

TO: WELLSLEY HOMEOWNERS

RE: ARCHITECTURAL STANDARDS, CONSTRUCTION SPECIFICATIONS AND REGULATIONS

UPDATED: April 4, 2014

The Board of Directors, the Architectural Review Board and our association property management company, have updated and approved these Architectural Standards, Construction Specifications and Regulations, which are intended to be guidelines for you to follow in planning exterior changes to your property.

Please retain these Standards as part of your permanent papers for reference now and in the future. You should make these Standards available to any renters of your home.

You are required to submit the Application for Architectural Review of Exterior Changes/Additions to the address indicated on the application. No application for a change will be considered if not submitted on the proper application form with appropriate exhibits. The date the application was received will be recorded. This date will be the first day of a 30-day review and consideration period. All applications go immediately to the Wellsley Architectural Review Board for approval.

Please read and follow these Standards. Approval **MUST** be obtained **IN WRITING** from the **ARCHITECTURAL REVIEW BOARD BEFORE** the start of any exterior change. The Review Board generally responds to applications within 30 days. Therefore, **DO NOT** commit labor or materials until you have received written approval. Failure to obtain prior written approval and comply with these Standards could result in a fine and other costs/penalties.

Your cooperation and adherence to these Standards will not only be appreciated but also will be in the best interest of Wellsley as a whole.

ARCHITECTURAL STANDARDS, CONSTRUCTION SPECIFICATIONS AND REGULATIONS

Updated by the Board of Directors of the Wellsley Community Association April 24, 2013

The Wellsley Architectural Review Board presents the following Architectural Standards, Construction Specifications and Regulations (Standards) designed to assist homeowners in complying with the Declaration of Covenants, Conditions, and Restrictions for Wellsley, Article V, Architectural Control for obtaining prior approval in writing for exterior changes on any properties in Wellsley. It is the intended effect that these Standards will result in equitable and consistent handling of all applications for Architectural Review Board review and approval so the necessary value judgments will be kept to a minimum.

I. INTRODUCTION

In a planned community such as Wellsley, the question naturally arises as to how to maintain a harmonious, quality development as the community matures. The following Standards attempt to provide a meeting ground between private interests and the broader interest of the Wellsley community as a whole.

Basic control for maintaining the quality of design is through the Declaration of Covenants, Conditions and Restrictions for Wellsley (Covenants). The Covenants run with the land and are binding on all homeowners and renters and should be fully understood. The fact that each homeowner is subject to these Covenants should assure all homeowners that the standards of design quality would be maintained in order to enhance the community's overall environment and to protect property values.

The Covenants establish an Architectural Review Board (The Review Board) to be comprised of 3 or more representatives. Members of the Architectural Review Board must be homeowners and are appointed by the Association's Board of Directors (The Board). The Architectural Review Board will consist of at least 3, but not more than 11 homeowners. The members of the Architectural Review Board shall serve at the pleasure of the Board of Directors and the Board of Directors shall have the authority to remove any member of the Architectural Review Board with or without cause at any time. Any references in the Covenants to the Architectural Committee or Architectural Control Committee shall be to the Architectural Review Board, as set forth in Article V of the Covenants.

The Board will typically hire a property management firm (Property Manager) to perform a variety of functions for the Community, including those outlined in these Standards.

Article V of the Wellsley Covenants requires prior written approval of any exterior change, addition or alteration to any property. Such changes include any building, fence, wall, play structures, landscaping or other structure that may be added or altered. It further requires that the plans, specifications and location showing the nature, kind, shape, height, and/or materials be approved in writing as to the harmony in external design and location in relation to surrounding structures and topography. Each property owner should read the Covenants to obtain a full understanding of the architectural control requirements.

The Architectural Review Board is charged with conducting the review of all applications for exterior changes and with rendering a decision to the application. If the Review Board fails to approve or disapprove a request for a change within 60 days after receipt of the application, then approval in writing will not be required and Article V of the Covenants will be considered to have been waived.

The Standards which follow are the procedures and guidelines applied by the Review Board to assist the Association and its members in the design review process. It is hoped that these Standards will serve as a

positive tool to assist in the full and free use of each homeowner's property in a manner that is consistent with the aesthetic and harmonious development to the Wellsley Community.

