

**Page 12. E2. Exterior Colors**

*Entire Section:* Color selections for all exterior material shall be the original approved color or color scheme, another developer-approved color or color scheme, or in natural or earth tones. No pastels or primary colors may be used except as approved by the Reviewer. Reviewer approval is required for all exterior painting of houses, regardless of whether it is the original color scheme or a change in exterior color(s). Owners must submit for approval color samples of all exterior surfaces to the Reviewer for review and approval prior to commencing construction or painting, including specifications and samples for window and metal finishes, roof material, trim, and exterior surfaces and accents. For a change in the residence's main color to be approved, two (2) 3' x 3' samples of the proposed color must be painted on two different (front and one side) exterior walls of the residence. A sample of any trim or accent color(s) must also be painted adjacent to the body sample on the front of the residence, where possible.

**Page 14. N. Exterior Lighting:**

*2<sup>nd</sup> Paragraph:* Accent (Landscaping) Lighting fixtures must be black, dark green or dark brown, so they blend in with the background. The light fixtures may not exceed 18 "in height. Installation of coach lights or other fixtures that differ in color or style from those originally installed requires ARC approval and they must be bronze, pewter, gold, black or white to complement exterior paint colors.

**Page 14. O. Flagpoles and Flag Display:**

*2<sup>nd</sup> Paragraph:* Ground-installed flagpoles may be placed in the front yard only, must be at least 25 feet from the adjacent property line, and preferably integrated with a landscaped bed. All flagpoles must be mounted/installed in an approved manner, and must be bronze or a neutral color.

**Page 16. V. Paint:**

*Entire section:* Owners may repaint the surfaces of their house in accordance with the originally approved color scheme of those surfaces without Reviewer approval. Color chips or samples are required for all paint applications. Color chips must indicate the type of paint: Base color must be ~~flat~~ or satin finish. All color schemes must include a trim color that contrasts with the body color. Trim color must be ~~flat~~, satin finish or semi-gloss. Gloss Paint is not allowed. Review criteria may include, but shall not be limited to, the sheen of paint, the home's architecture, any existing stone or brick accents, roof color, and neighboring properties' colors. The main colors for all exterior building surfaces must complement the Architectural theme of the house. For a change in the residence's main color to be approved, two (2) 3' x 3' samples of the proposed color must be painted on two different (front and one side) exterior walls of the residence. A sample of any trim or accent color(s) must also be painted adjacent to the body sample on the front of the residence where possible.

**Page 17. Y. Pools**

*4<sup>th</sup> paragraph:* All pool equipment, storage tanks, chemical feeders, heating equipment, and any other aboveground apparatus (~~except air-conditioning units~~) must be shielded by screening or dense shrubbery so that such equipment or apparatus is not visible from the street. Pool heater vent stacks may extend above the enclosure. Pool equipment must be shielded within fifteen (15) business days from the date of completion of the pool.

**Page 17. Z. Recreational Equipment and Playsets:**

*2<sup>nd</sup> Paragraph:* Other recreational equipment shall not be installed or utilized in the front yards of Lots or attached to houses or garages under any circumstances. Other recreational equipment shall not be installed in sideyards without prior ARC approval and must be fully screened from view of all lots, including adjacent lots, and roadways.

*3<sup>rd</sup> Paragraph:* Removable recreational equipment is allowed in rear yards and shall be well maintained and deemed attractive. Permanent or attached recreational equipment requires Reviewer approval and must be screened if visible from common areas and roadways.

**Page 17. BB. Roof Accessories and Equipment:**

*1<sup>st</sup> Paragraph:* Reviewer approval is required for all rooftop equipment and accessories, unless specifically excepted in this Section. All rooftop equipment must match roofing colors or be of a color that complements the house and must be placed as inconspicuously as possible. Exposed flashing, gutters and downspouts must be painted to match, or be compatible with, the fascia and siding of the structure. When colored, gutter color should match fascia and downspout color should match siding.

**Page 18. DD. Signs:**

*4<sup>th</sup> Paragraph:* One "For Sale" sign, of a design subject to Reviewer approval, is allowed inside one window when the Owner's home is for sale. No other signs, except for the aforementioned security company signs, are allowed in windows.

**Page 24. H. Paving; Driveways and Walkways:**

*2<sup>nd</sup> Paragraph:* All replacement driveways and walkways shall be of the same size, shape, dimension, and grade (or better grade) of material as the original unless otherwise approved by the ARC. Owners shall secure Reviewer approval before extending or expanding any driveway or walkway and should demonstrate hardship, such as need for handicap access. The Reviewer shall not approve such extensions or expansions for Owner's intended purpose of providing side yard parking or vehicle storage. No motor vehicles of any kind shall be parked on walkways. Any widening modification must include widening the driveway apron.

**Page 24. I. Curbing and Mulch:**

*Entire Section:* Permanent curbing requires approval by the Reviewer. All curbing shall be of a color, dimension, and style to complement the surrounding landscape and building features. Mulch shall have the look and color of a natural bark or stone that blends with and is in good proportion to plantings.

**Page 28. E. Exterior Lighting:**

*2<sup>nd</sup> paragraph:* Garden lights or walkway bollards should direct the light downward with a concealed spotlight. No mill finish aluminum housing will be allowed for landscape lighting and color should be black, dark green or dark brown to blend with landscape plantings.