

PEPPERTREE ESTATES  
ARCHITECTURAL CONTROL COMMITTEE  
DESIGN GUIDELINES  
AND RULES

The Declaration of Covenants, Conditions and Restrictions for PepperTree Estates (hereinafter referred to as the "Covenants") established an Architectural Control Committee (hereinafter referred to as the "ACC") to carry out the purposes and intent of the Covenants with respect to the preservation and enhancement of the values of the properties located within the PepperTree Estates Subdivision (hereinafter referred to as "PepperTree Estates"). It is the goal of the ACC to maintain a harmonious relationship among structures, vegetation and topographic features, both public and private, and to facilitate the sense of a unique community.

Articles III and IV of the Covenants charge the ACC with the duty to review, study and to either approve or reject plans and specifications for proposed construction, reconstruction, remodeling, additions and alteration of structures, landscaping and Improvements (hereinafter referred to as "Improvements") proposed within PepperTree Estates. They require that all such Improvements be completed in compliance with the Covenants and the rules, regulations and criteria of the ACC set forth in the form of Design Guidelines and Rules (hereinafter referred to as "Design Guidelines"). These Design Guidelines set forth specific criteria regarding residential building construction and site development at PepperTree Estates. Their purpose is to establish a standard of quality and to ensure adherence to the following general principles:

1. Construction Concept All proposed Improvements shall be architecturally sound, appropriate for the neighborhood and shall not detract from the aesthetic or property values at PepperTree Estates.

2. Design Compatibility Design Compatibility is defined as harmony in architectural style, quality of workmanship, and similarity in use of materials, color, and construction details. Proposed construction of Improvements shall be compatible with the architectural characteristics of the PepperTree Estates community. The creation of distinctive neighborhood identities is one desirable aspect of design compatibility. Within the sense of distinctive community identity, however, innovation and creativity are encouraged.

3. Protection of Neighbors Proposed Improvements shall contain reasonable provisions for surface water drainage and shall further enhance the views so important to PepperTree Estate's unique location. Aspects of design not adequately covered by other regulations, which may have substantial effects upon neighboring structures shall be thoroughly articulated prior to commencement of construction.

Section 1. DEFINITIONS. All capitalized terms used herein unless otherwise defined shall have the same meaning and definition as set forth in the Covenants.

Section 2. ARCHITECT/BUILDER APPROVAL. If, in the opinion of the ACC, the applicant has not satisfactorily completed required Improvements on any previous submittals, the ACC may deny or table the application until suitable evidence is provided which shows the proper corrections have been made to the previous Improvements.

Section 3. GENERAL.

(a) These Design Guidelines are subordinate to the Covenants and to the extent the provisions contained herein conflict with the provisions of the Covenant, the Covenants shall control. These Design Guidelines and restrictions shall not be considered as less restrictive than the regulations, ordinances and laws of any jurisdiction, including Boulder County under which PepperTree Estates falls.

(b) Any Improvements constructed after the adoption of these Design Guidelines shall be required to conform to the restrictions set forth herein.

(c) The decisions of the ACC shall be final.

(d) The Homeowners' Association in cooperation with the ACC may levy reasonable fines and penalties for prosecution of work in violation of the Covenants or these Design Guidelines. Further, the ACC may exercise such powers as available to it under these Design Guidelines, the Covenants and the laws of the State of Colorado, including but not limited to the right to remove or replace all unapproved Improvements and require owner to bear such costs for removal or replacements.

Section 4. SUBMITTAL OF PLANS.

(a) Except as provided herein, no Improvement of any kind shall be erected, altered, placed, or maintained upon any Lot until the plans for such Improvements have received written approval as herein provided.

(b) To request approval of any proposed Improvement the Applicant shall submit the application form, required fees, plans and information as set forth in the Covenants and the attached EXHIBIT A (or as it may become revised from time to time) to the Chairman or Vice Chairman of the ACC. The Chairman or Vice Chairman will preliminarily check the submitted materials for completeness and if all required information and materials appear to have been submitted, the application will be accepted and scheduled for review at the next ACC meeting. If plans and materials do not appear to be complete, they will not be accepted for review by the ACC, and will be returned to the Applicant.

(c) The ACC acknowledges that certain decisions may not be finalized by an Applicant

at the time of final plan approval (i.e., exterior colors). The ACC may, through an approval with conditions, allow construction of the Improvements to proceed upon the condition that later submittals to complete the approval process will be made. All Applicants should be aware that it is their responsibility to supplement such applications and submit them to the ACC in sufficient time to allow the ACC to complete the review process prior to construction of such Improvements.

