

**RESIDENTIAL IMPROVEMENT
GUIDELINES**

FOR

**HOMESTEAD FARM II HOMEOWNER'S
ASSOCIATION**

HOMESTEAD FARM II HOMEOWNERS ASSOCIATION
P. O. Box 5368, Englewood, Colorado 80155

June 1, 1993

Residents of Homestead Farm II

Attached is your copy of the Residential Improvement Guidelines for Homestead Farm II. The Guidelines are intended to supplement and clarify the Covenants of the Association, which you received when you purchased your home.

As you know, the Covenants (Article X) establish the Design Review Committee and set forth restrictions on construction, maintenance and improvements you can make to your property. Basically, all such construction, maintenance and improvement projects require Design Review Committee approval before work may begin. However, no guidelines or criteria for approval are included in the Covenants.

Over the past years the Design Review Committee and Board of Directors have attempted to consider all requests for approval fairly and make decisions in an objective and consistent manner. These past decisions have come to form a set of guidelines used to consider new requests for approval.

The informal guidelines have been put in writing to document what has been approved in the past and what you might expect to see approved in the future. I am sure they are not all inclusive and that there will be changes and exceptions made in the months and years to come. I hope they will be helpful to you. I know they will be helpful to the Design Review Committee and the Board of Directors in making fair and consistent decisions on future requests for approval.

We ask that you pay special attention to Section 2.88 regarding vehicles. We have had numerous complaints over the past year about residents failing to comply with points covered in this section.

If you have any questions please call a member of the Design Review Committee or Board of Directors.

Sincerely,



Roger Gierhart
President

Attachment

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**RESIDENTIAL IMPROVEMENT GUIDELINES
AMENDMENTS**

AMENDMENT NO. 1

The "Residential Improvement Guidelines," Section II is amended by adding a new Section 2.61A Roofs:

2.61A Roofs. Board approval not required for replacement in kind (i.e., wood shake shingles). Board approval is required for other replacement roof coverings. Board approval will not be given for other replacement roof coverings for houses which are a "dutch" design, unless the proposed replacement will be of harmony of external design with other "dutch" design homes and meets the requirements set forth below.

Replacement roof coverings (other than wood shake shingles) are expected to be a flat "tile" type with products which conform to the existing architectural and aesthetic quality of Homestead Farm II and which meet certain requirements including but not limited to the following:

<u>Types</u>	Cement with Inorganic binding fibers, or cement with wood fibers tile.
<u>Freeze & Thaw</u>	Can pass a severe freeze and thaw test per the requirements of ASTM Standard No. C-67-2.
<u>Color</u>	Inherent with the tile material and resistant to degradation from ultraviolet light, or externally coated to provide similar resistance. Color should be similar to that of an aged, weathered wood shake shingle roof.

In addition, the following attributes are suggested:

<u>Fire Rating</u>	"Class A" or "Class A & B" rating and incombustible per the requirements of American Society of Testing Materials (ASTM) Standard No. E108 and Uniform Building Code (UBC) Standard No. 32-7.
<u>General Features</u>	Meets or exceeds the requirements of International Conference Building Officials (ICBO) Evaluation Report No. 4312 where these requirements meet or exceed the separate requirements of ASTM Standard, E108, UBC Standard No. 32-7, Underwriters Laboratories (UL) Standard No. 790 and National Fire Protection Association (NFPA) Standard No. 256.
<u>Warranty</u>	50 years against structural breakdown of the tile product.

AMENDMENT NO. 2

The "Residential Improvement Guidelines," Section II, 2.29 Fences, sub-sections as noted, are amended as follows:

2.29 Fences.

- a. General, the following wording is added to the end of the subsection:

Neighbors adjacent to the proposed fence shall be consulted and their concurrence so noted next to the property line on the plan submitted for approval.

- b. Fence Designs, the following wording is added to the end of the subsection:

Changes in type or design of previously approved fences require re-submission, with adjacent neighbor concurrence, to the Board for approval.

Approved by the Board of Directors
September 25, 2004.

**RESIDENTIAL IMPROVEMENT GUIDELINES
AMENDMENTS**

AMENDMENT NO. 3

The "Residential Improvement Guidelines," Section II, 2.6 Antennae is amended in its entirety to state as follows:

2.6 Antennae. Not permitted except as set forth herein. Board approval is required for an outside television or radio aerial or antenna, satellite dish, or other device for the reception or transmission of radio or television or other electronic signals. Board approval will not be given unless the antenna, aerial, dish or other device is a dish antenna of 18" or less in diameter, the antenna will be screened by shrubs, and the antenna will not be visible from the street, a common area or from a neighbor's property. Installation not permitted on the exterior of any dwelling.

AMENDMENT NO. 4

The "Residential Improvement Guidelines," Section II, 2.56 Play Equipment and 2.57 Playhouses and Forts, are deleted in their entirety and a new 2.56 Play Systems - Stationary Equipment is added:

2.56 Play Systems - Stationary Equipment. Board approval is required for all stationary play systems, play equipment and forts. Must be located in rear yard. Size and location should be such as to not create an undue disturbance to neighbors. Size and height of equipment in relation to lot size will be taken into consideration.

Adopted by the Board on November 28, 1994.

**RESIDENTIAL IMPROVEMENT GUIDELINES
AMENDMENTS**

AMENDMENT NO. 5

The "Residential Improvement Guidelines." Amendment #4 dated November 28, 1994, Section 2.56 Play Systems - Stationary Equipment is deleted in its entirety and a new 2.56 Play Systems, Playhouses, Forts and Stationary Equipment is added.

2.56 Play Systems - Playhouses - Forts - Stationary Equipment. Board approval is required for all play systems, playhouses, forts and stationary equipment. Must be located in rear yard. Size and location should be such as to not create an undue disturbance to neighbors. Size and height of equipment in relation to lot size will be taken into consideration. Play systems shall include, but not be limited to the following:

Swing Sets
Climbing Apparatus
Slides
Forts and Clubhouses
Teetertotter
Spring Equipment (Placed in Concrete)
Tire Swing
Monkey Bars
Playhouses

Adopted by the Board on November 27, 1995.

HOMESTEAD FARM II HOMEOWNERS ASSOCIATION
RESIDENTIAL IMPROVEMENT GUIDELINES
AMENDMENT NO. 6

Amendment No. 6

The "Residential Improvement Guidelines", Section II, 2.88 Vehicles is amended as follows:

The word "or about" has been deleted and the word "or on the street" has been added.

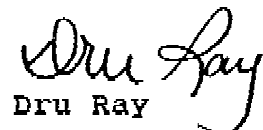
2.88 Vehicles. No trailer, motor home, camper (including vehicle mounted camper whether chassis or slide in), or pickup coach, tent, boat or truck (except pickup) shall be parked, placed, erected, maintained or constructed on any Lot or on the street for any purpose. Trailers, campers, motor homes, pickup coaches, tents or boats which can be and are stored completely within garages and are not used for living purposes are allowed. Residents, for the purposes of preparing for or returning from trips, and guests, visiting a resident, may park such vehicles for several hours to facilitate such purposes, however, in no instance shall such parking be on a multi-day or overnight basis. Please be considerate of your neighbors and especially residents who have homes for sale.

Commercial vehicles larger than 3/4 ton pickups are not permitted. Inoperable vehicles cannot be repaired, constructed or allowed to remain on any property unless stored completely within a garage. Vehicles may not be "stored" on any Lot or street, unless such vehicles are stored completely within garages. Car covers are not allowed except for temporary overnight use. Although pickup trucks are allowed by the Covenants to be parked on the property, owners are urged to keep them garaged out of consideration for their neighbors and the overall appearance of the neighborhood.