II. WHAT MUST HAVE ARCHITECTURAL REVIEW BOARD APPROVAL IN WRITING?

The Review Board's prior approval in writing is required for **ANY CHANGE** in the exterior of a property pursuant to Article V, Section 2 Controls; as quoted below from Covenants:

"(A) No building, fence, or other structure shall be erected, placed, or altered, nor shall a building permit for such improvement be applied for on any Lot in Wellsley until the proposed building location, specification, exterior materials and color or finish, plot plan (showing the proposed location of such building or structure, drives, and parking areas, exterior shape, size and height) shall have been approved in writing by the Declarant or by the Architectural Review Board of the Association if such review responsibility has been delegated to the Association by the Declarant. In addition, the Declarant may require prior written approval of a landscape plan. The Declarant further reserves the right to promulgate and amend from time to time architectural standards and construction specifications (hereinafter referred to as the "Architectural Standards and Construction specifications") for specific neighborhoods and areas or for all Properties within Wellsley and such Architectural Standards and Construction Specifications shall establish, define, and expressly limit those standards and specifications which will be approved in said neighborhoods and areas or within the Properties, including, but not limited to, architectural style, exterior color or finish, roofing material, siding material, driveway material, landscape design, and construction technique. Refusal or approval of plans, location, exterior color or finish, or specifications may be based by the Declarant upon any ground, including purely aesthetic considerations, which in the sole and uncontrolled discretion of the Declarant shall seem sufficient. No alteration in the exterior appearance of any building or structure, including exterior color or finish, shall be made without like prior written approval by the Declarant. One (1) copy of all plans and related data shall be furnished the Declarant for its records. In the event approval of such plans is neither granted nor denied within sixty (60) days following receipt by the Declarant of written demand for approval in writing, the provisions of this paragraph shall be thereby waived."

This requirement applies to every homeowner's private property and any common areas.

III. REVIEW CRITERIA

The Architectural Review Board evaluates each application on the individual merits of the application. The Review Board's decisions are based upon the standards in the following sections:

Validity of Concept: The basic idea of the exterior change must be sound and appropriate to its surroundings.

Landscape and Environment: The exterior change must not unnecessarily destroy or blight the natural landscape or the achieved man-made environment.

Relationship of Structures and Adjoining Property: The proposed change should relate harmoniously among its surroundings and to existing buildings and terrain that have a visual relationship to the change.

Protection of Neighbors: The interest of neighboring owners and renters should be protected by making provisions for such matters as surface water drainage, sound and sight buffers, preservation of views, light and air, and other aspects of design which may have substantial effects on neighboring property. For example, fences may obstruct views, breezes or access to neighboring property; dog pens may cause undesirable noises or infringe drastically on views of neighboring property. The Architectural Review

Board should consider the various and appropriate criteria and exercise discretion in determining which of these criteria will be governing in each specific application.

Design Compatibility: The proposed change must be compatible with the design characteristics of the applicant's home and the general neighborhood setting. Compatibility is defined as harmony in style, scale, materials, color, and construction details.

1. Scale: The three-dimensional size of the proposed change must relate satisfactorily to adjacent structures and their surrounding. For example, a detached storage shed of a disproportionate size to the area in which it is intended to be placed would not be satisfactory.
2. Materials: Continuity is established by use of the same or compatible materials as are used in the existing home. For example, an added storage shed should be made of the same or similar material as the home; likewise, the shingles should also be the same or similar.
3. Color: Color may be used to soften or intensify visual impact. For example, a storm door should be painted to match the entrance door or the house trim color. A shed should be painted to match the existing home. Colors chosen for exterior painting should be harmonious with neighboring homes.

Workmanship: The quality of work must be equal to or better than that of any existing structures. Poor practices may cause the owner problems and may be visually objectionable and can be a nuisance and safety hazard for neighbors and the community. All applications must contain a proposed maximum time period from start to completion of construction. If the proposed time period is considered unreasonable, the Architectural Review Board may disapprove the application.

IV. MUNICIPAL CODES AND PERMITS

Modifications to a homeowner's property may be subject to the Town of Cary Building Code and permitting requirements. It is strongly suggested that the Town of Cary be contacted in order to determine whether such permits or approvals are required. If a permit has been obtained, it may be attached to the Application. Application approvals by the Architectural Review Board do not constitute approval by either the Town of Cary or Wake County.

V. DESIGN APPLICATION REVIEW PROCEDURES

The procedures for application, review, inspection, and enforcement of design review are outlined in this section.

Objectives

The Architectural Review Board, in examining each application for design approval, considers whether or not the exterior change is in conformance with Article V, Architectural Control, Section 2. Controls of the Covenants and the general guidelines outlined below:

The goal of these standards is:

1. To create a community which is aesthetically pleasing and functionally convenient, and
2. To maintain a harmonious relationship among structures, vegetation, topography and the overall design of the community.

