

**ARCHITECTURAL DESIGN STANDARDS
FOR THE WOODLANDS AT CHÂTEAU ÉLAN**

May 13, 2004

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**ARCHITECTURAL DESIGN STANDARDS
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I. PURPOSE OF ARCHITECTURAL DESIGN STANDARDS

These Architectural Design Standards have been created in order to encourage and maintain a framework for orderly; consistent growth which enhances and conserves the environmental and architectural characteristics of The Woodlands at Château Élan.

II. DEFINITIONS

A. New Construction — any structure or structures and associated improvements constructed on a previously undeveloped site.

B. Modification — an alteration to an existing structure and/or its associated site improvements. Modifications shall include installation and replacement of mailboxes, basketball hoops, swing sets and similar sports and play equipment, clotheslines, wood piles, swimming pools, gazebos or playhouses, hot tubs, solar panels, antennas, satellite dishes or any other apparatus for the transmission or reception of television, radio satellite, or other signals of any kind; hedges, walls, dog runs, animal pens, or fences of any kind, including invisible fences, artificial vegetation or sculpture, and planting or removal of landscaping materials.

C. DRB — the Design Review Board established as provided in the Declaration, the members of which are appointed by the Developer. The members of the DRB may be Developer representatives, representatives of the owner of the golf courses, professional consultants hired by the DRB, and/or other persons who may or may not own property within The Woodlands at Château Élan. The DRB is responsible for the Design Review process.

D. Design Review — the review of the design, layout of the building and site improvements for all new construction and exterior modification to existing improvements.

E. Declaration — sets forth the role of the DRB. Its authority and responsibilities are on behalf of and for the benefit of the community

F. Developer — Fountainhead Development Corp., Inc. UT. APPLICABILITY

III. APPLICABILITY

A. Owner— The owner of a lot is responsible for obtaining the necessary review and approvals to comply with the terms of the Declaration and the Architectural Design Standards contained herein. The integrity of the overall architectural theme is an integral part of the success of the community. It is the responsibility of the owner to acquaint his or her building team with these Architectural Design Standards and to ensure compliance.

B. Builder — The builder is responsible for acquainting any potential clients with the Architectural Design Standards.

IV. ADMINISTRATION OF GUIDELINES

A. Authority — DRB has the final authority for administration and interpretation of these standards.

B. DRB Representative — The DRB may appoint a professional assistant to administer some or all of the design standards and review procedures on a day to day basis, who shall be referred to

herein as the “DRB Representative”. This person will generally be selected based on professional qualifications and an ability to understand the larger, as well as specific, development objectives and standards for the community.

C. Appeal Process — The decision of the DRB’s Representative maybe appealed to the thil DRB, Any reversal of the Representative’s decision will be made only after sufficient evidence is presented by the applicant to demonstrate that the decision is not consistent with these standards.

D. Basis of Review — Review and approval of any applications, plans and specifications shall be made on the basis of aesthetic considerations only. The DRB shall not bear any responsibility for ensuring the structural integrity or soundness of approved construction or modifications nor for ensuring compliance with building codes and other governmental requirements.

V. REVISION TO STANDARDS

The Architectural Design Standards may be altered, from time to time, to assure the objectives desired for quality design and construction arc achieved.

VI. DESIGN REVIEW STANDARDS

Upon purchasing an undeveloped or improved lot, a set of these standards and any amendments and attachments shall be obtained by the new owner from the DRB or DRB Representative. It is the owner’s responsibility to become familiar with the provisions of these guidelines and standards and to obtain DRB review and approval.