Homeowners are encouraged to avoid on-street parking and to garage all vehicles. Those with more than two vehicles are strongly encouraged to park extra vehicles in their driveway, rather than on the street, for reasons of safety and aesthetics of our neighborhood.

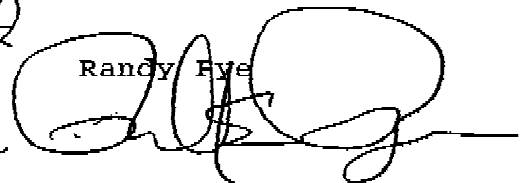
Approved by the Board of Directors March 17, 1997.


Michael Panis


Dru Ray


Dan Chenoweth


Martha Friedrich


Randy Eyer

**RESIDENTIAL IMPROVEMENT GUIDELINES
AMENDMENT**

AMENDMENT NO. 7

The "Residential Improvement Guidelines," Section II, 2.6 Antennae is amended in its entirety to state as follows:


2.6 Antennae. Not permitted except as set forth herein. Direct Broadcast Satellite (DBS) antennas that are 18 inches or less in diameter may be installed. DBS antennas larger than 18 inches and all other antennas regardless of size are prohibited. If acceptable quality signals may be received by placing antennas inside a dwelling, without unreasonable delay or unreasonable cost increase, then outdoor installation is prohibited. Antennas permitted under this section (hereinafter "Antennas") shall not encroach upon common areas or any other homeowner's property. Antennas shall be located in the homeowner's backyard and shall be screened by shrubs and located in a place shielded from view from the street, common area and from other lots to the maximum extent possible. Installation is not permitted on the exterior of any dwelling. Nothing in this guideline would require installation in a location from which an acceptable quality signal may not be received.


Any homeowner desiring to install an Antenna must notify the Design Review Committee. If the installation is routine (conforms to the above rules and restrictions), the installation may begin immediately. If the installation is other than routine for any reason, the homeowner and the Design Review Committee must establish a mutually convenient time to meet to discuss installation methods and location. If this guideline is violated, the Association may bring action for declaratory relief with the FCC or any court of competent jurisdiction after notice and an opportunity to be heard. If the court or FCC determines that the Association guideline is enforceable, a fine of \$100 shall be imposed by the Association for each violation. If the violation is not corrected within a reasonable length of time, additional fines of \$10 per day will be imposed for each day that the violation continues. To the extent permitted by law, the Association shall be entitled to reasonable attorney fees, costs, and expenses incurred in the enforcement of this guideline.

Adopted by the Board on August 16, 1999.


Dave Carson, President


Jonathan Souza, Treasurer


Martha Friedrich, Member at Large


Dru Ray, Vice President


Arianne Lahana, Secretary

**RESIDENTIAL IMPROVEMENT GUIDELINES
AMENDMENTS**

AMENDMENT NO. 8

The "Residential Improvement Guidelines," Section II, 2.61A Roofs, is amended as follows:

2.61A Roofs. Board approval is not required for replacement in kind (i.e., wood shake shingles). Board approval is required for other replacement roof coverings. Board approval will not be given for other replacement roof coverings for houses which are a "dutch" design, unless the proposed replacement will be of harmony of external design with other "dutch" design homes and meets the requirements set forth below.

Replacement roof coverings (other than wood shake shingles) are expected to be textured face "tile" type products which conform to the existing architectural and aesthetic quality of Homestead Farm II and which meet certain requirements including but not limited to the following:


- Types
- (1) Concrete tile.
 - (2) PVC/Rigid Foam Polymer material that is primarily composed of polyurethane, PVC and recycled glass/fill.
- Freeze & Thaw Can pass a severe freeze and thaw test per the requirements of ASTM Standard No. C-67-2.
- Color Inherent with the tile material and resistant to degradation from ultraviolet light. Color should be similar to that of an aged, weathered wood shake shingle roof.

In addition, the following attributes are suggested:


- Fire Rating "Class A" or "Class A & B" rating and incombustible per the requirements of American Society of Testing Materials (ASTM) Standard No. E108 and Uniform Building Code (UBC) Standard No. 15-2 and Underwriters Laboratories (UL) Standard No. 790.
- General Features Meets or exceeds the requirements of International Conference Building Officials (ICBO) Evaluation Report No. 4312 where these requirements meet or exceed the separate requirements of ASTM Standard No. E108, UBC Standard No. 15-2, Underwriters Laboratories (UL) Standard No. 2218 and Standard No. 997, and National Fire Protection Association (NFPA) Standard No. 256.
- Warranty Minimum 40 years against structural breakdown of the roofing product and per UBC Standard No. 15-5.

Adopted by the Board on December 17, 2001.


Thomas McDermott, President


Noell Cullen, Secretary


David Mazar, Member at Large


Arianne Lahana, Vice President


John Monark, Member at Large

RESIDENTIAL IMPROVEMENT GUIDELINES

FOR

HOMESTEAD FARM II HOMEOWNER'S ASSOCIATION

I. Introduction

1.1 Definitions. The following words, when used in these guidelines, shall have the meaning hereinafter specified:

a. Association. Shall mean Homestead Farm II Homeowner's Association, Inc., a Colorado Corporation not for profit, its successors and assigns.

b. Declaration. Shall mean the Declaration of Covenants and Restrictions for Homestead Farm II Homeowner's Association recorded in Arapahoe County, Colorado on 30 May 1980.

c. Committee. Shall mean the Design Review Committee duly appointed by the Board of Directors as provided in Article X of the Declaration to act as its designated representative in matters relating to construction, maintenance and improvements to properties in Homestead Farm II.

1.2 Guidelines For Design Review Control by The Board of Directors. The Declaration requires prior approval by the Board of Directors (or its designated representatives) before any improvements are made to property in Homestead Farm II. Improvements to property are broadly defined and may include any landscaping or change of the grade of property; the construction or installation of a patio, deck, pool, hot tub; the demolition or removal of any building; and any change of the exterior appearance of a building or other improvements. The guidelines contained herein establish certain pre-approved designs for different types of improvements and exempt certain improvements from the requirements for approval.

1.3 Guidelines For The Design Review Committee. This booklet contains guidelines with respect to residential property in Homestead Farm II. The guidelines provide direction to homeowners in regard to residential property in Homestead Farm II. By complying with these guidelines the homeowner will also be in compliance with the Declaration. All proposed improvements to property must be submitted to the Design Review Committee. The Design Review Committee will review the proposal and submit its findings to the Board of Directors for approval.

1.4 Content of Guidelines. In addition to the introductory material these guidelines contain: (a) A listing of specific types of improvements which homeowners might wish to make with specific information as to each of these types of improvements. (b) A summary of procedures for obtaining approval from the Board of Directors, and some designs for fence.

1.5 Effect of Declaration. Copies of the Declaration of Covenants and Guidelines are provided at closing to home buyers. Each homeowner should review and become familiar with the Declaration. Nothing in these Guidelines can supersede or alter the provisions or requirements of the Declaration. Provisions relating to the use of property and to improvements to property are found in Articles VII, IX, X and XI.

1.6 Effect of Governmental and Other Regulations. Use of property and improvements to property must comply with applicable building codes and other governmental requirements and regulations. Approval by the Board of Directors will not constitute assurance that improvements comply with applicable governmental requirements or regulations or that a permit or approvals are not also required from applicable governmental bodies. For information about Arapahoe County requirements homeowners may write or call the Arapahoe County Building Department.

1.7 Interference With Utilities. In making improvements to property homeowners are responsible for locating all water, sewer, gas, electrical, cable television or other utility lines or easements. Homeowners should not construct any improvements over such easements without the consent of the utility involved and homeowners will be responsible for any damage to any utility lines. Homeowners should contact the appropriate utility before beginning construction.