Application Procedure

Complete the application form at the rear of these Standards and attach all required exhibits. The application form may also be obtained from our property manager. Include full details of the proposed change. If the change is structural, fencing or grading, submit a sketch or plan and outline specifications. Talk to your neighbors about your change. They may be able offer valuable input. Be sure to include such information as type of material, size, height, color, location, etc. Provide a plot plan of the lot and indicate the location of the building, pen, fence, etc., as it relates to the home and lot. Mail or deliver the application form to the Property Manager, whose address is shown on the application form. Incomplete applications will be returned which will cause a further delay in obtaining approval.

The Wellsley Architectural Review Board will review all architectural requests. The application review process will be completed as soon as possible and a written response will be made to each application. Should nothing be received within 30 days, please call to follow up. Occasionally items get lost in the mail and the 60-day review period does not start until the application is received by the Property Manager.

An application with all necessary information will be considered on each application's individual merit, using these Standards as a basis for making a decision. The Architectural Review Board may return an incomplete application. The review period does not begin until a complete application is received. The review process is outlined below.

Review Procedures

During the consideration of an application, the Wellsley Architectural Review Board members may view the site and may talk to the applicant or neighbors. A quorum of the Architectural Review Board is a majority of the total number of people currently serving on the Review Board.

The Architectural Review Board considers the application and any data or comments received from immediate neighbors. After discussion of the application as submitted, the Architectural Review Board will approve conditionally, disapprove, or approve the application as submitted. In cases of conditional approvals, or disapprovals, homeowner applicants will be provided in writing with the reason or reasons for such. Each applicant will receive written notice regarding the Review Board's decision either by use of duplicate copy of the application or by a letter.

The Architectural Review Board will record its action on the application. All records will be forwarded to the Association's Property Manager.

Conditional approval means that work may proceed only as contained in the application and pursuant to any additional changes or conditions imposed by the Architectural Review Board. The Review Board may inspect work in progress and request (either orally or in writing) that the applicant correct any non-compliance with the approved design.

Final Approval and Walkthrough

In cases of conditional approvals, final approval will be given once the Architectural Review Board has reviewed the completed project.

Remedies

An exterior change made without the required approval in writing of the Architectural Review Board constitutes a violation of the Covenants. A violation will require removal or modification of the work at the expense of the property owner or renter or payment of damages incurred by the Association in having the work removed or modified.

In order to minimize the damages incurred by the Association in having work removed or modified, and in order to promote compliance with the Covenants, the Board of Directors reserves the right to impose a fine on any homeowner who commences work on a project subject to the provisions of the Standards or the Covenants without first obtaining approval in writing of the Architectural Review Board, or who fails to comply with a conditional approval of the Architectural Review Board, or who otherwise violates the Covenants. Fines may be imposed only after notice, an opportunity to be heard and notice of the final decision.

Once a complaint is received that a homeowner has failed to comply with the Covenants or Specifications by commencing work before Review Board approval in writing, or the work in progress is not in accordance with the approved or conditionally approved application, and a review/inspection confirms that a violation exists, a notice will be sent to the homeowner by the Board of Directors. This letter will inform the homeowner of the violation and the date, time and place of a hearing to consider the imposition of a fine. The notice to the homeowner will be given at least 10 days in advance of the hearing if the notice is delivered by hand and at least 13 days if delivered by mail. The Board will consider the homeowner's response and all other relevant circumstances in determining whether a fine should be levied and in what amount. Homeowners may present their response at the hearing or in writing to the Board of Directors prior to the hearing. No fine for failure to submit a timely application may exceed \$50.00. Imposition of this fine does not restrict the Board of Directors from imposing additional fines or seeking other remedies for the actual (substantive) violation of the Architectural Standards & Construction Specifications. These additional fines could also include a daily fine for each day that a violation remains uncorrected.

Reports

The Architectural Review Board may inspect authorized construction in progress as well as the community in general to identify apparent and flagrant violations. Additionally, all homeowners have the right to notify the Review Board or the Property Manager of apparent violations of any provisions of these Architectural Standards and Construction Specifications.

The Review Board will investigate each reported violation and attempt to bring the owner or renter into compliance. An on-site visit may be paid to the resident by Review Board members and any problems explained and resolutions agreed upon. Should the owner or renter fail to carry out the agreed upon corrections, the Review Board will submit the matter to the Board of Directors of the Community Association for final resolution. This could lead to the Association filing legal action against the owner or renter.

Homeowners have the right to appeal a decision of the Architectural Review Board to the Board of Directors.

VI. DESIGN GUIDELINES

This section of the Standards provides specific guidance regarding particular design situations frequently encountered in Wellsley. Generally acceptable methods for achieving the required objectives and standards are indicated below. Additionally, design methods that are generally not acceptable are also

included. Merely following these guidelines does not guarantee approval; all requests must follow the stated approval process.

UNLESS OTHERWISE NOTED, ALL PLANS MUST BE APPROVED BY THE ARCHITECTURAL REVIEW BOARD PRIOR TO COMMENCING WORK.

Antennas/Satellite Dishes

1. No external antennas are permitted.
2. Any satellite dish or disc that is one meter or less in diameter or any antenna that is designed to receive television broadcast signals are permitted without application and approval of the Architectural Review Board so long as (i) the dish, disc or antenna is located on a part of the lot so as not to be clearly and readily visible from any street or any neighboring lots, provided that such a location does not preclude the reception of an acceptable quality signal, or is located anywhere on the lot but is reasonably and adequately screened to prevent visibility from any street or any neighboring lots, and (ii) the lot owner registers the disc or dish in writing with the Property Manager stating the owner's name and address, the name, type, height, diameter and sketch of the lot and dwelling showing the existing location. Any satellite dish or disc that is greater than one meter in diameter or any antenna that is designed to receive any signal other than television broadcast signals are not permitted.

Basketball Goals

Goals meeting the following guidelines do not require Review Board approval. Any deviation from the following guidelines requires application and review by Review Board.

1. Basketball goals should be located on the rear third (toward the house) of the driveway or parking pad. Portable goals may be moved on a temporary basis; however these goals must be returned to the location described above. No portable goal may be left in the street or cul-de-sac overnight.
2. All goals should be mounted on a self-sustaining structure, and not attached to the house. Portable goals are allowed.
3. The backboard should be predominantly a neutral color, preferably gray, white or clear.
4. Only one (1) goal per house.

Clotheslines

Clotheslines are not permitted.

Decks

1. A deck should not extend past the side of the house. If the house has a side entrance toward the back of the house immediately adjacent to the deck, then a four foot extension expressly for the purpose of allowing a stairway to the side entrance will be allowed.
2. All decks should be on the rear of the house (no side or front decks).
3. All decks are to meet applicable municipal and county codes.
4. A composite material can be used for decks such as Trex.

Dog Pens and Dog Houses

1. Exterior finish with the exception of brick should match the house, i.e., siding, roof shingles, color.
2. Should be located on the property in an area that is not highly visible from the street and must be located at least ten (10) feet from a neighbor's property line (not located in side yard areas that are visible from the street). They must be properly maintained and kept in good repair and free of material that may create unpleasant odors.
3. Only one (1) dog house per yard.
4. The fencing for a dog pen has the same requirements as all fences (i.e., no chain link, welded wire, etc. allowed).

Drives and Parking Areas

Proposed changes in drives or parking pad additions must be submitted for architectural review. Additions and changes to drives should be made of concrete.

Exterior Paint Changes

Homeowners who would like to change the color of their siding, shutters, trim, or front door should submit the color swatch and application to the architectural committee. Wellsley has approved exterior color schemes that are available on the community website (www.wellsley-hoa.com). Homeowners who would like to paint their home one of these color schemes should submit an architectural application in order to have the paint change documented in their file with the management company. All other color changes that do not go along with the approved exterior color schemes should be submitted to the committee for approval.

Fences/Walls

1. Fences should be natural treated finished wood, painted or finished with a natural (neutral wood tone) stain. If the fence is to be stained or painted, a color sample must be submitted for approval.
2. No fence may extend past the front corner of the house.
3. Suggested fence types are picket with a minimum of 1-1/2" – 2" spacing between pickets or shadow box. Stockade fences would be considered on an individual basis.
4. Construction shall consist of vertical members supported on horizontal members with horizontal members on inside (house side) of fence.
5. Metal, wire or split rail fences are generally not allowed. Ornamental metal fences, dark in color, are permitted only around approved in-ground pools. Such fences shall be located at least ten feet from all property boundaries. Style and workmanship should be similar to that of the fence around the community pool. Chain link fences are expressly prohibited.
6. Suggested fence height is 4'. Fence heights in excess of 4' will be considered for lots with uncommon privacy requirements such as corner lots and lots bordering easements or drainage areas.