VII. REVIEW PROCESS

A. Designer/Architect/Builder Approval — The Developer has established a Builder Program for The Woodlands at Château Élan. Before any designer, architect, contractor or builder may perform or engage in any construction activity or other services on a lot, such designer, architect, contractor or builder shall (i) be required to submit an application to the Developer; (ii) be approved to participate in the Builder Program; and (iii) agree to comply with all terms and conditions of the Builder Program. Approval of a designer, architect, contractor or builder shall not be construed as an endorsement of the designer, architect, contractor or builder, nor shall the Developer be liable for any loss, damage or injury to any person arising out of an owner’s election to use such designer, architect, contractor or builder. Evaluation and approval of designers, architects, contractors and builders are at the sole discretion of the Developer. Developer approval is required prior to submitting plans for review and obtaining building permits.

B. Initial Review— Submit site and architectural plans for initial review.

C. Plan Submission — Prior to making any alteration to a site, the owner or builder must submit to the DRB or DRB Representative three (3) complete se of the following (one set will be returned to the owner or builder upon approval and one set shall be retained at Château Élan Realty):

1. Preliminary Site Plan Showing
 - a. Proposed structure setbacks and all intended improvements
 - b. North Arrow
2. Elevations showing all four sides including all decks, terraces, porches, etc., at 1/4” scale
3. Description of all exterior materials and colors (samples, if requested)
4. Landscape Plan — Showing all existing and proposed plant materials. Where any existing plant materials are to be removed or altered, such changes shall be indicated on the landscape plan. This item may be submitted for approval during construction; however, a landscape plan must be submitted no later than thirty

(30) days prior to anticipated completion of residence. Final approval of construction requires the installation of landscaping in accordance with an approved landscape plan.

5. Owner's name, mailing address, and telephone number and the address of the lot.
6. Builder's name, mailing address, and telephone number.

D. Plan approval — The DRB will review the plans and comment where necessary to insure the design conforms to the standards set forth for the community.

1. Decision of the DRB will usually be rendered no later than fourteen days (14) after submission and may consist of:
 - a. approval of plans without changes,
 - b. tentative approval subject to required changes as indicated on plans, or
 - c. not approved, resubmit.
2. Plan Stamp — upon approval, all plans will be stamped and signed off. This stamp is required before any clearing or construction may begin on the lot.

E. Architectural Plan Requirements — Plans must show the floor plan(s) and four elevations at a scale of 1/4" = 1' and must clearly present the residence as it is to be built on the lot. The plan must include:

1. all elevations showing the approximate finished grade lines derived from the actual topography of the lot,
2. details, including roof pitches, cornice detail, deck, terrace, porch and rail details, accent banding and trim detail. Trim detail on the rear elevations of golf course lots is required to be highly developed.

F. Site Plan Requirements — Plan must be submitted at a scale of 1" = 20' and must indicate the footprint of the residence and all appurtenances on the site including:

1. Proposed finished floor elevations and spot elevations on drives, walks, terraces, top and bottom of retaining walls.
2. All required setback lines, drives, walks, out buildings, retaining walls, terraces and any outdoor activity areas.
3. Tree removal — any area of the site where the natural tree cover is proposed to be removed.
4. Drawing — the Site Plan may be drawn in neat freehand, but must be to scale and show property and setback lines of the subject lot.

G. Exterior Finish Schedule — A schedule indicating roof material and all other materials proposed for each elevation must be submitted. This schedule may be submitted as notes on the Architectural Plans. Samples must be submitted upon request.

H. Exterior Color Schedule — A schedule indicating roofing colors, brick and mortar selection, stucco color and texture and any siding and/or trim colors or any other proposed exterior colors (shutters, entrance doors, etc.) must be submitted. This schedule may be submitted as notes on the Architectural Plans. Samples must be submitted upon request. Schedule shall include manufacturers' names, product names and catalog numbers.