Section 5. REVIEW PROCESS & CRITERIA.

(a) Accepted plans will be reviewed by the ACC for conformance with these Design Guidelines and the Covenants and affirmative vote of a majority of the ACC shall constitute approval.

(b) The ACC shall review all accepted plans and specifications taking into consideration suitability of the proposed Improvement, materials to be used, the color scheme, the topography and soil conditions of the site, the harmony thereof with the surroundings, and the effect of the Improvement as planned on the view from the street and adjacent or adjoining properties. The ACC shall have the right to disapprove any plans or specifications which are not suitable or desirable in the Committee's opinion, after taking such factors into consideration.

(c) The ACC may disapprove any submittal which is insufficient, incomplete or contrary to the spirit or intent of these Design Guidelines or the Covenants. The ACC may condition its approval of a submittal on such changes as it deems appropriate, and may require submission of additional plans and specifications or other information prior to approving or disapproving a submittal.

(d) The ACC shall transmit its decisions to the Applicant in written form. All approved plans will be stamped "Approved" with the date and any conditions of approval. One copy of the plans will be retained by the ACC for inspection purposes and the other submitted copy will be returned to the Applicant for their use during construction. Any proposed changes to the approved plans must be submitted, in writing, to the ACC for approval. No verbal approvals shall be given or be binding upon the ACC.

Section 6. INSPECTION OF WORK. Upon completion of any Improvement for which plans or specifications are required, the Owner or Applicant shall give written notice of completion and the ACC shall inspect said Improvement in accordance with the Covenants.

Section 7. FEES.

(a) The fees set forth in the attached EXHIBIT A shall be paid at the time of plan submittal. All fees are accepted subject to collection and any uncollectable fees shall cause an automatic revocation of any approvals previously given.

(b) The submitted fees will be retained by the ACC through the period of construction of the Improvement. The ACC may, without prejudice to any other rights which it may have, use the fees to correct any defects or items which do not conform to the approved plans and to complete Improvements which are not completed in accordance with the ACC approved schedule.

(c) All fees (except processing fees as set forth in EXHIBIT A) remaining after any reductions as set forth above shall be refunded upon final inspection and acceptance of the Improvements.

Section 8. NO WAIVER. ACC approval of submitted plans shall not constitute a waiver of the requirement that all Improvements must conform to these Design Guidelines and the Covenants. Any waivers must be specific, in writing, and approved in the same manner as provided for modification or amendment of these Design Guidelines.

Section 9. IMPROVEMENTS-GENERAL REQUIREMENTS.

(a) No Improvement in PepperTree Estates should be either so similar or dissimilar in nature so as to detract from the other properties, particularly with respect to adjoining or adjacent lots.

(b) All Improvements must be consistent with the overall theme of the PepperTree Estates area, emphasizing the use of natural colors and materials and must be approved by the ACC prior to their construction or placement on a Lot.

(c) Design and workmanship of new construction and Improvements must be consistent with the quality of homes and Improvements already existing or intended at PepperTree Estates.

(d) In general, all construction and landscaping designs should take into consideration the sometimes excessive wind conditions in the Boulder area. During the period of construction of any Improvements, the owner shall provide an enclosure to prevent wind blown trash and debris from leaving the enclosure. All owners will maintain a neat and orderly Lot at all times.

Section 10. IMPROVEMENTS-SPECIFIC REQUIREMENTS.

(a) Roofing. All roofs shall be covered with wood shake, tile or other roofing materials specifically approved by the ACC. Asphalt or composition shingles or other similar materials shall not be used where visible, unless specifically approved by the ACC. All roofs shall have an overhang of at least 18 inches unless specifically approved by the ACC.

(b) Siding Materials. All exterior siding materials shall be wood, stone, stucco, brick or other material as approved by the ACC. Exposed metal and concrete are examples of materials normally disapproved by the ACC.

(c) Masonry. The use of masonry as an exterior building material is encouraged and shall be integrated into the architectural design. The selection of masonry type, color, and mortar color, shall be approved by the ACC and shall differ in tone from adjacent residences. Visible portions of concrete walls and foundations shall be painted, stained or dyed to match siding color or shall be concealed by shrubbery or other appropriate and approved methods.