Garage Doors

Garage doors should remain the same color as the trim on the home. Damaged garage doors can be replaced with the same door without approval. If the homeowner would like to change the style of the garage door, an application must be submitted prior to the installation. Carriage style doors are acceptable, but should be submitted for approval.

Grading

Major changes to the topography of a lot could result in flooding due to improper drainage into a neighbor's yard. Therefore, such changes are required to be approved prior to being started. The Architectural Review Board accepts no liability for any damage caused by such grading action, whether approved by the Board or not.

Lamps & Yard Lights

1. One walkway/entrance light or post is allowed, not to exceed six feet in height to base of light fixture.
2. Halogen, mercury vapor, sodium, etc. high power lamps are not permitted.
3. The post shall be wood or metal painted black or house trim color.
4. The lamp should be similar to or match existing house exterior lights (such as those on front porch/stoop, not floodlights).

Lawn Ornaments/Rain Barrels

1. All lawn decorations are discouraged in the front and side of the house unless a live growing entity. This is in addition to the existing guidelines regarding hedge row plantings, etc.
2. Certain lawn ornamentation (e.g. bird baths) will be permitted on an individual basis provided they do not detract from the appearance of the neighborhood.
3. Rain Barrels will be permitted under the following conditions:
 - Located at the back of the home
 - A neutral color
 - No more than two per home (barrels can not feed into another and another creating a train of barrels).

Mailboxes

Mailboxes must remain consistent with the type; size, color and numbering design originally installed by the Developer. Mailboxes must match the style of those in the appropriate neighborhood (Hastings/Bedford). The community has purchased mailboxes from the correct supplier. Please complete the mailbox order form located on the community website (www.wellsley-hoa.com) and submit your form and check to the management company. Mailbox posts are available at Rodney's Sign Co. (919-362-9669).

Plants and Gardens

1. Review Board approval is not required for most planting or landscaping treatments that are biodegradable. However, if any planting in hedge or row form being considered for the front or side/front yards will act as a 'fence', then an application for such addition should be submitted.
2. Caution should be exercised in digging deep holes so as not to cut into any electric cable, etc. It is suggested that before digging, homeowners contact the appropriate utility company. Vegetable gardens must be kept in the rear yard.

Play Equipment

1. Review Board approval in writing is required for construction or installation of any play equipment exceeding a 4' x 4' footprint, including but not limited to swing sets, forts, slides, playhouses, and trampolines.
2. All play equipment should be in the rear of house, not on the side or front.
3. No single unit should exceed 18 feet by 10 feet by 15 feet high.
4. One constructed unit per lot is permitted (small, low items such as sandboxes are excluded).
5. Play equipment must be located at least 5' from property lines.

Recreational Vehicles, Boats and Trailers

Recreational vehicles, boats and trailers must be parked in garages.

Repairs

Owners are responsible for repairs to existing structures, additions, etc. No application is necessary to affect repairs and restoration to original condition.

Screened Porches/Sun Porches

The construction of screened-in porches/sun porches shall be governed by the same requirements as those applicable to Decks above, and in addition shall adhere to the following:

1. All plans must be approved by the Architectural Review Board prior to beginning construction on any screened-in porch/sun porch
2. Siding material must be the same color and composition as the house.
3. Roofs must be of the same materials and color as that of the house. Flat roofs are not permitted.
4. All porches are to meet applicable municipal and county codes.

Shed/Storage Buildings

Detached free-standing storage sheds are discouraged. Where possible, storage sheds should be attached to the house. In most cases this is less expensive than a freestanding structure and would be more aesthetically pleasing and more convenient. However, if an owner feels he has inadequate storage and there is no structural way to add a storage shed attached to the house, the following minimum criteria applies to free-standing sheds:

1. Siding material must be the same color and composition as the home.
2. Roof must have the same pitch, the same materials and the same color as that of the home.
3. Any shed or accessory building must have a permanent foundation of concrete block, stone, brick or other materials which matches the foundation of the home. All sheds must be constructed on the lot and no prefabricated sheds or accessory buildings are permitted. Only one shed or accessory building may be constructed on a lot and such shed shall be for a purpose incidental to the residential nature of the lot.
4. Maximum size of any storage shed is 120 square feet (i.e., 10' x 12').
5. Placement of a detached shed in relation to the house should be to the rear of each lot and not in the side yard areas that are highly visible from the street. They must also be located at least 10' from the neighboring property lines.

Signs

No sign of any kind shall be displayed on any lot except "for sale" or "for rent" signs of not more than six (6) square feet in size and signs of six (6) square feet expressing support for or opposition to political candidates or referendum issues. Such political signs shall not be placed on a lot earlier than sixty (60) days before the election and shall be removed within two (2) days after the election is held. Any sign considered to contain offensive language, depictions, suggestions, or otherwise deemed a nuisance or annoyance by the Board, must be removed immediately by the property owner, or shall be removed at the expense of the property owner.

Solar Panels

General Considerations: Solar panels/collectors should be visually integrated with the architecture of the house regarding style, location, size and color. Solar panels/collectors shall not be located on the front elevation of any building or on the façade of a structure that faces areas open to common or public areas.

Specific Guidelines:

1. Panels shall have a low profile and be flush mounted to the roof or wall not to exceed 4 inches off of the mounted surface.
2. Panels must be installed on roof and not mounted on ground.
3. Panels shall be static with no tracking mechanisms.
4. The framing, including the bracing joining panels together, shall match the surface it is attached to, either roof or siding if wall mounted.
5. Panels shall not exceed (60% of rear roof or wall square footage) and shall not extend above ridge line of roof and be visible from front of building.
6. Every effort must be taken to camouflage the plumbing and supports for the panels. There should be minimal exposure of piping; piping running down the sides of dwelling is not permitted.
7. Additional meter required for collectors must be landscaped to provide adequate shield.
8. Solar panel requests will be reviewed by the Architectural Review Committee on a case-by-case basis and more information may be required.
9. Any tree removal required to permit increased solar exposure to the panels must adhere to the existing Association tree removal guidelines.
10. No topping or removal of trees on Association common areas/or greenways is allowed.

Submission Requirements:

1. A copy of the site/plot plan and the location of the proposed solar panels as they will be installed (showing visibility from streets and neighboring lots).
2. A drawing showing the proposed layout and dimensions of the solar panels.
3. Actual color sample of the panel to be installed.
4. Photographs of the house showing the proposed locations of the panels and location of additional meter.
5. Catalogue, photographs or manufacturer's "cut sheet" of the solar panels and complete specifications on all components, including cables, connections, dimensions and materials and measured distance from mounted surface.
6. Plans for proposed landscape screening for the additional meter.

Street Parking

No overnight street parking is allowed by residents or their guests.

Swimming Pools & Hot Tubs / Jacuzzis

1. No permanent above ground pools are allowed
2. Hot tubs / Jacuzzis that are to be a permanent part of the deck and / or patio must be approved.
3. Plans and specifications showing the nature, kind, shape, height, materials, construction timeline and location must be submitted.
5. All pools and hot tubs are to meet applicable municipal and county codes.
6. Fencing: all outdoor swimming pools must be completely surrounded by a fence with a height of no less than four feet. The fence must be designed so that a four and one-half inch (4.5") diameter sphere cannot pass through any opening. An accessory building may be used as part of such enclosure. All gates or doors opening through such fence shall have self-closing and self-latching devices which keep the gate or door closed at all times when not in actual use; however, the door of any dwelling which furnishes part of the enclosure need not be so equipped. Fence materials must be in accordance with the Fencing portion of these Standards.
7. All pools and related fencing must comply with applicable county or municipal ordinances and in the event of a conflict between the Covenants, the Standards, and the county or municipal ordinance, the more stringent ordinance or provision will control.
8. Plastic, portable baby pools are permitted and should be properly stored when not in use. Baby pools do not require approval.
9. The limited cutting of trees to permit erection of swimming pools may be considered, although other comparable landscaping upgrades will typically be minimally required.

Tree Cutting

No trees measuring six (6) inches or more in diameter at a point two feet above ground level may be removed without the prior written approval. Dead, diseased or damaged trees or limbs should be taken care of immediately and will not require Review Board approval.

Tree Houses

1. No tree house should exceed 10x10 or 100 square feet total.
2. The height of the tree house from the ground to the roof peak should not exceed 16 feet.
3. The color of the tree house structure should be earth tones to blend in with the natural surroundings and the roof should be dark tones.
4. All structures should be approved by the architectural committee prior to installing.

Lawn Furniture in Front Yard

1. Front yards should be uncluttered and well maintained
2. No plastic furniture of any color or kind
3. No swings or swinging benches
4. No play sets of any kind in front yards
5. No patio furniture in front yard or driveway
6. Garden benches made of wood, wood/iron combination, or concrete are acceptable. Must be a natural color and well maintained. (This would also include a garden chair)
7. No fire pits in front yard or driveway.