

OMISOL ESTATES

ARCHITECTURAL CONTROL

	<u>Page</u>
Section I – Introduction	2
Section II - Architectural Review Process	3
A. Homeowner Procedures	3
How to contact the AC	3
How to submit Architectural Requests to the AC	3
Project Completion Inspections	4
Pre-Disclosure Inspections	5
Other homeowner responsibilities	6
B. AC Processes and Procedures	7
AC Meetings	7
How the AC processes Architectural Requests	7
Project Completion Inspections	8
Pre-Disclosure Inspections	8
How the AC handles complaints and violations	9
Section III - Guidelines	11
Architectural Guidelines	12
Sample Architectural Request Form	16

Version 2 - Approved by Board of Directors October 5, 1999

Summary of Changes: Removed inadvertent references to Common Areas from page 11; the Board of Directors approves guidelines for Common Areas. Removed requirement that antennas receive prior AC approval.

Version 1 - Approved by Board of Directors May 20, 1999

Summary of Changes: Incorporated sections describing homeowner and AC procedures. Several sections of Guidelines removed on the advice of counsel; will be placed in a separate Rules and Regulations book.

OMISOL ESTATES ARCHITECTURAL CONTROL

Section I - Introduction

Omisol Estates is a uniquely isolated, attractive and well-maintained residential community - a small oasis hidden from the surrounding bustle. The quiet wooded setting and abundance of wildlife enhances the desirability of Omisol Estates as a choice community in which to live. Homeowners in Omisol Estates are concerned with the preservation of property values and the natural environment.

DECLARATION OF COVENANTS

The Declaration of Covenants, Conditions and Restrictions for Omisol Estates (“Declaration”), a legal document dated February 18, 1993, and recorded in the land records of Prince William County, Virginia, Deed Book 1983 at Page 1907 *et seq.*, governs and protects the properties within the jurisdiction of Omisol Homeowners Association, Inc. (“Association”). The Declaration was primarily adopted to preserve property values within Omisol Estates. The Declaration is binding on all property within Omisol Estates and conveys with the title to each property. Articles V and VI of the Declaration include specific information about the permitted and prohibited uses of property within Omisol Estates.

ARCHITECTURAL COMMITTEE

The Declaration and the Association By-Laws establish an Architectural Control Committee, which is appointed by and reports directly to the Board of Directors (“Board”). (The Declaration refers to the Architectural Control Committee by several names; this document will use the shortest: the Architectural Committee, or AC.) The AC interprets, administers and enforces the provisions of the Declaration through the procedures and Guidelines in this booklet, which has been reviewed and approved by the Board. The Board has specifically charged the AC with monitoring and enforcing all or portions of Article V and Sections 2 through 12 of Article VI of the Declaration; the Board enforces the remaining portions.

The AC consists of a Chairman and members appointed by the Board. All AC members are homeowners who volunteer their time to ensure our community retains its beauty and our properties retain their value. These procedures have been written to assist homeowners in their efforts to maintain and upgrade their homes and properties with a minimum of paperwork.

Definitions of terms used in this booklet: “Owner” or “homeowner” refers to the Association member(s) who owns the property. “Property” refers to the land and structures personally owned by an Association member. “Virginia Power Easement” is ground owned by the Association with easement rights granted to Virginia Power for usage and access.

OMISOL ESTATES ARCHITECTURAL CONTROL

Section II - Architectural Review Processes

A. HOMEOWNER PROCEDURES

1. HOW TO CONTACT THE AC

The Architectural request form contains the names and phone numbers of current AC members. Contact us if you have any questions on the information in this booklet, if you need Request forms, or if you have suggestions for improvements to our procedures.

