replaced with either sliders or French doors.
 - c. All doors, windows and framework shall retain the original color.

MISCELLANEOUS ARCHITECTURAL ITEMS

Air Conditioners: Air conditioning wall units and fan wall units shall not be permitted. Exterior air conditioning units shall be concealed from view with landscaping.

Alarms: Outside alarm boxes shall be painted the same color as the house on which it is installed, and requires City permitting.

Attic Vents: May be installed as long as the vent is painted the same color of the house wall on which it is installed. Turbine and mushroom fans will not be permitted.

Barbecues: Permanently installed barbecues shall be in fenced backyards; shall not exceed the height of the fence, including the vent stack; and shall be set back a minimum of five (5) feet from the owners' property lines.

Curb Stones: Shall be permitted and shall be round-shaped, not exceed 8 inches in height, white in color and spaced at least 18" apart. They must be maintained to always be white. Curb stones shall not be placed in driveways.

Decorative Shutters: Decorative shutters shall not be permitted, unless they were originally installed by the developer. No Bahama style shutters will be approved.

Electronic Equipment: Any permanently-installed electronic/audio-visual equipment must be approved by the ARC. Sound levels shall be in conformance with City standards and installed in back yards only.

Exterior Lighting:

All lighting shall be installed by a licensed electrician with applicable permits after ARC approval. When adding additional lighting fixtures, exterior electrical wiring and conduits shall not be visible from the outside.

1. Malibu, other ground-level ornamental lights and up lighting shall be permitted. Clear lights are the only color permitted
2. Flood lights are permitted as long as they are installed underneath eaves and do not inconvenience the neighbors
3. Light posts shall not be permitted in the front yard.

Flag Poles:

1. May not be permanently installed in front of the home.
2. Pole brackets are approved and may be attached permanently to the home for the display of the U.S. Flag ONLY. Flag banners are not allowed.

Gutters:

May be installed with the approval of the ARC, and shall be 6" aluminum, seamless gutters and/or painted the color of the house at each area to which they are attached. This means the gutters and downspouts may have to be painted different colors. Drainage onto neighbors' property is not permitted. When the house is re-painted, the gutters shall conform to the trim work, and the down spouts shall conform to the new house color. Gutters and downspouts shall conform to the color of the framework on patio enclosures.

Holiday Decorations:

Outside holiday decorations may be installed no earlier than November 15 and must be removed no later than January 15th.

House Numbers:

Numbers must be displayed on the house in the original location with the original specifications and on the mailbox.

LPG Tanks: (City Permit Required)

May be installed in back yards only, and shall first receive approval of the ARC. Permits from the City and proof of same shall be submitted to the property management company prior to installation.

Mail Boxes:

Proposed changes to mail boxes within a subdivision shall be universal; otherwise, no modifications or changes shall be permitted. Only the mailbox approved by the association is to be used. Mail boxes must always be maintained in a first class appearance. Annuals and perennial flowering are permitted as long as they do not exceed 12 inches in height. No rocks or shrubs are permitted around the mailbox.

Roof Additions and Overhangs: (City Permit Required)

Roof additions and overhangs shall be consistent with existing roof lines and tiles. Aluminum roofs are allowed in the rear of the home only with a pitch not to exceed 1/8 inch per linear foot. The roof as well as the vertical support members (i.e., metal framing) shall be white. You must obtain ARC approval.

Additions: (City Permit Required)

Additions may be permitted only with ARC approval. Approval is depending upon the type and structure requested.

Signs:

FOR SALE signs shall not exceed 12" x 8" within the Community and shall be located in front of homes and mounted on a metal pole. One (1) sign only is permitted for the sale of a home. The sign shall be properly mounted in the ground. No signs are permitted in windows. No signs are permitted on common grounds. ALARM window stickers are permitted, and shall be limited to 5" x 7". Alarm signs are also permitted and shall be limited to 10" x 10" in the planter area in the front of the owner's home. BEWARE OF DOG signs mounted on the gate(s) are permitted and shall be limited to 12" x 12". All approved signs must be kept in good condition. No other signs shall be permitted. THERE SHALL BE NO "FOR RENT" OR "RENTAL" SIGNAGE OF ANY KIND.