I. Landscape Plans — Plans must be submitted at a scale of 1" = 20' and must include:

1. Property line

2. Any easements through site
3. The general location of existing hardwood trees of 4" and above in diameter
4. All flowering trees 4" and over in diameter at 2' above the prevailing grade
5. Building footprint including garage and any out buildings
6. Driveways, sidewalks, and walks - minimum turn around should be not less than 30' and 3' off property line
7. Name, location, quantity and size of existing native plant material to remain, if any
8. Name, location, quantity and size of proposed new plant material including trees, shrubs and ground cover; street trees must be installed on both sides of street approximately 40 feet apart
9. Areas to remain in a natural condition (generally undisturbed except for minor understory clearance)
10. Location and method of siltation control must be indicated
11. Areas to be seeded (restricted), all disturbed areas not otherwise landscaped must be seeded
12. Areas to be sodded — all front yards and both front and side yards on corner lots
13. Irrigation — all landscaped areas shall be served by an underground irrigation system. Irrigation must be provided to the back of the curb of the adjacent street and to the shoreline of all portions of a lake, pond or other watercourse within the landscaped areas. All home sites shall use water from any re-use quality water supply lines as the sole source for irrigation purposes to the extent available. No hook-ups or use of lakes or ponds for irrigation will be permitted. Damage to adjacent properties or neighborhood amenities resulting from the improper installation or maintenance or irrigation systems are the responsibility of the builder/homeowner.
14. All site accessories such as, but not limited to, sidewalks, fencing, walls, trash container pads, play structures, etc.
15. Drainage - All site designs shall provide for grading and drainage that either causes runoff to be retained on site or that directs it to an adequately-sized storm drain. In no case shall runoff from any lot, be directed onto another lot or onto the property of the Declarant or the Association without written approval of the affected property owner.

J. Expiration of Approval — DRB will retain the final drawings for a maximum period of one (1) year from the date of the approval of such plans. If work has not started within that period of time, the plan approval expires, and new plans must be resubmitted. The initial approval of the plans does not guarantee that such plans will be approved upon subsequent reviews.

K. Staking Approval — Subsequent to site plan approval and before clearing or construction can commence on any lot, the builder must stake and ribbon the outline of the residence and its appurtenances in their proposed locations, including driveways, and establish the proposed elevation of the first floor. The builder shall arrange a site inspection with the DRB or DRB Representative to verify that the staking is in conformance with the approved site plan. If after staking, the applicant wishes to alter the foundation location as presented in the approved site plan, alternates can be discussed at the staking meeting with the DRB or DRB Representative. **Any changes in the foundation location from**

the approved site plan must be approved by the DRB or the DRB Representative prior to clearing for the foundation.

L. **Changes To Previously Approved Plans** — If an applicant wishes to make ‘changes to plans and elevations previously approved by the DRB, those changes must be submitted to the DRB for review in accordance with the above procedures and submission requirements. The applicant is encouraged to submit changes at the earliest possible time to avoid project delays.

M. **Construction** — All construction and modifications must conform to approved plans. Any variations from previously approved building plans, material or color schedules, can result in the withholding of Final Approval, loss of approved builder status, and the assessment of costs to the builder and/or owner for modifications required for compliance in addition to other enforcement actions as specified in the Declaration. Unless otherwise set forth in the Plan Stamp, all construction must be completed within two hundred seventy (270) days from commencement.

N. **Final Inspection and Approval** — After completion of all work and installation of the approved landscape plan, the DRB or DRB Representative shall conduct an on-site review to verify conformance with the approved plan and all Architectural Design Standards. Scheduling this final inspection will be the responsibility of the applicant.

VIII. REVIEW PROCESS FOR MODIFICATIONS TO EXISTING IMPROVEMENTS

The procedure for the review of modifications shall be the same as for new construction as set forth above. The submission requirements for the review of proposed modifications that be consistent with those for new construction as well; however, only the sections of the new construction submission requirements necessary to explain why the proposed modification will be required. The applicant should consult the DRB Representative regarding the applicable submission requirements prior to submission to expedite the review process.

IX. COUNTY APPROVALS

A number of items require review by and approval from the county or city. It is the responsibility of the owner to obtain all necessary permits. Approvals from the county do not preempt the authority and responsibility of the DRB for design and review, and vice versa.