2. HOW TO SUBMIT ARCHITECTURAL REQUESTS TO THE AC

In general, any improvement, alteration, repair, excavation or other work which in any way alters the exterior appearance of any property within Omisol Estates requires the prior written approval of the AC. The Guidelines in Section III provide additional guidance on specific types of work. *Having a building permit or other government approval does not eliminate the requirement to obtain AC approval.* Homeowners are welcome to contact the AC for questions regarding areas not covered by the Guidelines.

a. In preparation for the submission of a request, homeowners should review the Architectural Guidelines in Section III to ascertain which projects require AC approval. It is recommended that homeowners request approval for all projects. You may have to remove any unapproved work or unauthorized modifications made to approved projects at your expense.

b. Homeowners may obtain Architectural Requests from any AC member, and copies are attached to this booklet. The AC will consider an Architectural Request only if the Request is submitted by the homeowner or the homeowner's management agent.

c. Use the reverse of the Architectural Request to describe your proposed project in as much detail as possible. You must attach a plat of your property showing the location of existing structures, relevant surrounding features, and your proposed project. Indicate distances to property boundaries or easements. (The AC recommends you make several copies of your plat, because one must accompany each Architectural Request.) A drawing or sketch should show the project's dimensions along with information on its style, materials, and color. You may attach brochures or plans from manufacturers or contractors. (The AC must retain a copy of all materials submitted--don't give us your only copy!)

d. When you've filled out your Architectural Request and have attached a copy of your plat, deliver the written Request to an AC member. The AC member will review your Architectural Request and plat for completeness. An AC Inspector may request an on-site visit to fully investigate your request.

e. AC meetings are normally held the last Thursday of each month. Architectural Requests should be delivered to an AC member no later than noon on the Saturday preceding the meeting to ensure they will be considered at that month's meeting. You are reminded that any work performed prior to AC approval is subject to removal at your expense.

f. You will normally receive a written decision from the AC within 7 days of the monthly meeting. The decision can be in one of three forms:

(1) Approval. Your Approval Letter from the AC contains a reminder that work must be completed within six months from the date of approval. If you need additional time to complete your work, you must write to the AC requesting an extension.

(2) A request for more information. The AC will specify what additional information is needed for it to complete its review. Please be prompt in responding to the request--the quicker you respond, the faster the AC can complete its review and give you a Final decision.

(3) Disapproval. The AC will specify its reason(s) for not approving your Request, and may suggest modifications that could result in approval upon resubmittal. You are encouraged to work with the AC, revise your request and resubmit it for Final decision.

(4) Appeal of AC Decisions: In the event the AC renders an adverse decision on an Architectural Request and accord cannot be reached, the homeowner may request a Hearing before the Board of Directors. The Homeowner must request the Hearing within 10 days of the AC's Final decision letter. At the Hearing, the homeowner may present their appeal to the Board. The AC Chairman or designee will represent the AC position at the Hearing. The ruling of the Board of Directors will be final.

g. The AC recognizes that problems or changes can arise during a project that would require a modification to the Request approved by the AC. If you need to modify your project, you must contact any AC member *prior to making the change* for an on-site review of the proposed modification. The Committee will make every effort to respond the same day contacted.

3. PROJECT COMPLETION INSPECTIONS

a. The AC closes out approved Architectural Requests through Project Completion Inspections (PCIs). The PCI is similar to the final inspection you receive if you've requested a building permit from the County; it verifies your project was completed as approved by the AC.

b. The requester must contact the AC upon completion of the project to schedule a PCI. If the Committee does not receive a request for a PCI within six months of the approval date, the AC will notify the requester that the approval has expired and that they must submit a new Architectural Request.

c. Once a PCI request has been received, the AC will promptly schedule an inspection. The Inspector will annotate PCI results (by denoting satisfactory project completion or noting areas of noncompliance) on the PCI form attached to the AC file copy of the project approval. The AC will send notify the homeowner of the PCI results by letter, including a copy of the annotated PCI form.

d. If the project does NOT conform to the approved Architectural Request, the AC letter will enumerate areas of noncompliance. The homeowner has 15 days to respond to the noncompliance letter. The homeowner's response should include the proposed resolution schedule and the proposed actions that will resolve the noncompliance. The AC will confirm in writing its approval of the proposed resolution actions and schedule. If the homeowner does not respond to the noncompliance letter and the noncompliance remains unresolved, or if the noncompliance is not resolved on the schedule approved by the AC, the AC will send a Violation Notice to the homeowner using the Violations procedures described on page 9.