1.8 Goal of Guidelines. Compliance with these guidelines and the provisions of the Declaration will help preserve the inherent architectural and aesthetic quality of the Homestead Farm II development. It is important that improvements to property be made in harmony with standards of the community. A spirit of cooperation with the Design Review Committee and neighbors will go far in creating an optimum environment which will benefit all homeowners. By complying with these guidelines and obtaining approvals for improvements from the Board, homeowners will be protecting their financial investment and insure that improvements are compatible with standards established for Homestead Farm II. If a question arises as to the correct interpretation of any terms, phrases or language contained in these guidelines the Board of Directors interpretation thereof shall be final and binding.

1.9 Pre-Existing Improvements. Improvements approved and completed prior to initial publication of these

guidelines shall not require re-approval; however, such improvements are not to be construed as within the guidelines or of approved design for future improvements.

1.10 Maintenance of Exterior. As soon as the growing season reasonably permits, the grounds around all residences on Lots shall be seeded, sodded or otherwise planted or landscaped by the Owner thereof with grass or other ground cover or plantings and maintained in a clean and attractive manner free of dust and weeds. All fences on Lots shall be maintained in good repair and in a clean and attractive manner. The structures and grounds of each Lot shall be maintained in a neat and attractive manner. Upon the Owner's failure to comply, the Committee may, at its option, after giving the Owner thirty (30) days written notice sent to his last known address, have the grass, weeds and vegetation cut when and as often as the same is necessary in its judgment, and have the dead trees, shrubs and plants removed from any Lot at homeowner's expense.

II. Specific Types of Improvements - Guidelines.

2.1 General. The following is a listing, in alphabetical order, of a wide variety of specific types of improvements which homeowners typically consider installing. Pertinent information is listed as to each. Unless otherwise specifically stated, drawings or plans for a proposed improvement must be submitted to the Design Review Committee (hereafter referred to as the Committee), and the written approval of the Board of Directors obtained before the improvements are begun. It is recommended that homeowners informally discuss with the Committee any improvements before incurring any major expense. In some cases where it is specifically so noted, a homeowner may proceed with the improvement without advance approval by the Board if the homeowner follows the stated guideline. In some cases a type of improvement is prohibited. If a homeowner has in mind an improvement not listed or a variation from these guidelines, Board approval is required.

2.2 Additions and Expansion. Board approval is required. Additions or expansions to a home will require submission of detailed plans and specifications. Must be of the same or generally recognized as a complementary architectural style and color as that of the residence.

2.3 Address Numbers. See signs.

2.4 Advertising. See signs.

2.5 Air Conditioning Equipment. Board approval is required. Air conditioning equipment installed in the side yard should not be immediately visible to adjacent property owners. It should be installed in such a way that any noise to adjacent property owners is minimized. Coniferous evergreens of sufficient height, lateral dimensions and quantity to screen compressor unit will be required to block view from street or adjacent property. Installation of air conditioning equipment on the roof of the house or in a window of the house will not be permitted. See Swamp Coolers for evaporative cooling equipment.

2.6 Antennae. Not permitted. Under Article X of the Declaration no exterior radio antennae, television antennae or other antennae may be erected. Microwave or cable television dish antennae are also not permitted.

2.7 Awnings and Sun Shades. Board approval required. The color must be the same as or generally recognized as a complementary color to the exterior of the residence. Awnings are not permitted on the front of the house. Other locations for awnings will be at the discretion of the Committee. Metal awnings are not permitted.

2.8 Balconies. See Decks.

2.9 Basketball Backboards. Board approval is required for the installation of a basketball backboard. In addition, written approval from adjacent neighbors (on either side of the applicant's residence) is required. The two types of backboards which will be considered for approval are:

a. Garage mounted backboard: May not project more than two (2) feet from the front of the garage.

b. Pole-mounted backboard: The pole will be positioned in a sleeve. The support structure for the backboard is to be painted to match or complement the color scheme of the residence. Location of pole: Centered on garage doors. The pole will be no more than one (1) foot from the edge of the garage roof.

2.10 Birdbaths. Board approval not required for a birdbath in the back yard. Not permitted in front yards.

2.11 Birdhouses and Birdfeeders. Board approval is not required if limited to 1 foot by 2 feet and if no more than one in number is installed on any lot. A birdhouse or birdfeeder may only be installed in the backyard.

2.12 Boats. See Vehicles.

2.13 Cable TV Antennae. See Antennae.

2.14 Campers. See Vehicles.

2.15 Car Covers. See Vehicles.

2.16 Carport. Not permitted.

2.17 Circular Driveways. See Driveways.

2.18 Clothes Lines and Hangers. Permanent structures are not allowed. Temporary/portable structures are allowed if they are erected and removed on the same day. Lines strung between patio uprights are not permitted.

2.19 Cloth or Canvas Overhangs. See Awnings and Sun Shades.

2.20 Compost. Board approval required.

2.21 Decks. Board approval is required. Must be wood or other material similar to the material of the residence and finished in accordance with original design as approved by the Board. Must be installed as an integral part of the residence and patio area. Must be located so as not to obstruct or diminish greatly the view of adjacent property owners or to create an unreasonable level of noise for adjacent property owners. Construction of decks over easement areas is not permitted.

2.22 Dog Houses. Board approval required. Materials should match those used in the home, to include siding, roof shakes and color. The maximum size will be 3' x 4' x 4', (12 sq. ft., 4' to peak of roof) located adjacent to the house.

2.23 Dog Runs. Not permitted.

2.24 Doors. Board approval is required for the addition of wood, screen or other type doors. Security doors and windows also require Board approval.

2.25 Drainage. Landscaping should conform to the established drainage pattern. Board approval is required for any change affecting drainage. The established drainage pattern means the drainage pattern as engineered and constructed by Sanford Homes prior to conveyance of title from Sanford Homes to the original homeowner. When installing landscaping it is very important to insure that water drains away from the foundation of the house and that the flow patterns prevent water from flowing under or ponding near or against the house foundation, walkways, sidewalks or driveways. Water should flow fully over walkways, sidewalks or driveways into the street. The Board may require a report from a drainage engineer as part of landscaping or improvement plan approval.

2.26 Driveways. Extension or expansion of driveway is not permitted. Parking in rock area not permitted. Sidewalks and driveway must be maintained in good condition, and free of unsightly stains.

2.27 Evaporative Coolers. Not permitted.

2.28 Exterior Lighting. See Lights and Lighting.

2.29 Fences.

a. General. Fences and/or walls constructed by Sanford Homes along or abutting property lines, arterial streets, collector streets and local streets may not be removed, replaced, painted a different color or altered, including adding a gate, without approval of the Board. If any such fences and/or walls constructed by Sanford Homes which are located on or adjacent to a homeowner's property are damaged, the homeowner shall repair and recondition the same at the homeowner's expense. Repairs or replacement of such fences/walls shall restore the same to their original condition.

b. Drainage Under Fencing. It is important to remember that certain drainage patterns may exist along or under proposed fence locations. When constructing a fence, be sure to provide for a space of 2 - 3 inches between the bottom of the fence and the ground elevation so as not to block these drainage patterns.

c. Fence Designs. Fences may not be constructed without Board approval. The recommended construction shall be in accordance with the specifications shown on Figure 1 through 6 (attached). Such property line fences may be solid or open. An open fence must be three feet six inches in height or four feet six inches in height and constructed in accordance with Figures 1 and 2. A solid fence must be no more than six feet in height and must be constructed in accordance with Figures 3 and 4. Transitions between solid fences of different heights must be as shown in accordance with Figure 3 and 4. Gates in fencing must be constructed in accordance with Figures 5 and 6. Solid fences must be constructed smooth side out. As to lots with a slope rising away from the house, the Board will consider approval of the above mentioned six foot privacy fence located at the foot of the slope rather than on the top of the slope, or the three foot six inch open fence mentioned above on the property line at the top of the slope. In this case, a landscaping and maintenance plan for the slope area may be required by the Board. All of the above mentioned fencing must be constructed of rough sawn material and split rail fences must be constructed with "jumbo" rails.