(d) Colors. All exterior painting or staining shall be done in earth tones or other approved colors and shall harmonize with the existing homes in the neighborhood. Natural and solid body stains are recommended. Only those areas that were painted originally shall be repainted, only those areas that were stained originally shall be restained. No exterior painting or staining shall be allowed without approval of the ACC. This restriction specifically includes repainting of existing dwelling units, however, any existing dwelling unit may be repainted the same color if said color was previously specifically approved by the ACC.

(e) Fastenings, Gutters, Etc. All exposed metal, including roof projections, gutters, downspouts and window frames shall be painted or otherwise colored to match or complement the colors of the residence. All exterior fastening applications shall be in accordance to practice standardized in the housing construction industry, and shall conform to all applicable building codes and regulations. Care shall be exercised during installation to minimize unsightly exterior nailing patterns. In the selection of all exterior fastening hardware, care shall be exercised in choosing hardware not subject to oxidation, and the staining problems that result from said oxidation. The ACC, at its sole discretion, shall have the authority to approve all exterior fastening hardware and colors.

(f) Windows. All windows shall be painted or stained and architecturally integrated in color and placement. Reflective glass and reflective shades are discouraged. Architectural integration, and placements shall require approval of the ACC. Detailed submittal of window types and styles shall be included as part of the submittal package.

(g) Doors. All exterior doors including storm doors shall be architecturally compatible and coordinating in color with the individual residence. All garage doors shall be wood, wood composition or other material approved by the ACC and shall be painted or stained in coordination with the colors of the residence.

(h) Energy Control Devices. All visible energy control devices including solar panels and related equipment, whether part of original construction or retrofit at a later date, shall be designed as an integral part of the architectural form. Roof panels shall be mounted with the top surfaces flush to the roof surface and all appurtenances shall be recessed into the structure's attic. Should individual solar orientation preclude this technique, the roof shall be altered so the sides and bottoms of the panels are not visible. If panels must be mounted on the ground, or on walls, compatible materials shall be used so that the panels appear as integrated and natural extensions of the surface. All such devices shall match the color scheme of the residence and shall be approved by the ACC.

(i) Driveway. All driveways and visible parking areas shall be paved. Driveway paving shall be accomplished with materials such as asphalt, concrete, brick pavers or cobblestone.

(j) Chimneys. Chimneys shall be boxed and sided with wood, stone, stucco, brick or other materials as approved by the ACC. Other treatments may be allowed if specifically approved.

(k) Skylights and Shutters. All skylights and shutters and other similar items, including wind and insulation type shutters shall be of a color complimentary to the residence and shall be subject to review by the ACC.

(l) Culverts. All culverts shall be collared with metal or concrete and shall be approved by the ACC. No improvements shall be commenced until an approved culvert has been installed.

Section 11. LANDSCAPING. The purpose of landscaping is to produce visual appeal along the streetscape, create an image of quality for the development, and to maintain and enhance property values.

All portions of a private homesite not covered by structure, driveway, patio, or sidewalk shall be landscaped within the time limits set forth in the Covenants.

The use of water conserving irrigation systems, i.e., automatic controls, drip systems and low volume heads is encouraged. Water-intensive plantings and irrigation systems within ten feet of the house foundation walls are discouraged. Tree staking and guy wires shall be removed within two years of installations. Dead or dying plant materials shall be replaced immediately. The use of plant materials which are native or hardy to this climate is encouraged. (See below.)

All such landscaping shall be constructed in accordance with a landscape plan submitted to and approved by the ACC. This plan shall be submitted to the ACC prior to any landscape improvements being performed and shall include all proposed landscaping improvements including, but not limited to, trees, shrubs, turf mulches (bark, gravel, etc.), patios, fences, rock work, retaining walls, vegetable gardens, swimming pools, vehicle parking, etc.

SUGGESTED PLANT MATERIALS

The ACC imposes few limits on the types of plant materials used in landscaping. The following is a general list of native or hardy plant material recommended for use at PepperTree Estates. This list is by no means exhaustive. The ACC encourages creative landscape design and will consider other plant types within the Applicant's design context. Further, The ACC suggests that consideration be given to the plant material's ability to withstand winds and the ultimate

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location and height of all planting as the same may effect views.