No signs of any kind should be posted on the street poles.

Stepping Stones:

Shall be permitted as long as they are not used to extend or add additional space to driveways, walkways, porches, patios or any other existing structure. Stepping stones shall not exceed 24" X 24" in size. There shall be a border surrounding each stepping stone constructed of sod (grass), mulch or rock 4 inches in width. Stepping stones shall be the same color as the brick pavers only.

Sprinkler Systems:

If using a well or lake, a water treatment system shall be installed to prevent rust damage to properties. The homeowner shall be held responsible for the rust damage caused by a sprinkler system. Piping used to draw water from a lake shall be buried. City water-

connected sprinkler systems shall have automatic shut-off capabilities, as required by the City. Above ground standpipes for rain birds, etc., shall not be permitted in front or side lawns.

Water Softeners:

Shall be located inside or in backyard only, and shall not be visible from the street.

NUISANCES

No Owner shall make or permit (i) any loud and/or disturbing noises of a continuing nature, (ii) any noxious or offensive activity, (iii) any emanation of unpleasant odors, or (iv) any other nuisance or annoyance by himself, his family, employees, agents, visitors, animals and licensees, nor do or permit anything by such persons that will interfere with the reasonable enjoyment of the Lot, neighbors Lot or Common Property.

Pets must be walked on a leased. Homeowner is responsible for picking up after their dogs. Please do not allow you dog to bark excessively as it will not be permitted. Animal control will be called on stray animals.

COMMON PROPERTIES

There shall be no alteration, addition, or improvement of the Common Properties except as provided in the Declaration, nor shall any person use the Common Properties or any part thereof in any manner contrary to or not in accordance with the rules and regulations pertaining thereto as from time to time may be promulgated by the Community and / or the Homeowners Association as approved and authorized in writing by the Community Association. Notwithstanding the foregoing, the Developer shall have the right to make such improvements to the Common Properties as it determines in its sole discretion as hereinafter provided in this Declaration.

AUTOMOBILES, COMMERCIAL VEHICLES AND BOATS

1. Parking on the property shall be restricted to private automobiles and passenger-type vans.
2. Vehicles shall be parked only in the driveways or concrete swale serving the dwelling units. No vehicles shall be parked on the roadway, swale or any other unpaved portion of the property, including unpaved portions of any lot.
3. **NO** commercial truck, commercial van, bus, recreational vehicle, mobile home, motor home, camper, trailer, boat or similar vehicle may be kept overnight on the Property (they are "Prohibited Vehicles") unless totally enclosed in a garage and **not visible** from the outside.
4. Prohibited vehicles include, but are not limited to those (i) bearing any advertising, logo, or other signs or having printed on the sides, front, or rear of same reference to any commercial undertaking or enterprise, or (ii) containing tool racks, saddle racks, or other elements of a commercial nature.
5. No vehicles shall be repaired within any Real Property, except on an emergency basis.
6. No vehicle shall be left within the Property for more than one business day if not capable of self-propulsion.
7. All vehicles, including motorcycles, mopeds, etc., shall be equipped with effective sound muffling devices.
8. No unlicensed vehicle may be operated on sidewalk, street or common area.
9. No unlicensed driver may operate a motorized vehicle on the sidewalk, street or common area.

LEASING OF A LOT

Lots shall not be leased without the prior written approval of the Association, subject to leasing guidelines established by the Board from time to time. All leases shall provide that the Association shall have the right to terminate the respective lease in the event of a default by an Owner's tenant in observing any of the provisions of the applicable Guidelines and Rules & Regulations as well as the Declaration(s). Renters or lessee that are consider nuisance may be evicted.

End of Guidelines