1. Front Yard Property Line Fencing. Not permitted.

2. Property Line Fences. Height limitation will be six feet. See Figures 3 and 4. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner Lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the property lines, or in the case of a rounded corner, from the intersection of the street property lines extended. The same sight line limitation shall apply on any Lot within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstructions of such sight lines. Corner Lots have a special setback for solid fence of 12 feet from the back edge of sidewalk. Corner lot setback for a split rail fence will be three feet from back edge of sidewalk.

3. Fences or Screening Located Within Property Line. Must be rough sawn wood. Must be an integral part of the landscaping design. Cross fencing to divide back yard will not be allowed.

4. Double Fencing. Two fences along the same property line are not permitted.

5. Common Area. Fences constructed adjacent to common areas will be of split rail design only.

6. Pet Control. Welded wire mesh attached to split rail fences is allowed to insure pet control; chicken wire is not allowed. The mesh should be of a type designed to be as unobtrusive as possible and must be installed on the inside. Underground electrical fences are suggested and need not be approved.

7. No electric fence, no plastic, chicken wire, barbed wire, strand wire or chain link fences will be allowed. No fence will be allowed on property lines abutting public streets or common walkways and greenbelts with the exception of the accepted open fence designs and Sanford constructed fences. All property line fence height differentials must be treated with a section of transition fence similar in design to that shown on Figures 3 and 4.

2.30 Firewood Storage. See Wood Storage.

2.31 Flagpoles. Board approval is required. Pole height may not exceed height of the peak roof line of the home. Flags to be flown from the above referenced flag pole are subject to the following restrictions and are to be submitted for approval, specifying type(s) and size(s).

a. Size is to be no larger than 3 by 5 feet. Flags larger in size, and commemorative or honorarium in nature, may be flown on and around holidays on which flying such flags is appropriate (1 day before and 1 day after each holiday).

b. Flags are restricted to United States flags of any period and U. S. state flags.

c. No more than two (2) flags may be flown. United States flag to be flown in traditional position.

d. All flags are to be maintained in good condition.

2.32 Garage Doors. Board approval required when changing design and color. Doors will be painted a solid color. Approval not required for replacement in kind. Doors shall be kept closed when not in use.

2.33 Garbage Containers and Storage Areas. See Trash Containers and Enclosures.

2.34 Gardens - Flower. Board approval is not required. All gardens should be weeded, cared for and carefully maintained. See Drainage 2.24.

2.35 Gardens - Vegetable. Board approval is not required if located in the rear or side yard and substantially screened from view of adjacent homeowners. All gardens should be weeded, cared for and carefully maintained. See Drainage 2.25.

2.36 Grading and Grade Changes. See Drainage.

2.37 Greenhouses. Board approval is required.

2.38 Hanging of Clothes. See Clothes Lines and Hangers.

2.39 Hot Tubs. Board approval is required. Must be an integral part of the deck or patio area and the rear yard landscaping. Must be installed in such a way that it is not immediately visible to adjacent property owners or is screened from view by appropriate fencing or landscaping and that it does not create an unreasonable level of noise for adjacent property owners.

2.40 Irrigation systems. Underground manual or automatic irrigation systems will not require approval.

2.41 Jacuzzis. See Hot Tubs.

2.42 Junk Vehicles. See Vehicles.

2.43 Landscaping. Board approval not required. Homeowners may feel it desirable, in any event, to discuss landscaping plans with neighbors and submit the same to the Committee for their review and comment. See Section 2.25 Drainage, 2.29 Fences, 2.34 Gardens (Flower), 2.35 Gardens (Vegetable), 2.84 Trees.

2.44 Latticework. Board approval is required.

2.45 Lights and Lighting. Board approval is not required for exterior lighting if in accordance with the following guidelines... exterior lights must be conservative in design and be as small in size as is reasonably practical. Exterior lighting should be directed towards the house and be of low wattage to minimize glare sources to neighbors and other homeowners. Lighting for walkways generally should be directed to the ground. Low voltage lighting offers safety advantages over conventional house-voltage systems. Any variance from these guidelines or use of high-wattage spot lights or flood lights requires Board approval.

2.46 Mail Boxes. Only one type of mail box and post arrangement is approved for replacement in HFII. Mail box Cedar Wrapped CW-1 available from The Big Tool Box.

2.47 Microwave Dishes. See Antennae.

2.48 Motor Homes. See Vehicles.

2.49 Overhangs and Sun Shades. See Awnings and Sun Shades.

2.50 Painting. Color changes require Board approval. Board approval is not required if color and color combinations are identical to the original color.

2.51 Patio Covers. Board approval is required. Must be constructed of wood or material generally recognized as complementary to the home and be similar or generally recognized as complementary in color to the colors in the home.

2.52 Patios - Enclosed. See Additions and Expansions.

2.53 Patios - Open. Board approval is required. Must be an integral part of the landscape plan and must be located so as not to create an unreasonable level of noise for adjacent property owners. Must be similar or generally accepted as a complementary color and design of the residence. Patios, Porches and Decks shall not be used for storage other than patio furniture and grille. Indoor/outdoor carpet not permitted on front porch. Carpet for other areas shall be submitted for approval.

2.54 Pets. No animals, livestock or poultry of any kind shall be raised, bred or kept on any part of the

Properties except that not more than two (2) dogs, cats or other household pets in the aggregate may be kept on any Lot or on the common area but only if they are not raised, bred, kept or maintained for any commercial purpose. No horses or pigs shall be kept on the Properties. Dogs owned by owners or their guests shall not be permitted to run at large but shall be kept under the control of such owner or guest of such owner by leash, cord or chain. The owner of any dog shall immediately remove excrement deposited by said dog upon the Properties. Owner is expected to keep his yard free of animal waste.

2.55 Pipes. See Utility Equipment.

2.56 Play Equipment. Board approval not required for play equipment such as swings and gym sets. Must be located in rear yard. Size and location should be such as to not create an undue disturbance to neighbors. See 2.57 for combination swing set/fort.

2.57 Playhouses and Forts. Board approval required. Size and location must be such as to not create an undue disturbance.

2.58 Poles. See Flagpoles, Utility Equipment, Basketball Backboards, etc.

2.59 Pools. Board approval is required. Above-ground pools will not be allowed.

2.60 Rabbit Hutch. Board approval required. The primary consideration will be to obscure from neighbors, greenbelt and street view. Hutch must be totally screened from view with landscaping or lattice screening. Evergreens must be at least the height of the hutch.

2.61 Radio Antennae. See Antennae.

2.62 Railings. Board approval required.

2.63 Saunas. See Additions and Expansions.

2.64 Screen Doors. See Doors.

2.65 Sheds and Lean-To Addition for Storage Purpose. Not permitted.

2.66 Shutters - Exterior. Board approval is required. Should be of a similar material and size and of a color and design generally accepted as complementary to the exterior of the house.

2.67 Siding. Board approval is required for a change of siding. Aluminium and vinyl siding not approved.

2.68 Signs. Board approval is required for most signs including address numbers except when replacing existing

numbers of a similar style. Temporary signs advertising property for sale or lease which are no more than four feet in height and no more than two feet by three feet in dimension and which are conservative in color and style may be installed on the Lot without approval provided there is no more than one sign per Lot. Welcome signs and/or family names must be located at the main entry to residence. All other signs must be approved by the Board. No lighted signs will be permitted.