X. DESIGN STANDARDS

The standards which follow, address a broad range of exterior site and building conditions, each of which is considered by the DRB. Familiarity with and adherence’ to these standards and the procedures set forth above will facilitate timely approval of required submissions.

A. **Siting a Residence** — The natural assets of a site and the relationship of a site to its immediate surroundings should have significant influence o the design and orientation of the residence to be placed on it. The following factors are to be given specific consideration in each siting decision and will be used by the DRB in reviewing the site plans.

1. **Views** — Each residence is to be designed to provide optimal enjoyment of views to open space, water and golf course features, special design features, clubhouse and landmarks, as well as the neighborhood streetscape.

The location, height and massing of a residence is to be established with an awareness of preserving desirable views from adjacent and existing residences. The preservation of views from adjacent lots can enhance the overall quality and value of the community.

Views of the residence from the streets, golf course and other landmarks must also be considered when determining the location, height and mass of the residence.

Steps must be taken so as not to detract from the natural views of those utilizing golf and other amenities, as well as the streetscape.

2. **Topography** — Residences shall be designed so that they create minimum disruption to the natural topography. Utilization of topography as a design feature provides interest and individuality.
3. **Vegetation** — The natural landscape is an important element of the quality of the community. Its preservation adds to the character, quality and value of the community as a whole. Established vegetation, particularly large evergreen, deciduous and flowering trees, is an asset which, if preserved, adds quality and value that cannot be replaced by typical landscape budgets for many years. No existing trees over 4" in diameter at 2' above prevailing grade land located outside of the footprint of the residence may be removed without specific written approval from the DRB. All significant existing vegetation (all trees over 10' in height and all trees over 4" caliper) should be precisely located and shown on plans to ensure that the siting decision with respect to the residence takes full advantage of these assets and that they are preserved.
4. **Relationship to Other Lots** — (Adjacent Developed and Undeveloped Lots) — The siting of a residence should take into consideration the characteristics of adjacent developed and undeveloped lots. The placement and orientation of a residence should, to the maximum degree possible, buffer desired indoor and outdoor private areas from the active areas (i.e., pools, parking areas, etc.) of adjacent developed lots. Avoid orienting windows and skylights which allow direct view into or from windows of adjacent residences.

Be aware of the lot configuration, setbacks and the likely siting alternatives of adjacent undeveloped lots, in some cases, the options for siting on irregularly shaped lots are very limited. The failure to consider such conditions on adjacent lots when siting a residence can result in an undesirable relationship between the two residences. Such conditions can detract from the positive qualities of both residences.

5. **On-Site Parking and Driveway Access** — On-site parking is to be unobtrusive. Side entry garages minimize the visual impact of the area devoted to covered parking. In addition, they provide an opportunity to enhance the scale of the residence. Driveways to and from the street should be located to provide best access and minimize problems. A landscaped buffer between outdoor parking areas and adjacent residences must be provided when appropriate.
6. **Garages and Turnarounds** — All residences shall have a minimum two car garage with a closing overhead door of a character consistent with the overall design. Front entry garages are discouraged, but may be approved in situations where they are located behind the residence or in keeping with architectural theme of residences. Auto turnarounds should be located in as compact an area as possible. Garages and turnarounds should avoid consuming large portions of a lot

B. Designing a Residence — The following factors shall be given attention during the design process.

1. **Scale and Massing** — The appropriate scale of a residence will be influenced by the relationship of the grade of the lot to the elevation of the road serving it. Lots higher than the adjacent road are considered more desirable for one story residences. Lots generally at the same elevation as the adjacent road are most appropriate for two story residences. This approach has the effect of allowing