4. PRE-DISCLOSURE INSPECTIONS

The Virginia Property Owners' Association Act (VPOAA) requires the Association to "...make available to an owner or his authorized agent...an association disclosure packet..." immediately prior to the sale of a property within Omisol Estates. This disclosure packet must contain, among other items, "...a statement that any improvement or alteration made to the lot, or uses made of the lot...are not in violation of...the current declaration...and any rules and regulations or architectural guidelines promulgated by the association..."

a. Contact the Association Secretary once you have a contract to sell your home and request a Disclosure Packet. Note that the VPOAA requires the Association to deliver your Packet within 14 days of your request, and also requires the Association's certification **to be within 30 days of the date of the contract**. This means that if you request the Packet as soon as your house goes on the market, we have to prepare the packet and charge you for it. If the house then takes more than an additional 30 days to come under contract, the Association would have to re-inspect your property and charge you an additional fee to reissue its certification and comply with the VPOAA. That's why it's best to wait *until you're under contract* before requesting the Packet!

b. After you request the Packet, the Association Secretary will contact the AC and an AC Inspector will call you to schedule a time for the Pre-Disclosure Inspection, or PDI. An AC Inspector(s) will conduct the PDI within one week of receiving the Secretary's request. The PDI consists of a physical inspection of the exterior of your property, preferably with you or your agent present.

(1) If Violations are found, you must correct them and then schedule another PDI. No Disclosure Packet can be issued while there are any outstanding Violations.

(2) If no Violations are found (or after any Violations are corrected), the Inspector will prepare a PDI Report certifying there are no Violations as of the inspection date. They will send the report to the Association Secretary.

c. Once the Secretary receives the report and the required Disclosure Packet fee has been paid, the Secretary will prepare the Disclosure Packet and send it to you or your authorized agent. The package will be prepared within 14 days of your request, as required by the VPOAA.

5. OTHER HOMEOWNER RESPONSIBILITIES

a. Homeowners are responsible for complying with all zoning restrictions, building codes, and laws of the County of Prince William. For building permits, call 792-6924, and for zoning information, call 792-6830. AC approval does not waive or modify any such code, restriction or law.

b. Homeowner projects must not unreasonably interfere with neighboring homes, streets, or common areas. For example, large quantities of landscaping or building materials should not be stored on streets, shoulders, easements, or Common Areas.

c. Homeowners must complete work on their approved Requests in a timely manner. Homeowners are also responsible for prompt removal of any debris resulting from construction.

d. Homeowners who rent their property must provide their tenants a copy of this booklet. Further, the Architectural procedures should be made an attachment to the lease agreement. Homeowners remain responsible for any violations on their property, regardless of who commits the violation. The AC will consider an Architectural Request only if the Request is submitted by the homeowner or the homeowner's management agent.

B. AC PROCESSES AND PROCEDURES

1. AC MEETINGS

The AC holds regular meetings to consider Architectural Requests and conduct other AC business. These meetings are normally held the last Thursday of each month. Other ad-hoc meetings may be held as necessary.

2. HOW THE AC PROCESSES ARCHITECTURAL REQUESTS

Any AC member can receive Architectural Requests from homeowners. Upon receipt, the AC member will note the submission date on the Request and will review it for completeness. Requests must have (1) a sketch of the project, showing dimensions, materials, style, and color(s) of the proposed change or addition; and (2) a plat of the property showing the location of existing structures, the proposed change or addition, distances to property lines, and relevant surrounding features. Once the AC member has determined the Request is complete, they will deliver it to an AC Inspector as soon as possible.