2.69 Skateboard Ramps. Permanent installation not permitted.

2.70 Skylights. Board approval is required.

2.71 Solar Energy Devices. Board approval is required. Must be designed to appear as if it is an integral part of the roof. Must be enclosed in a gable effect by matching siding or roof shakes. No exterior plumbing may be visible. For detail specifications contact a Board or Committee member.

2.72 Spas. See Hot Tubs.

2.73 Sprinkler Systems. See Irrigation Systems.

2.74 Storage Sheds. See Sheds.

2.75 Sun Shades. See Awnings and Sun Shades.

2.76 Swamp Coolers. External Swamp Coolers not permitted.

2.77 Swing Sets. See Play Equipment.

2.78 Television Antennae. See Antennae.

2.79 Temporary Structures. Board approval is required. Camping tents set up for cleaning or occasional overnight sleeping by children will not require approval if left up for no longer than 48 hours.

2.80 Temporary Vehicles. See Vehicles.

2.81 Trailers. See Vehicles.

2.82 Trash Containers and Enclosures. Trash containers must be kept in the garage. Enclosures are not permitted. Trash should not be placed on the street for pick-up earlier than the evening before pick-up.

2.83 Tree Houses. Not permitted.

2.84 Trees. Board approval not required. Residents should be considerate in placing trees so as not to obstruct neighbors view as the tree grow.

2.86 Utility Equipment. Installation of utilities or utility equipment requires approval unless located underground or within an enclosed structure. Pipes, wires, poles, utility meters and other utility facilities must be kept and maintained, to the extent reasonably possible, underground or within an enclosed structure.

2.87 Vanes. Board approval is required.

2.88 Vehicles. No trailer, motor home, camper (including vehicle mounted camper whether chassis or slide in), or pickup coach, tent, boat or truck (except pickup) shall be parked, placed, erected, maintained or constructed on or about any Lot for any purpose. Trailers, campers, motor homes, pickup coaches, tents or boats which can be and are stored completely within garages and are not used for living purposes are allowed. Residents, for the purpose of preparing for or returning from trips, and guests, visiting a resident, may park such vehicles for several hours to facilitate such purposes, however, in no instance shall such parking be on a multi-day or overnight basis. Please be considerate of your neighbors and especially residents who have homes for sale.

Commercial vehicles larger than 3/4 ton pickups are not permitted. Inoperable vehicles cannot be repaired, constructed or allowed to remain on any property unless stored completely within a garage. Vehicles may not be "stored" on or about any Lot, unless such vehicles are stored completely within garages. Car covers are not allowed except for temporary overnight use. Although pickup trucks are allowed by the Covenants to be parked on the property, owners are urged to keep them garaged out of consideration for their neighbors and the overall appearance of the neighborhood.

Homeowners are encouraged to avoid on-street parking and to garage all vehicles. Those with more than two vehicles are strongly encouraged to park extra vehicles in their driveway, rather than on the street, for reasons of safety and aesthetics of our neighborhood.

2.89 Vents. Board approval is required.

2.90 Walls. See Fences.

2.91 Walls - Retaining. Board approval is required for new retaining walls.

2.92 Wells. Not permitted.

2.93 Wind Vanes, Directionals and Lighting Rods. Board approval is required.

2.94 Windows. Approval not required for replacement in kind. Change in design or appearance requires Board

2.94 Windows. Approval not required for replacement in kind. Change in design or appearance requires Board approval. Security windows require Board approval. Peeling grids must be promptly replaced.

2.95 Wiring. No permanent outdoor overhead wire or service drop for the distribution of electric energy or for telecommunication purposes nor any pole, tower or other structure supporting said outdoor overhead wires shall be erected, placed, or maintained within the Properties.

2.96 Wood Storage. Board approval is not required. Must be located in the side or back yard, not visible from any street, neatly stacked and must be located so as to not block any existing drainage pattern on the Lot. When practical, wood should not be stacked along a perimeter fence so as to create an eyesore to neighbors.

2.97 Yard Maintenance. As soon as the growing season reasonably permits, the grounds around all residences on Lots shall be seeded, sodded or otherwise planted by the owner thereof with grass or other ground cover or plantings and maintained in a clean and attractive manner free of dust and weeds. All fences on Lots shall be maintained in good repair and in a clean and attractive manner. The structure and grounds of each Lot shall be maintained in a neat and attractive manner.

III. Procedures For Committee Review and Board Approval.

3.1 General. As indicated in the listing of specific types of improvements, there are some cases in which advance written approval of the Board is not required if the guidelines with respect to that specific type of improvement are followed. In a few cases, as indicated in the listing, a specific type of improvement is not permitted under any circumstances. In all other cases, approval by the Board is required before an improvement to property is commenced. This section of the guidelines explains how such approval can be obtained.

3.2 Drawings or Plans. Article X of the Declaration requires a homeowner to submit to the Design Review Committee, prior to commencement of work on any Improvement of Property, descriptions, plot plans, construction plans, specifications and samples of materials and colors, etc., as the Committee shall reasonably request showing the nature, kind, share, height, width, color, materials and location of the proposed improvement. In most cases, the materials to be submitted will not have to be professionally prepared by an architect, a landscape architect or draftsman. Simple drawings and descriptions will be sufficient. In the case of major improvements, such as room additions or structural changes, detailed plans and specifications prepared by a licensed architect may be required. Whether done by the homeowner or a professional, the following guidelines should be followed in preparing drawings or plans.

a. The drawing or plan should be done to scale and should depict the property lines of the lot and the outside boundary lines of the home as located on the Lot. If a copy of an improvement survey is available, it is an excellent base from which to draw.

b. Existing improvements, in addition to the home, should be shown on the drawing or plan and identified or labeled. Such existing improvements include driveways, walks, decks, trees, bushes, etc.

c. The proposed improvements should be shown on the plan and labeled. Either on the plan or on an attachment, there should be a brief description of the proposed improvement, including the materials to be used and the colors.

d. The plan or drawing and other materials should show the name of the homeowner, the address of the home and a telephone number where the homeowner can be reached.

3.3 Submission of Drawings and Plans. Two copies of the drawing or plan should be submitted to the Design Review Committee. One copy will be returned to the homeowner after the Committee and Board of Directors have acted. The copy will show the Committee and Board of Directors decision. The other copy will be kept for the Committee's records. Plans should be submitted directly to the Committee's Chairman - Attn: Design Review Committee.