- some modulation in the roofline of a streetscape without the drastic variation which could result from a less systematic method.
2. **Roofline** — Avoid repetition of similar rooflines on contiguous lots. Varying roof pitches adds interest to the community.
 3. **Relate Features to Site Assets** — e.g., Orienting a major window toward a significant flowering tree to be saved or a prime view from the lot will enhance the quality of a residence.
 4. **Emphasize Building Details** — Front elevation and especially front entry detail adds curb appeal and impact. Rear elevations on golf course lots are required to be highly detailed.
 5. **Materials** — The compatibility of materials, their colors and textures are important to a residence's character and design quality. The DRB considers materials, colors and textures selected for a residence as important design features critical for approval of a design.
 6. **Site Walls and Exposed Foundations** — All exposed concrete block or poured concrete foundations and site retaining walls must be covered with stone, brick siding or stucco to complement the other primary materials proposed for a residence.
 7. **Roofing Materials** — Primary residential roofing materials shall be cedar shakes, architectural grade composite shingles, ceramic tile, or architectural metals, in colors and textures which complement the balance of the colors and materials selected for a residence and which are compatible with neighboring residences. Other materials may be considered by the DRB. Generally, very light colored roofs are discouraged.
 8. **Exterior Colors** — Color has a major influence on the character and appeal of a residence. The color of a unit also contributes to the general overall appearance of the neighborhood. Because of this importance, it is necessary to consider color selections in a broader perspective than just personal preference. Color Elections shall be made so as to achieve a balance of personal expression and continuity and compatibility with the larger community and natural landscape.
 9. **Primary Exterior Colors** — Colors of exterior finish material shall be confined to lighter earth tones which are comparable with and subordinate to colors of the natural landscape at Château Élan . Harsh or bold colors which make a residence stand out among a group of residences are inappropriate. The alternatives available within this general criteria provide a substantial range of colors from which to choose. Stucco must be painted or integrally colored.
 10. **Trim Colors** — Trim colors shall complement the primary color of the residence whether that be a paint color on siding or a finish material such as stone or brick. Trim colors should not be bold. Rather, they should be a distinctive yet subtle complement to the residence's primary color.
 11. **Gutters and Downspouts** — All roof drain devices must be copper or another appropriate metal finished (paint, baked enamel, etc.) in approved colors. Copper roof drain devices are exempted from this requirement.
 12. **Sheet Metal** — All sheet metal including roof caps, flashings, vents and chimney caps must be painted to blend with the roof color. Copper is exempted.

13. **Metal Windows, Doors, Louvers and Screens** — These items must be anodized bronze or factory finish colors compatible with the primary and trim colors. These colors must be approved by the DRB. Mullions (window grids) are typically required in all windows unless sufficient reason is demonstrated to allow an exception.
14. **Stained Glass Colors** — Stained glass colors are important to the exterior as well as the interior design appeal and shall be complementary to both.
15. **Mechanical Details** — Electrical meters shall be out of view from adjacent roadways, lots, lakes and golf courses, as provided in Section E(5) below. Roof stacks and plumbing vents must be placed on the rear of sloped roofs.
16. **Fireplace Chimneys** — Chimneys must extend from the ground up and must be faced with brick, stone or stucco. Cantilevered chimneys/fireplaces are not permitted.
17. **Decks** — Decks are an extension of the house, have significant impact on its appearance and may also affect the privacy of adjacent properties. Deck configuration should relate to the plan of the residence and the location of window and door openings. Privacy of adjacent units is to be a consideration when planning a deck. Vertical supports and columns for all deck structures are to be in keeping with the house design, size and appearance as well as structural integrity. All wood decks and rails must be stained in natural tones or painted to complement the balance of the exterior color scheme. Wrought iron rails and steel supported concrete decks are encouraged.
18. **Wells**—Wells shall not be permitted.

C. **Landscape Design** — The landscape design of a lot is integral to the total design of a residence. From the initial planning forward, consideration must be given to the appropriate treatment of the landscape. The landscape design must accomplish many things including the addition of color and texture to the overall residential design. The plan should also enhance the structure and appropriately address lot characteristics, as well as those of adjacent properties.