- a. An AC Inspector(s) may conduct an on-site review with the homeowner to ensure they understand the Request and can explain it to other AC members at the meeting.
- b. The AC will consider the Request at the first regular meeting after it is submitted. The AC will consider any possible influence on surrounding properties and will concentrate on maintaining the architectural style and harmony established in the community. Each Request will be considered on its own merits; approval of one Request does not necessarily mean another similar Request will automatically be approved.
- c. The AC will disapprove any Requests from homeowners who have unresolved Violation notices (see paragraph 4 below), or who are delinquent in paying their Homeowner Association dues. Once the homeowner resolves the Violation or brings the dues account current, the homeowner may resubmit the Request.
- d. The AC will approve or disapprove all Requests in writing within 30 days of their submission. Approval letters will remind homeowners of their responsibilities to complete the work within 6 months of AC approval and to receive a Project Completion Inspection. Approvals do not indicate a review of or comment upon the structural soundness, safety, or compliance with any government's standards and regulations. The property owner is responsible for obtaining any necessary building permits, variances, exceptions, inspections, or other governmental approvals before starting any construction work. The AC will normally notify the requesting homeowner of its decision in writing within 7 days of the monthly meeting.
- e. If the AC needs further information to complete its review of a Request, it will either obtain the information in time to meet the 30-day timeline or disapprove the Request and solicit the additional information in writing.
- f. In the event the AC renders an adverse decision on an Architectural Request or requests more information from a homeowner, the homeowner can work with the AC to understand the AC's objections and resubmit the Request. If accord cannot be reached, the AC

will issue a Final decision letter. The homeowner may then appeal the Final decision by requesting a Hearing before the Board of Directors. The Homeowner must request the Hearing within 30 days of the AC's Final decision letter. At the Hearing, the homeowner may present their appeal to the Board. The AC Chairman or designee will represent the AC position at the Hearing. Any member of the Board of Directors who is also an AC member will be excused from the Hearing and may not vote on the Appeal. The ruling of the Board of Directors will be final.

3. PROJECT COMPLETION INSPECTIONS

a. Homeowners must complete their projects within 6 months of AC approval unless they have received approval for an extension from the AC. The homeowner may request an extension any time within the 6-month period. Once the work is completed, the homeowner will contact the AC to request a PCI. If the AC has not been contacted by the homeowner within the 6-month period, the AC will contact the homeowners to remind them of the 6-month timeline and the need for a PCI. At that point, the homeowner can either schedule an on-site PCI or request an extension (up to one year from the original Approval date) to complete the work. If the Committee does not receive a request for a PCI within six months of the approval date and work on the project has not been started, the AC will send an Expiration Letter to the requester stating that the approval has expired and that the homeowner must submit a new Architectural Request.

b. Once a PCI request has been received, the AC will promptly schedule an inspection. The Inspector will annotate PCI results (by denoting satisfactory project completion or noting areas of noncompliance) on the PCI form attached to the AC file copy of the project approval. The AC will send notify the homeowner of the PCI results by letter, including a copy of the annotated PCI form. Any items approved on the original Architectural Request but not included in the project will be documented on the PCI form and the AC will send the homeowner an Expiration Letter on those items.

c. If the project does NOT conform to the approved Architectural Request, the AC letter will enumerate areas of noncompliance. The homeowner has 15 days to respond to the noncompliance letter. The homeowner's response should include the proposed resolution schedule and the proposed actions that will resolve the noncompliance. The AC will confirm in writing its approval of the proposed resolution actions and schedule. If the homeowner does not respond to the noncompliance letter and the noncompliance remains unresolved, or if the noncompliance is not resolved on the schedule approved by the AC, the AC will send a Violation Notice to the homeowner using the Violations procedures described on page 9.

4. PRE-DISCLOSURE INSPECTIONS

a. After being contacted by a homeowner who has a sales contract on their property, the Association Secretary will contact the AC Chairman to request a Pre-Disclosure Inspection (PDI). (See paragraph A.4 on page 5.)

(1) An AC Inspector(s) will contact the homeowner to schedule a PDI, and will conduct the PDI within one week of receiving the request. The PDI consists of a physical

inspection of the exterior of the homeowner's property, preferably with the homeowner or the homeowner's agent present.