3.4 Review Fee. No fee is charged for review/approval of plans by the Committee and the Board.

* * *

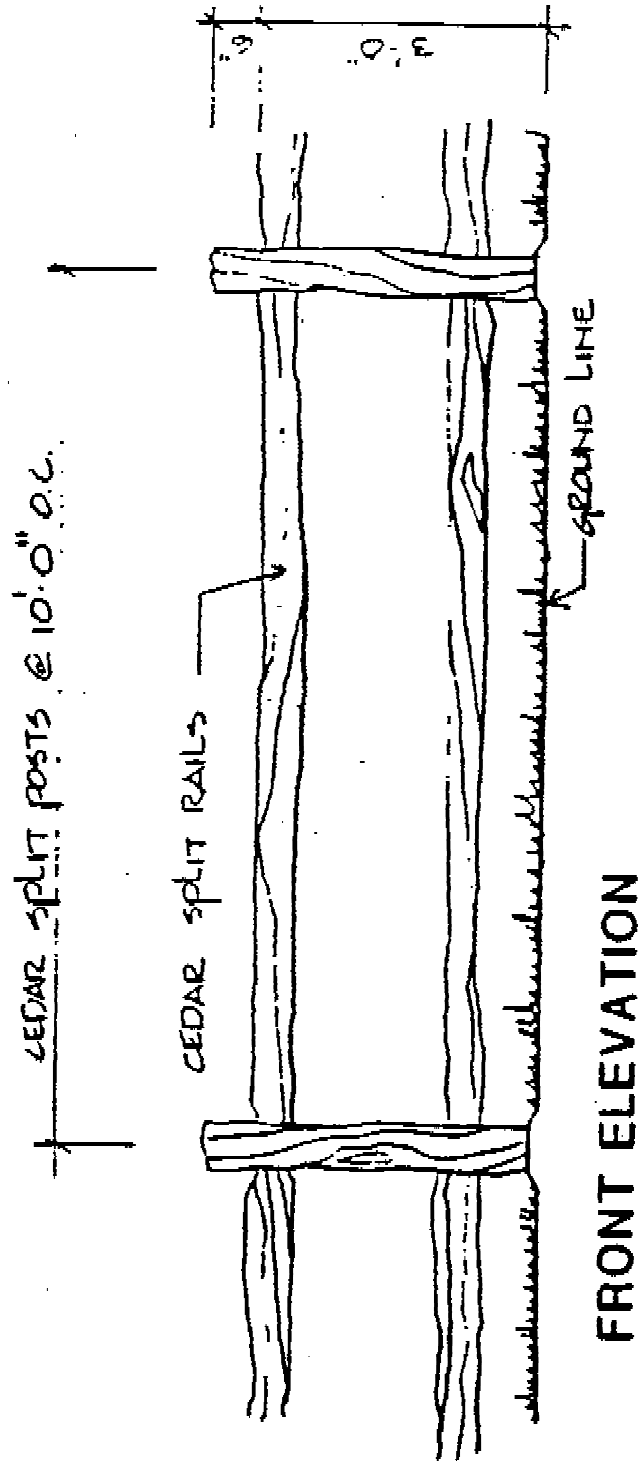
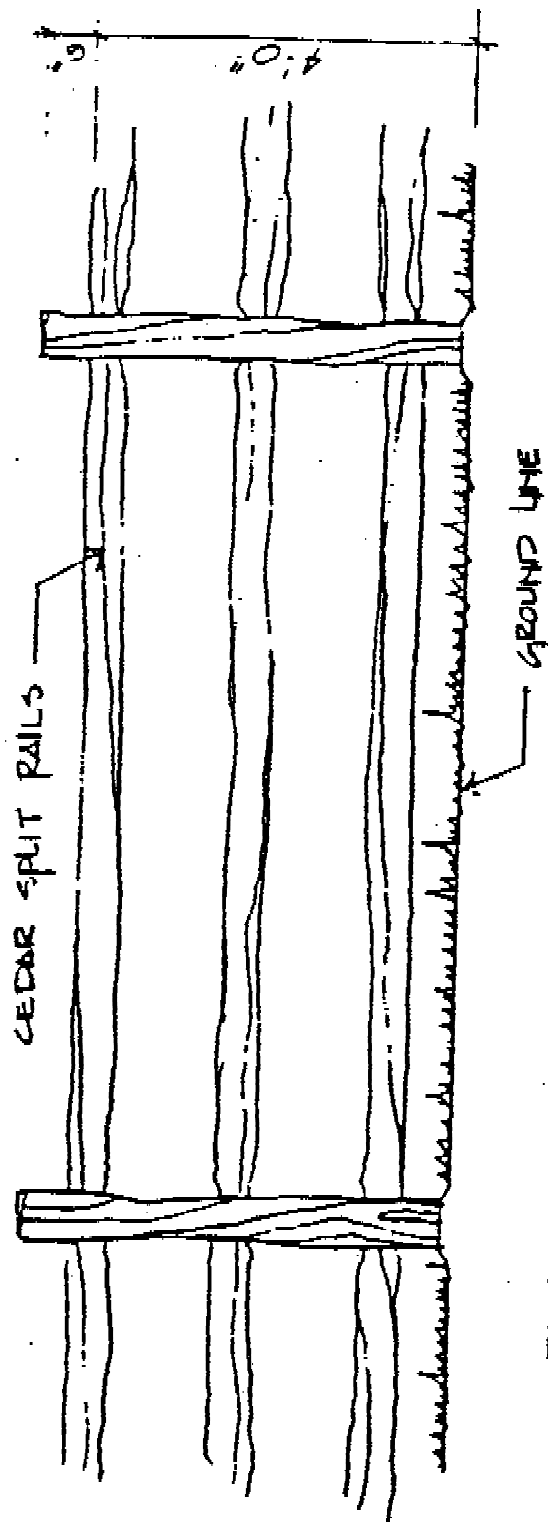


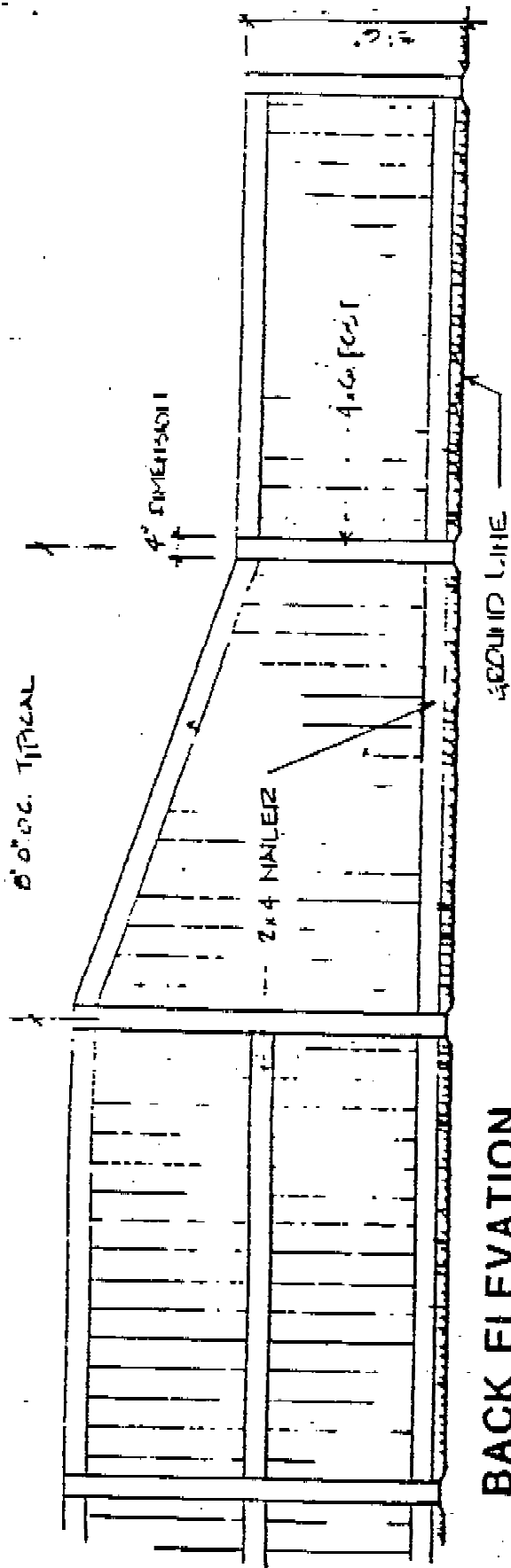
Figure 1:
2 RAIL - SPLIT CEDAR

CEEDAR split posts @ 10' 0" o.c.