1. **Screen Equipment** — Equipment such as HVAC units and utility meters must be screened sufficiently to prohibit its view from adjacent roadways, lots, lakes and golf courses as provided in Section E(5) below.
2. **Site Topography, Erosion and Vegetation** — The slope of the lot and existing and installed vegetation must be considered for the prevention of erosion.
3. **Preserving Desirable Views and Obtaining Privacy** — The landscape plan should take into consideration views and privacy; provided that neither the DRB nor the Developer guarantees that all view corridors will be preserved.
4. **Site Accessories** — Play equipment, fences, walls, pools, etc., must be taken into consideration in the initial landscape plan and indicated on all landscape plans.
5. **Color and Texture of Plant Material** — The selection of plant material can add substantially to the visual impact and economic value of a property. Selection of plants to provide color in each season of the year is encouraged. The color and texture of leaves and bark are also important elements. Planting perennial, annual flowers, shrubs and trees is encouraged:
6. **Sod** — All front yard areas not covered with pavement, approved landscape beds or designated natural areas shall be sodded with Zoysia, Bermuda or Fescue sod. Note: Corner lots require sod in front and side yards.

7. **Mulch** — Pine or cypress mulch is to be used in approved beds and around shrubs and trees as a uniform technique to retard weed growth and promote water retention. Three inch deep mulch may be used as ground cover in areas where natural tree cover is to be retained or reforestation of a sufficiently large area is proposed. Pine straw or various stone materials are permitted only with special approval of the DRB.
8. **Size of Plant Material** — The size of plant material at the time of installation as well as when it is mature should be taken into consideration. Insufficient commitment to landscaping at the outset can cheapen the appearance of residence while an adequate commitment will enhance its appearance and value, It is required that where no existing trees are retained in the front and rear yard, a minimum of four specimen hardwood trees be included in the landscape plan for that area.
9. **Street Trees** — Street trees must be installed as part of initial construction on a lot and shall be located approximately 40 feet apart. The Developer reserves the right to designate a specific vendor to supply the trees required to be installed along streets adjacent to each lot and the size of trees to be installed. If such vendor is selected by Developer, the trees shall be acquired from the preferred vendor unless otherwise permitted by the Developer in writing.

D. **Building Setbacks** — Each lot shall be reviewed independently, and the DRB reserves the right to establish setback requirements for specific lots. These requirements are to ensure that the community will be pleasing in appearance not only from the street but also from the lakes, golf course, adjacent houses and other amenity structures.

The suggested minimum community building line setbacks are as follows:

1. **Interior**
 - a. 50' Front Yard
 - b. 15' Side Yard
 - c. 40' Rear Yard
2. **Corner**
 - a. 50' Front Yard
 - b. 15' Side Yard
 - c. 40' Rear Yard
3. **Golf Course**
 - a. 50' Front Yard
 - b. 15' Side Yard
 - c. Rear Yards 50' from any improvements (pool, decking, driveways, etc.)
4. **Lake Lots**
 - a. 50' Front Yard
 - b. 15' Side Yard
 - c. Rear Yards 50' from any improvements (pool, decking, driveways, etc.)

E. **Site Accessories** — The following standards provide direction for the appropriate placement and design of typical site accessories.

1. **Mailboxes** — must conform to the established design standard for the neighborhood and shall be acquired from a vendor selected and approved by the DRB.
2. **Fences and Walls** — Walls and fencing are to be considered as an extension of the architecture of the residence.