(2) If Violations are found, the Inspector must immediately identify them to the homeowner for correction. The Inspector should also notify the Association Secretary that Violations have been found and identified to the homeowner. After the homeowner corrects the Violations, they will call the Inspector to schedule another PDI.

b. If no Violations are found (or once any Violations are resolved), the Inspector will prepare a PDI Report certifying there are no Violations as of the inspection date and will promptly deliver the report to the Association Secretary.

5. HOW THE AC HANDLES COMPLAINTS AND VIOLATIONS

The AC monitors properties within Omisol Estates to ensure compliance with the Declaration and Architectural Guidelines. It can also receive complaints from homeowners about alleged violations of these rules or about "eyesores" in the neighborhood. The identity of an individual reporting a possible violation or registering a complaint will not be divulged, except as required by law. The following procedures are followed to address and resolve complaints or violations:

a. The AC will investigate the complaint or alleged violation to verify that a violation exists. If the investigation verifies a violation, the AC Forms and Notices Coordinator prepares a Violation Notice detailing the violation and requesting the homeowner provide a resolution schedule within 15 days. The AC Chairman will sign the Notice, which will be mailed to the homeowner. Additionally, the Board can issue a Violation Notice. All letters regarding violations will be sent to all owners of the unit by certified mail--return receipt requested and by regular mail.

b. The homeowner has 15 days to respond to the Notice. The response should include the proposed resolution schedule and the proposed actions that will resolve the violation. The AC will confirm in writing its approval of the proposed resolution actions and schedule.

c. If the homeowner does not respond to the Violation Notice and the violation remains unresolved, or if the homeowner responds but does not resolve the violation on the schedule approved by the AC, a Second Violation Notice is sent to the homeowner, again requesting a resolution proposal within 15 days.

d. If the homeowner does not respond to the Second Violation Notice within 15 days and the violation remains unresolved, or if the homeowner responds within 15 days but does not resolve the violation on the schedule approved by the AC, the AC will notify the Association Board of Directors. The Board will then send a Notice of Hearing to the homeowner, announcing a Board hearing on the Violation. The owner(s) will be given at least 14 days notice of a hearing. At this hearing, the homeowner shall be given an opportunity to be heard and to be represented by counsel. The Board may assess charges of up to \$50.00 for a single offense, up to \$10.00 per day (from a date established at the Hearing) for any offense of a continuing nature, or those amounts authorized by the Virginia Property Owners' Association Act or any amendments thereto. Moreover, these charges may result in a lien against the lot.

Any charges assessed by the Association will be due 30 days from the date imposed. Unpaid past due charges will be charged interest at the same rate charged for other past due monies owed the Association. Finally, the Association may pursue legal action for injunctive relief or damages, during which the court may award to the Association court costs and reasonable attorneys' fees.

e. Homeowners who repeatedly violate the Declaration or Guidelines or who repeatedly ignore procedures for AC approval are also subject to the above listed procedures.

OMISOL ESTATES ARCHITECTURAL CONTROL

Section III - Guidelines

INTRODUCTION

The AC has adopted the Guidelines with the advice and concurrence of the Board of Directors and the Association's legal counsel. The Guidelines supplement the Declaration by setting forth the standards and procedures for Architectural Committee review and the guidelines for architectural design, placement of buildings and other structures, landscaping, color schemes, exterior finishes and materials, and similar features which are recommended for use on lots within Omisol Estates. In general, any improvement, alteration, repair, excavation or other work which in any way alters the exterior appearance of any lot within Omisol Estates requires the prior written approval of the AC.

The Guidelines reflect the consensus of the AC and Board of Directors on standards to be followed by the AC in fulfilling their duties and responsibilities and are intended to supplement, not supersede, the Declaration. Relevant portions of the Declaration are reproduced in the Guidelines for reference. The Guidelines may be amended or altered by the AC with approval of the Board. All Omisol HOA members will receive written notification within 30 days of any such changes.

The Guidelines are provided for assistance in planning projects and submitting requests. The lack of specific information in the Guidelines does not preclude the AC from approving or denying any specific project to assure that their efforts are in keeping with the AC standards. Owners are encouraged to submit Architectural Requests for ALL projects, regardless of size.

The AC will carefully consider the location of a project in relation to surrounding properties. The AC may require landscaping of sufficient height and density to minimize the visibility of a project from adjacent lots, streets, or the Common Areas.

OMISOL ESTATES

Architectural Guidelines

ANIMALS

1. Any structure or enclosure for the care, housing, or confinement of domestic pets must be submitted for AC approval. Such structures or enclosures will be located to minimize the visual effect on surrounding properties.
2. Other: See the Association's "Rules and Regulations" booklet for restrictions on pets and other animals.

ANTENNAS

1. Exterior antenna and satellite dishes are prohibited with the exception of those covered by the Telecommunications Act of 1996 and the regulations adopted pursuant thereto. Satellite dishes of less than one meter (39") in diameter are allowed when placed on the back side of the roof or behind the rear plane of the house. These dishes may be black, white, gray or painted to match the trim color of the dwelling. Other placements are proper only in cases where installation in a rear location would impair reception or unreasonably increase the cost of installation, maintenance or use of the antenna.

CLOTHES DRYING FACILITIES

1. Projects that may be conducted without AC approval: Temporary clothes drying facilities must be located in the rear yard of properties and must be removed as soon as possible after use.
2. Projects that are prohibited: Permanently installed clotheslines.

DECKS, PORCHES AND PATIOS

1. Projects that must be submitted for AC approval: All.
2. Other: Decks and deck railings will be constructed of weather resistant wood and architecturally consistent with similar structures in the surrounding area. Porches and patios will be constructed of materials compatible with the existing structure. Porches and porch roofs will match or be architecturally consistent with the roof line, material, color, texture and style of the existing structure. Visual impact on surrounding properties will be considered in approving decks, porches, and patios.

ENERGY SAVING DEVICES

1. Projects that must be submitted for AC approval: All.
2. Other: Raised or tilted solar panels will be installed on the rear roof. Front roof solar panels will be flush mounted. Panels will be boxed in and finished to blend with the color of the roof.

The highest point of a solar panel will be less than the ridge of the roof to which it is attached. Piping and electrical connections will be located directly under and within the perimeter of the panel.

FENCING

1. Projects that must be submitted for AC approval: All.
(Declaration, Article VI, Section 10) “No fence or enclosure shall be erected or built on any Lot without first obtaining written approval of the [AC] as to location, material, color and design.”
2. Projects that are prohibited: Stockade, split rail, wire or chain link fences.
3. Other: Picket and estate fences are preferred. Approved wooden fences may be supplemented on the interior with green plastic coated wire mesh to contain pets.
(Declaration, Article VI, Section 10) “Any fence or wall built on any Lot shall be maintained in a proper manner so as not to detract from the value and desirability of surrounding property.”
(Declaration, Article V) “No fence or wall shall be erected, placed or altered in any Lot nearer to any street than the minimum building set back line, unless similarly approved [by the AC].”

FIREWOOD

1. Firewood must be neatly stacked and stored out of view from the street.

GENERAL MAINTENANCE

1. Projects that may be conducted without AC approval: Repairs of damage occurring to a lot or structure, as long as it is restored to its original state (i.e., design, color and materials).
2. Projects that must be submitted for AC approval: Repairs of damage occurring to a lot or structure that result in any change from the original design, color, or materials.
(Declaration, Article VI, Section 7) “No person shall paint the exterior of any building a color different than the original color of said building without the proposed color having been approved by the [AC].”
3. Owners shall, at all times, maintain their property and all appurtenances in good repair and in a state of neat appearance.
(Declaration, Article VI, Section 8) “The exterior of all structures, including walls, doors, windows, and roofs shall be kept in good maintenance and repair. No structure shall be permitted to stand with its exterior in an unfinished condition for longer than six (6) months after the commencement of construction. In the event of fire, windstorm, or other damage, the exterior of no structure shall be permitted to remain in a damaged condition for longer than three (3) months.”