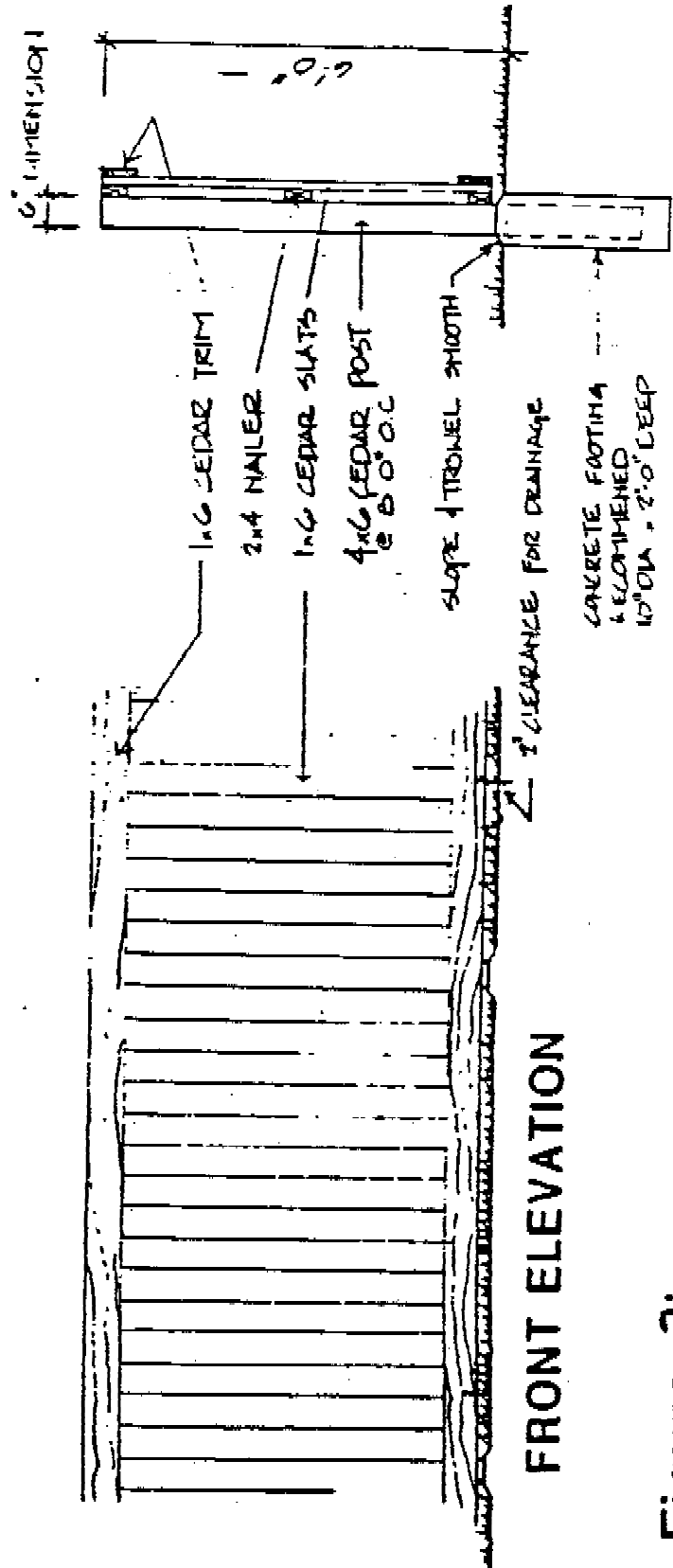


FRONT ELEVATION

Figure 2:
3 RAIL -SPLIT CEDAR



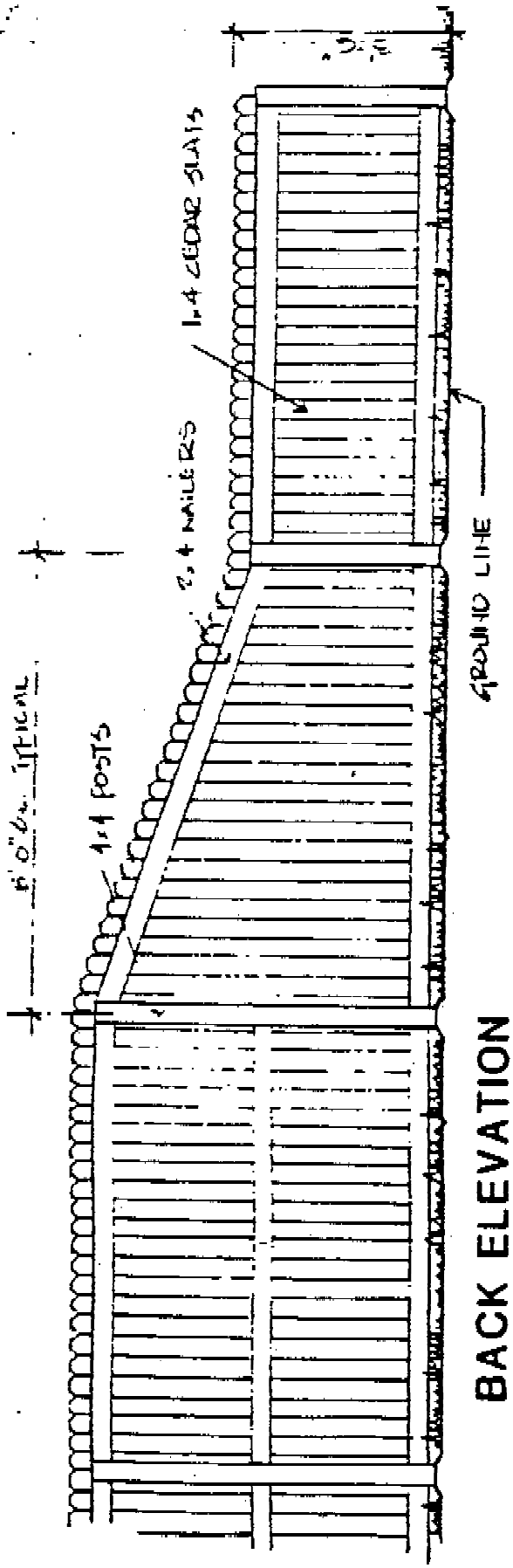
BACK ELEVATION



FRONT ELEVATION

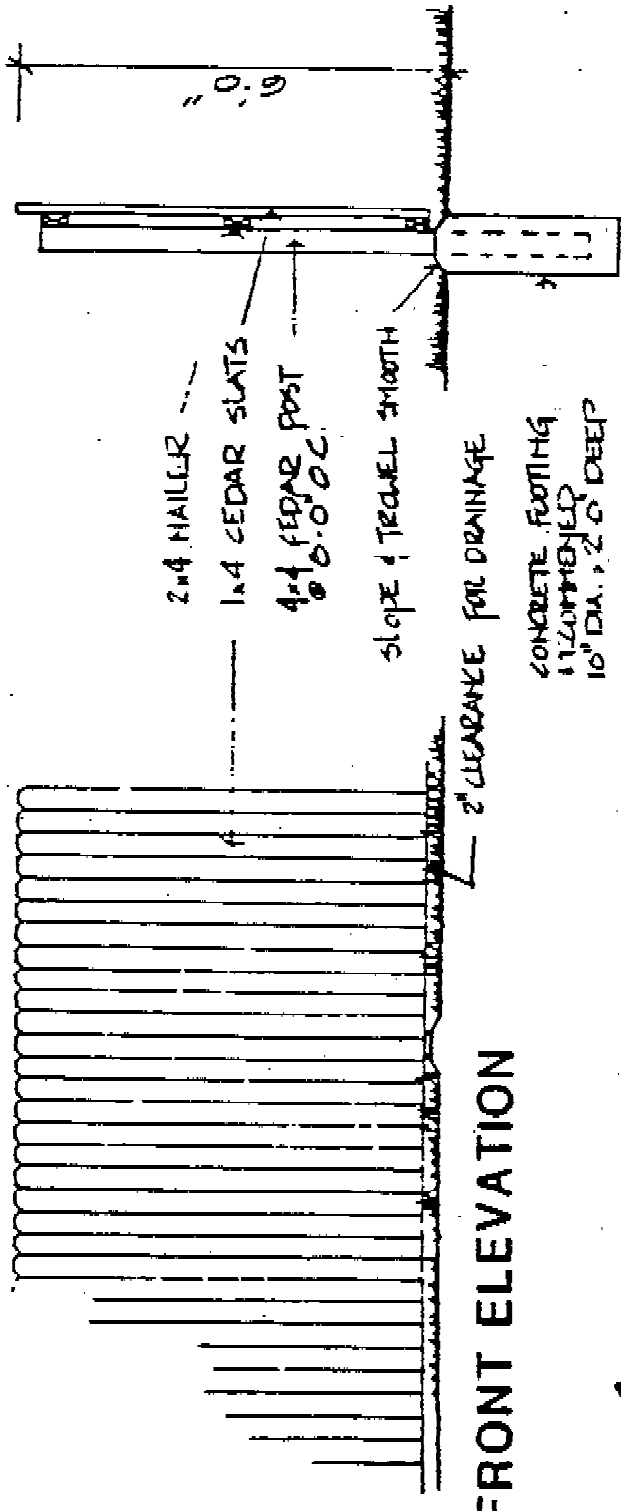
CROSS SECTION

Figure 3:
SOLID FENCE



BACK ELEVATION

NOTE
SEE FIGURE 2 FOR SIMILAR