Deciduous Trees

Acer (Maple) - Amur, Norway, Schwedler  
 Alnus (Alder) - Thin-leaved  
 Catalpa (Catalpa) - Western  
 Celtis (Hackberry) - Western  
 Crataegus (Hawthorn) - Cockspur, Downy, English, Paulis Scarlet, Washington  
 Fraxinus (Ash) - Autumn Purple, Green, Marshall, Summit  
 Gleditsia (Locust) - Imperial, Shademaster, Skyline, Sunburst  
 Malus (Crabapple) - Almeyu, Bechtel, Dolga, Hopa, Radiant, Spring Snow  
 Populus (Cottonwood) - Plains, Narrowleaf, Aspen  
 Prunus (Plum) - Newport, Shubert  
 Quercus (Oak) - Red, Bur  
 Sorbus (Mountain Ash) - European  
 Tilia (Linden) - American, Greenspire, Redmond

Evergreen Trees

Picea (Spruce) - Colorado, Blade Hills  
 Pinus (Pine) - Limber, Austrian, Pivon, Ponderosa, Scotch

Deciduous Shrubs

Amorpha (Leadplant)	Physocarpus (Pinebark)
Artemesia (Sage)	Potentilla (Potentilla)
Berberis (Barberry)	Prunus (Plums and Cherries)
Caragana (Peashrub)	Pyraceantha (Firethorn)
Cercocarpus (Mountain Mahogany)	Rhus (Sumac)
Chrysothamnus (Rabbitbrush)	Ribes (Currant)
Cornus (Dogwood)	Sherperdia (Buffalo Berry)
Cotoneaster (Cotoneaster)	Spiraea (Spiraea)
Euonymus (Euonymus)	Symphoricarpos (Snowberry)
Fallugra (Apache Plume)	Syringa (Lilac)
Forsythia (Forsythia)	Tamarisk (Tamarisk)
Lenicera (Honeysuckle)	Yucca (Yucca)
Mahonia (Holly Grape)	

Evergreen Shrubs

Juniperus (Junipers) - all  
 Pinus (Pine) - mugho

ORNAMENTATION

The objective of landscaping improvements is to further promote a pleasant and harmonious neighborhood character. So long as it does not detract from this goal, individual expression is encouraged. The use of inanimate, non-living objects for purposes of landscape ornamentation is strongly discouraged, especially in front or side yards visible from adjacent streets and residences. Said ornamentation includes, but is not limited to, driftwood, wagons, wagon wheels, animal skulls, sculptures, etc. The ACC, in its sole discretion, shall have the authority to consider for approval all such ornamental landscaping improvements.

MAINTENANCE

All landscaping including natural areas shall be maintained in a neat and attractive condition, and in a manner that is considered proper given the nature of the local climate. Minimum maintenance requirements include watering, regularly scheduled mowing, edging, pruning, removal and replacement of dead or dying plant materials and the removal and/or elimination of weeds and noxious grasses.

Section 12. FENCING.

(a) The theme of Pepper Tree Estates is oriented toward open spaces and broad vistas. In keeping with that theme, fencing is heartily discouraged. The ACC recognizes, however, that fencing is required for animal control, and that it may be desirable under some circumstances for privacy or beautification of the property.

(b) All fencing of any kind must be specifically approved by the ACC prior to its construction. All requests for approval of fencing shall include:

- 1. Route of the fence on a plot map of the Lot, showing distance from nearby streets or other landmarks.
- 2. A clear sketch of the type of fence, material used, and dimensions.
- 3. Purpose of the fence.
- 4. Color and type of stain to be applied.
- 5. A sketch of the landscaping and shrubbery used near the fence.
- 6. Sample of fencing material, if possible.

(c) No front yard fence will be allowed {front yard being anything from the mid-point of the house to the front property line}. See Section (e) for exceptions.



(d) Animal control type fencing shall be located to present a minimum visual impact from the street and other residences. The use of buried electronic fencing for animal control is highly recommended where the entire Lot may be "fenced" with no visual impact. If other types of fencing is used, the ACC recommends that it be set back from lot lines by at least ten feet, and that the choice of materials present as little visual impact as is practical. A post-and-rail fence with wire mesh screening on the inside is recommended, although other materials may be approved by the ACC.

(e) Decorative fencing may be allowed to enhance the appearance of a property. This type of fencing might include a low picket fence close to the lot line, a gatepost and rail at a driveway, or a short section of low post-and-rail fence at a Lot corner. In no case will decorative fencing exceed 32 inches in height except that a post(s) for a decorative light(s) will be allowed.

(f) Privacy fencing is generally discouraged, but may be approved for small areas that minimally disrupt views. Examples of privacy fencing might include small areas around hot tubs, swimming pools, private sunning or play areas, or to screen trash storage areas. The use of shrubs, hedges, trees, and other similar screening materials around such fencing is recommended. The maximum height for privacy fencing will be six (6) feet.