LANDSCAPING AND GARDENS

1. Projects that may be conducted without AC approval: Replacement or replanting of existing plants or gardens may be undertaken by owners without AC approval. Underground sprinkler systems and landscaping borders with plastic edging do not require AC approval.
2. Projects that must be submitted for AC approval: New landscaping. Permanent lawn ornaments are considered an exterior modification and must receive prior approval. The removal of any live tree requires AC approval. Landscaping borders or walls using materials such as landscaping timbers, brick, paving stones, etc., require AC approval.
3. Vegetable gardens are allowed if located out of view from the street. The Board of Directors has defined “a reasonable height,” as used in Declaration Section 3 below for lawn areas, to be “no higher than 9 inches.” Prince William County’s Department of Public Works requires grading plans for major changes that affect drainage patterns, particularly near roadways. Contact the Watershed Management office at 792-7070 for information.
(Declaration, Article VI, Section 2) “No tree, hedge or shrub shall be planted or maintained in such a manner as to obstruct sight lines for vehicular traffic or to violate any Prince William County Ordinance.”
(Declaration, Article VI, Section 3) “Except for flower gardens, trees, and shrubs, which shall be neatly maintained, all open lot areas shall be maintained in lawns or other ground cover approved by the [AC]. All lawn areas shall be kept mowed and shall not be permitted to grow beyond a reasonable height.”

RECREATIONAL AND PLAYGROUND EQUIPMENT

1. Projects that must be submitted for AC approval: All.
2. Skateboard ramps are prohibited. Recreational and playground equipment will be considered based on location, style, material and color. Subdued earth tone colors are preferred.

SIGNS

1. Projects that may be conducted without AC approval: Real estate signs meeting the criteria of paragraph 2 below. One political sign that meets the criteria below is permitted for no more than 15 days prior to the related election; it must be removed within 24 hours after the election.
2. Projects that are prohibited:
(Declaration, Article VI) “Except for those related to real estate sales..., no sign, advertisement or message...shall be displayed or published which offers or implies commercial or professional services, or which might constitute any other kind of business solicitation in, or from, any residence or residential property.”
(Declaration, Article VI, Section 4) “No sign of any kind that is illuminated and/or larger than two (2) square feet shall be displayed to the public view on any lot, except temporary real estate signs not more than four feet square in area advertising the property for sale or rent. All signs advertising the property or sale or rent shall be removed within three (3) days from the date of execution of any agreement of sale or rental.”

STORAGE SHEDS

1. Projects that must be submitted for AC approval: All.
2. Sheds must be placed on a level foundation of masonry or treated wood.

STRUCTURES

1. Projects that must be submitted for AC approval: All.
(Declaration, Article VI, Section 9) “No structure or addition to a structure shall be erected, placed, altered, or externally improved on any lot until the plans and specifications, including elevation, material, color, and texture and a site plan showing the location of all improvements, with grading modifications, are filed with and approved in writing by the AC.”
(Declaration, Article VI, Section 12) “The location and design of...enclosures for boating, camping, traveling...and related equipment shall be approved by the [AC].”
2. Projects that are prohibited: No structures may be placed in an easement without written consent of the Association and of any other parties granting or receiving the easement.
(Declaration, Article VI, Section 9) “No alterations, additions or improvements shall be made to any garage...that would defeat the purpose for which such garage was intended.”

SWIMMING POOLS, SPAS, AND HOT TUBS

1. Projects that must be submitted for AC approval: All.
2. Projects that are prohibited: Above ground pools.
3. Pools, spas, and hot tubs must be located so as to minimize the visual effect on surrounding properties. Related landscaping and fencing plans must be submitted with the request. A buffer zone of at least ten feet within the property lines must be reserved for planned landscaping.