- a. all walls and fences must be approved by the DRB prior to their installation.
 - b. prefabricated wood, metal or chain link fencing are not allowed.
 - c. all walls and fences are to be designed to be compatible with the total surrounding environment and are not to block natural views.
 - d. fences are discouraged on lake and golf course lots.
3. **Satellite Dishes** — Satellite dishes used to receive wireless transmissions must be less than one meter (approximately 39”) in diameter. The satellite dish must be placed in the least visible location having clear reception. Landscaping, painting or screening may be required by the DRB to minimize visual impact.
 4. **Air Conditioning Units** — Air conditioners which extend from windows are prohibited. Compressors for central air conditioning units are to be screened by architectural treatment and/or landscaping and sited in a location which will not cause a nuisance to neighbors or those using of amenity areas within the community.
 5. **Utility Meters** — Meters are to be located in the rear or side yard, but shall not be visible from the adjacent streets, lots, lakes and golf courses. Meters shall be accessible at all times to meter readers and may not be located in fenced areas which are not accessible by utility companies.
 6. **Sidewalks** — Sidewalks shall be installed on both sides of all streets by a vendor selected and approved by the DRB.
 7. **Swimming Pools** — Swimming pools are typically a major site feature. Their appropriateness on a lot can depend on the lot size, its configuration, the location of the residence on the lot and the proximity to adjacent residences and features such as lakes and golf courses.
 - a. above ground pools is prohibited.
 - b. pools should be located in rear yards, although consideration may be given to alternative locations if the configuration of the property or its topography is unusual.
 - c. pools and their aprons are to be kept as far away from property lines as possible.
 - d. fencing of pool areas may be accomplished by utilization of post structure in keeping with the home design and in conjunction with finished wood, pre-finished aluminum or wrought iron systems.
 - e. pools, where allowed, are to be sited giving consideration to safety, the potential impact of noise from pool activities on adjacent properties and the visual impact of the pool, its equipment and apron from properties.
 - f. pool areas and equipment are to be screened with landscaping to minimize the impact on adjacent properties and view froth the golf course or lakes.
 8. **Signs** — No sign of any land shall be erected by an owner, occupant or builder except signs as may be required by legal proceedings. This prohibition shall not apply to entry, directional, or other signs installed by the Developer.
 9. **Play Equipment** — Swing sets and similar outdoor play structures are often added after a unit has been completed and sold and are considered a modification

requiring approval prior to installation. In a custom house, the desire for such a site accessory should be considered, if not provided for, in the initial plan. Swing sets and other similar outdoor play structures are to be located where they will have a minimum impact on adjacent properties and where they will be screened from public view.

10. **Metal Play Equipment** — All surfaces are to be painted to blend with the surrounding environment. Wearing surfaces are excluded (slide poles, climbing rings, swing sets, etc.).
11. **Basketball Goals** — These items must be mounted on black poles and have standard White backboards. Basketball goals shall be allowed in the side or rear yard only.
12. **Outdoor Animal Houses and Pens** — These items must be approved by the DRB with respect to location, size and design. Animal houses and pens are discouraged. When allowed they must be screened from adjacent lots, the lakes and the golf course.
13. **Outdoor Clotheslines** — These items are prohibited.
14. **Decorative Site Embellishments** — These items are not encouraged but must be approved by the DRB. Generally, such features should not be visible from the street or from adjoining lots.
15. **Garbage Containers and Wood Piles** — These items must be screened and not visible from any street.
16. **Detached Storage Buildings** — Any detached storage building, other than a garage, is prohibited.
17. **Tennis Courts** — These may be allowed at the discretion of the DRB based on the lot configuration and proposed layout. Fencing of approved tennis courts must be approved by the DRB. A landscaped buffer must be provided to minimize the impact on adjacent lots.
18. **Exterior Hot Tubs** — These items must be screened from adjacent properties and sufficiently set back from the property line to avoid disturbance to neighbors when in use.
19. **Site Lighting** — Only low level pathway lighting is allowed to be visible from adjacent properties.
20. **All Exterior Lighting** — All exterior lighting must be approved by the DRB and must be designed so as not to infringe on adjacent lots. All accent lighting should utilize low voltage direct task type fixtures and should be as close to grade as possible.

F. **Minimum Square Footage** — The minimum square footage of a residence is calculated on the heated area and does not include garages, unfinished basements, porches or terraces. The suggested minimum square footage is as follows:

1. One story - 2,500 square feet
2. Two story - 3,000 square feet