(g) The use of chain-link fencing, except for temporary purposes, is specifically disallowed. The use of all-metal fencing is discouraged, except where it cannot be seen, or cannot be recognized as all-metal fencing.

Section 13. SCREENING. The purpose of the screening requirement is to ensure a neat and orderly appearance without superfluous visual clutter that detracts from property values and the overall community character. The following objects shall be screened with approved fencing or with approved plant materials.

(a) Clotheslines, Storage Sheds, and Dog Houses. Clotheslines, storage sheds, dog houses, and similar improvements shall be completely screened with approved materials from view of adjacent streets and properties. Said materials shall be compatible with the house, or in case of plant materials, shall be approved as part of the landscape plan.

(b) Garbage and Refuse. All trash, rubbish, garbage and other waste of any kind shall be stored in closed containers and shall be kept in garages, or said containers shall be screened from public street, neighboring properties, and all common areas in a manner acceptable to the ACC. All such proposals for the construction of exterior screening shall be submitted as part of a landscape site plan, and shall be subject to the review of the ACC.

(c) Mechanical Equipment. Air conditioners, heating equipment, antennae, and other such mechanical devices shall be installed as an integral part of the architecture on all

structures at PepperTree Estates or screened from view. Under no circumstances shall these items be mounted on roofs, or located in such a way that they are visible.

(d) Firewood. Firewood shall be neatly stacked unless located within the confines of a screened enclosure.

(e) Utility Transformers and Meter Pedestals. Where installed, electric meter pedestal housings shall be screened by shrubbery and so noted on landscape plans. Shrubby shall be at least the height of such meter pedestals. Such screening shall not interfere with the use and maintenance of such facilities by the utility company.

Section 14. EXEMPTIONS. The following changes, additions, or alterations shall not require approval of the ACC. While exempt from approval, all work shall progress in accordance with these Guidelines, the Covenants and all state and local building codes and construction requirements.

(a) Addition of plant materials to any property, pursuant to a previously approved landscape plan.

(b) Any interior modifications.

(c) Repairs to original structure pursuant to a previously approved plan or specification.

(d) Reroofing with previously approved roofing material.

(e) Seasonal decorations, if removed fifteen ( 15) days following the holiday.

(f) Placement of Real Estate "For Sale" signs of an approved size.

Section 15. MISCELLANEOUS ITEMS.

(a) Mail Boxes (if any). The location, type, size and materials shall be noted on an approved landscape plan. The builder or Owner should consult U. S. Postal Service requirements. Other boxes, newspaper tubes, etc., shall not be installed or affixed to the original mail box.

(b) Exterior Lighting. Exterior lighting shall be used for security, visibility, and decorative effect. Each residence shall install and maintain a pole light that is approximately six feet in height from the ground to the light source and set back approximately fifteen feet from the street edge, in line with similar lights on adjacent property. All exterior lighting shall be operated from a photo cell or other similar device, shall not be directed in such a manner as to create an annoyance to adjoining properties and shall not be directed outside the property of the owner. Fixtures, type and location of exterior lighting and amount of light proposed shall be

noted on the landscaping and final plan submitted to the ACC.

(c) Play Equipment Installation. All play equipment including basketball backboards shall require approval of the ACC. It is recommended that such equipment be erected within a fenced or screened area if possible. Play equipment shall be in appropriate scale and of approved materials and color. The utilization of natural materials (wood rather than metal) is preferred.

(d) Ancillary Structures. All ancillary structures, such as greenhouses, arbors, patio covers, cabanas, etc., shall be sited, colored and designed to be compatible with the house, fences, etc. All such structures require ACC approval.

(e) Exterior House Numbers. Address number shall be legible and of a size and style appropriate for the architectural style of the building.

(f) Antennae. No television antennae, microwave dish or similar structure shall be erected on the roof of any structure at PepperTree Estates. These structures may be allowed elsewhere, but will necessitate specific application for approval by the ACC. The obvious aesthetic consideration concerning the erection of such structures, if approved, shall require careful screening in a manner acceptable to the ACC, and shall be in specific accord with screening provisions set forth herein.

(g) Refuse Disposal. Dumping of trash, grass cuttings or debris on common property or undeveloped lots is prohibited.

(h) Construction and Other Debris. Builders and owners shall be responsible for containing trash on their property. Any wind blown trash shall be collected. Failure to control such debris shall render owner liable for any resulting damage and the costs of collecting such debris.

Adopted this 19 day of April, 1989.

PepperTree Estates  
Architectural Control Committee

By:

Robert G. White  
Chairman

EXHIBIT A

APPLICATION FOR BUILDING AND LANDSCAPING APPROVAL  
PEPPERTREES ESTATES SUBDIVISION  
NIWOT, COLORADO

**Note to Applicant:** This Application should be submitted along with plans and a check for \$50.00 (made payable to the PepperTree Estates Homeowners Association) to the Chairman of the PepperTree Estates Architectural Control Committee.

Applicant's Name: \_\_\_\_\_ Lot No. \_\_\_\_\_

Current Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Phone: Home: \_\_\_\_\_  
Work: \_\_\_\_\_

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FOR ACC USE ONLY

Pre-Design Conference: _____	Date Application Received: _____		
	<u>Date Submitted</u>	<u>Date of ACC Approval</u>	<u>ACC Chairperson Initials</u>
Schematic Building Plan: _____	_____	_____	_____
Final Building Plan _____	_____	_____	_____
Landscaping Plan _____	_____	_____	_____



### PepperTree Estates Design Guidelines - Fine Schedule

Homeowners found in violation of the Design Guidelines and/or Declaration of Covenants may be subject to fines, as stated in section 3 (d) of the "PepperTree Estates Architectural Control Committee Design Guidelines and Rules." This document specifies the procedures by which fines may be imposed and specifies the amount of fine that may be imposed.

Fines may be levied only after the following have occurred:

- 1) A majority of ACC members must vote that there is, in fact, a violation of the Guidelines and/or Covenants.
- 2) The ACC has notified the homeowner, in writing, that they are in violation of the Design Guidelines and/or Covenants. The letter must state the nature of the violation and must state that a fine will be imposed if the matter is not corrected within 30 days of receipt of the letter. The standard fine will be \$100 per month.
- 3) The homeowner will be given 30 days to correct the violation, also referred to as the correction period.
- 4) If the violation is not corrected within 30 days, the ACC will impose a fine of \$100, and will notify the homeowner in writing that this fine is due. Additionally, homeowners will also be assessed a \$100 fine per month for violations recurring after the initial 30 day correction period has lapsed.
- 5) The ACC will continue to fine the homeowner an additional \$100 on a monthly basis until the violation has been corrected.

Approved: PHILIP LACKER

CINDY SILVIS  
AVID  
10/21  
FOY

Philip Lackey 9/16/98  
Date

Lindy Silvis 9/16/98  
Date

DLR 9/16/98  
Date

Jodi B. Joy 9-16-98  
Date

Steve Crowder 9-16-98  
Date

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

ROB

PepperTree Estates Design Guidelines

Satellite Dishes

Section 13.(f) Antennae

No antennas or receiving/transmitting apparatus or equipment may be erected on the exterior of any structure or on the lot itself, except that "mini-dish" satellite receiving dishes measuring 24" or less in diameter may be installed if not higher than the eave line for a single-story house, or above the first story of a two-story house. Such dishes shall be inconspicuous when viewed from the public streets or common open space within the neighborhood, placed on deck railings, or located within the building envelope of the sides or rear of the house. Dishes shall not be located in the front of a house or on a free-standing pole or fences in the yard area of a lot. All such structures must comply with any applicable local, state and federal regulations and must be approved by the ACC.



*D.R.H. 9/16/98*  
*Cindy Silva 9/16/98*

*Andy Pachy 9/16/98*  
*[Signature] 9-16-98*  
*Jodi B. Fay 9-16-98*



Section 13. Screening

(i) Sheds. All such structures identified as an external fully enclosed structure (commonly called a shed) or a structure not attached to the primary dwelling shall be subject to ACC and neighbor approval as outlined below after submission of plans as required in Section 4. All structures shall be limited in size to 10' x 12' and shall meet any existing state, county, and community regulations and building codes. Approval of such a structure shall include the ACC, two neighbors on each side (total of 4), and any such neighbor who shall deem his/her view to be obstructed by said shed. In the event of a home being in such a location so as not to have two neighbors on each side, the ACC shall act as the deciding party.

Sheds shall meet all guidelines in terms of color, roofing, and material. In no instance shall any metal sheds be allowed. The homeowner shall make every effort to match the style and design of the primary dwelling. The ACC shall have the final determination over the approval process.

*Andy Pachay 9/16/98*  
*Cindy Scaris 9/16/98*  
*DLH 9/16/98*  
*Jodi B. Jay 9-16-98*  
*[Signature] 9-16-98*