GATE CONSTRUCTION.



CROSS SECTION

Figure 4:
DOG-EARED SOLID FENCE

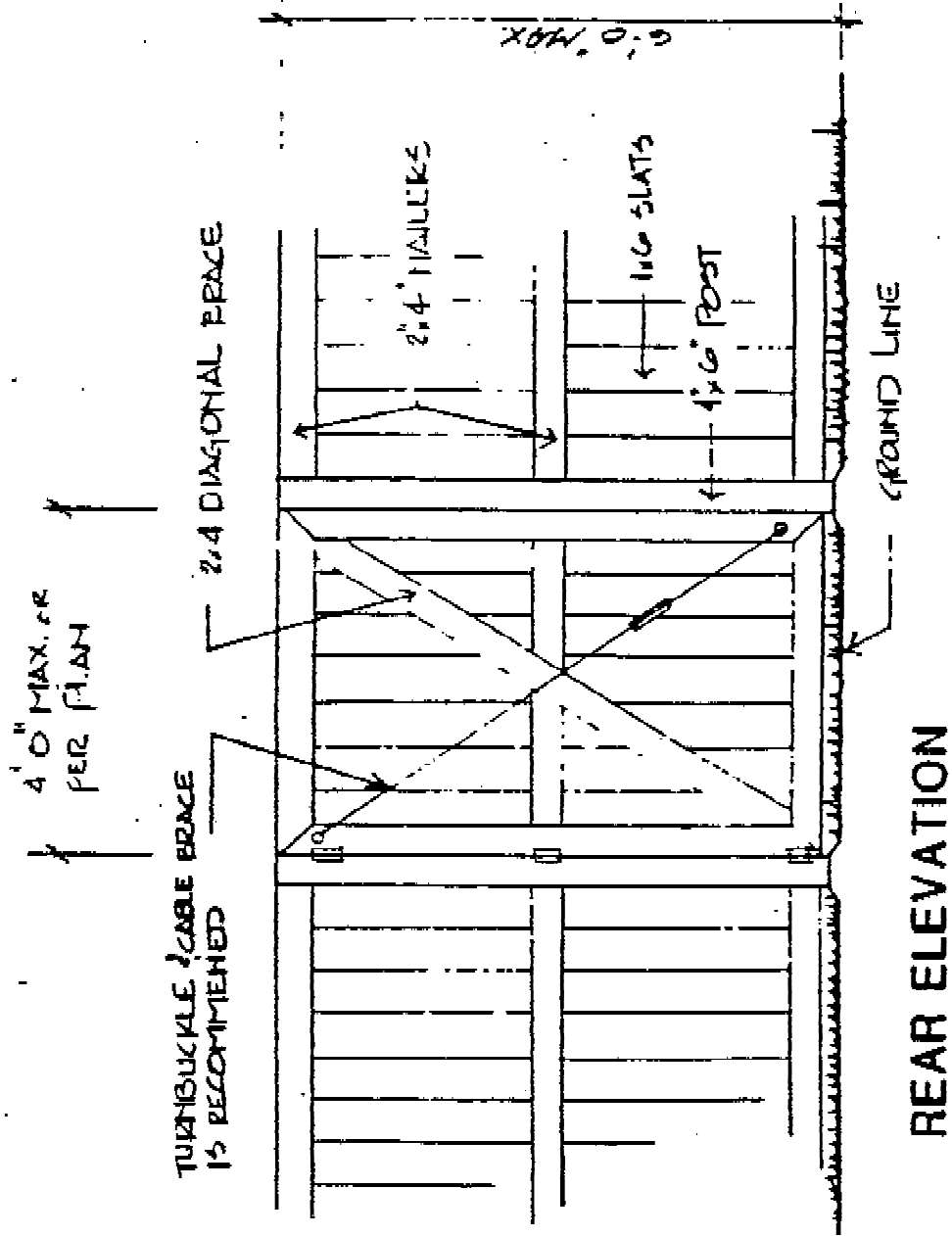
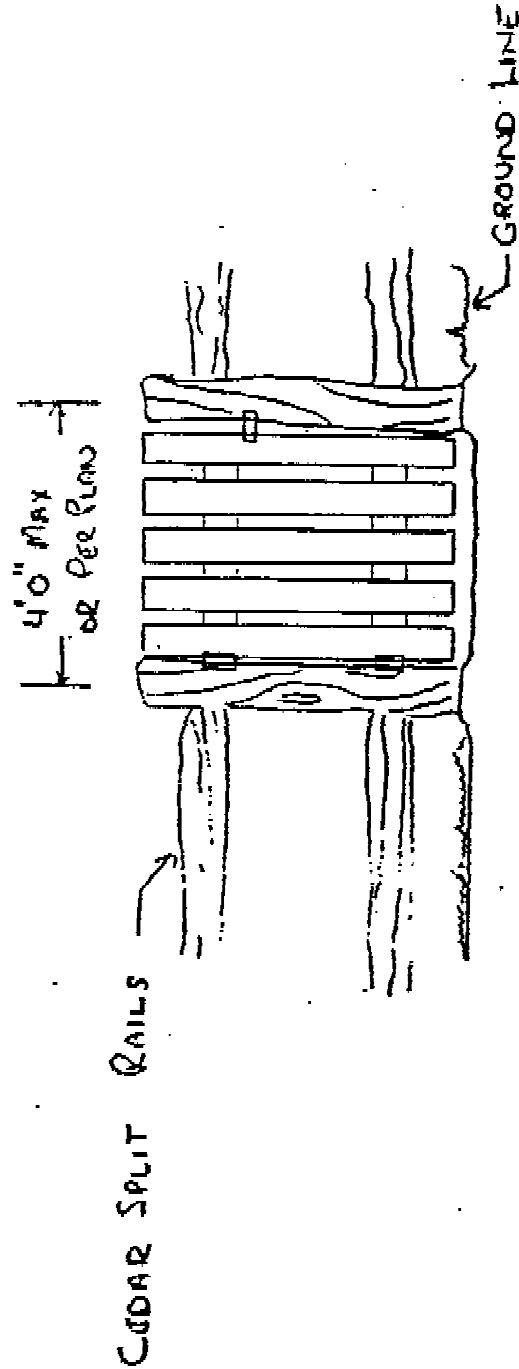


Figure 5:
SOLID GATE

Notes: THIS DESIGN MAY
 BE USED WITH 2 RAIL
 OR 3 RAIL SPLIT
 RAIL DESIGN



FRONT ELEVATION

Figure b: