

PLANTATION LAKES HOMEOWNERS ASSOCIATION

DESIGN GUIDELINES

A MANUAL FOR PLANTATION LAKES HOMEOWNERS

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TABLE OF CONTENTS

Purpose of this	
Manual.....	2

Basis for and Objectives of Protective Covenants..... 3

Role of the Covenants Committee..... 4

Alterations Requiring Review and Approval by the Covenants Committee..... 5

Design Review Criteria..... 6

Application and Review Procedures..... 7

Enforcement Procedures..... 8

The Design Guidelines..... 9-21

Appendix I Design Review Application

Appendix II Fence Examples

Appendix III Storm Doors

Appendix IV Trash Tote Enclosure

PURPOSE OF THE MANUAL

The primary purpose of this manual is to familiarize homeowners at Plantation Lakes with the objectives, scope, and application of design standards and guidelines, which are intended, and will be employed to maintain, the aesthetic appearance and environmental quality of the Plantation Lakes Community. Familiarity with the design standards and guidelines should assist homeowners in

the preparation of applications for modifications to their homes or lots, which are consistent with the guidelines and therefore approvable.

The manual enumerates specific design standards and guidelines which have been adopted by the Board of Directors of the Plantation Lakes Homeowners Association and which are applicable to all residential homes in the Plantation Lakes Community. It also explains the application and review process, which must be adhered to by homeowners seeking approval for any exterior modifications or changes to their homes or lots which are subject to approval by the Association.

This manual will serve as a valuable reference source and will assist homeowners in preparing acceptable applications for review by the Association's Architectural Review and Covenants Committee (ARC). All homeowners are encouraged to familiarize themselves with its contents and to retain the manual for future use.

The Design Guidelines may be revised by the Board of Directors with the concurrence of the ARC Committee.

BASIS FOR AND OBJECTIVES OF PROTECTIVE COVENANTS

The legal documents for the Plantation Lakes Homeowners Association contain covenants and use restrictions, including those pertaining to design standards. Legally, these covenants are a part of the deed for each home and are binding upon all initial homeowners and their successors in ownership, irrespective of whether or not the owners are familiar with such covenants.

The primary purpose of design covenants is to maintain environmental and architectural design standards for the entire community. The promulgation and enforcement of design standards is intended to achieve the following objectives:

- Maintain consistency with the overall design concept for the community;
- Promote harmonious architectural and environmental design qualities and features;
- Promote, enhance, and maintain the visual and aesthetic appearance of the community.

The enforcement of design standards not only enhances the physical appearance of a community but protects and preserves property values. Homeowners residing in association communities that enforce design covenants are protected from actions of neighbors, which can detract from the physical appearance of the community and, in some cases, diminish property values. In fact, surveys of homeowners living in association communities consistently reveal that this was an important consideration in their decisions to purchase a home.

ROLE AND AUTHORITY OF THE ARCHITECTURAL REVIEW AND COVENANTS COMMITTEE

All homeowners in Plantation Lakes are automatically members of the Plantation Lakes Homeowners Association. The Association is a non-stock corporation, which owns, and is responsible for, the upkeep and maintenance of all common properties within the community.

The HOA and Violations Committee are responsible for the administration and enforcement of all covenants, which are applicable to property owners, including design standards and restrictions. The Declaration of Covenants, Conditions and Restrictions for the Plantation Lakes Homeowners Association (Article 5),

provides that responsibility for the enforcement of design standards shall be exercised through a Covenants Committee, the members of which shall be appointed by the Board of Directors of the Association.

The ARC Committee consists of persons appointed by the Board of Directors. Since the Association's legal documents provide that the Developer may maintain control of the Board of Directors during most of the development phase of the community, there may initially be overlapping membership for the Board of Directors and the ARC Committee.

The ARC Committee is responsible for enforcing the Association's Design Guidelines with respect to exterior modifications to homes and lots proposed by lot owners. The Committee does not have approval authority over initial construction by the Declarant or any Participating Builder. The Committee shall review and approve (or disapprove) applications submitted by lot owners for visible exterior additions, alterations or modifications to a home or lot. The Design Guidelines, promulgated by the Association's Board of Directors shall govern the review process.

As part of its responsibilities, the ARC Committee will make recommendations to the Board of Directors with respect to the modification of the Design Guidelines initially approved by the Board. The Committee will also be responsible for reviewing possible violations of the Association's Design Guidelines, as well as violations of the Association's legal documents and rules and regulations.

ALTERATIONS REQUIRING REVIEW AND APPROVAL BY THE COVENANTS COMMITTEE

Essentially, all changes, permanent or temporary, to the exterior appearance of a building or lot are subject to review and approval by the Covenants Committee. The review process is not limited to major additions or alterations, such as adding a room, deck, or patio. It includes such minor items as changes in color and materials. Approval is also required when an existing item is to be removed.

There are a number of exceptions to this otherwise inclusive review requirement.

- 1 Building exteriors may be repainted or re-stained provided that there is no color change from the original. Similarly, exterior building components may be repaired or replaced as long as there are no changes in the type of material and color.
- 2 Minor landscape improvements will also not require an application. This includes foundation or single specimen plantings. In general, landscape improvements of a small scale which do not materially alter the appearance of the lot, involve a change in topography or grade and which are not of sufficient scale to constitute a natural structure will be exempt from the design review process.
- 3 There are several modifications referenced in the Design Guidelines where approval is not required, provided that the modification conforms to the Design Guidelines. For example, installation of a storm door, which conforms to the Design Guidelines does not require prior approval.

If there is any doubt as to whether or not a proposed exterior change is exempt from design review and approval, homeowners should first seek clarification from the ARC Committee via the Community Manager or a designee before proceeding with the improvement.

DESIGN REVIEW CRITERIA

In reviewing applications for modifications, additions or improvements to homes and lots, the Covenants Committee will examine conformance of applications to the adopted Design Guidelines and Standards, as well as any covenants or use restrictions in the recorded Declaration. There will be instances where applications are approvable or not based upon specific permitted or prohibited actions or uses. For example, an application to install a chain link fence will not be approved since this type of fencing material is prohibited by both the Declaration and the Design Guidelines.

However, the Design Guidelines cannot envision every type of improvement for which an application may be submitted and, as such, there must be latitude for the Covenants Committee to review applications based upon certain criteria.

Judgments of acceptable design are based upon the criteria listed below which, depending on the particular application, may not be all-inclusive. The latitude to evaluate applications based upon appropriate design criteria should not result in the imposition of personal opinion or taste by the Covenants Committee. However, it does mean that the Covenants Committee can evaluate each application based upon its individual merits and specific circumstances, such as characteristics of the housing style, and the individual site and relationship to environmental features. As such, what may constitute an acceptable design and approvable application in one case may not in another.

- 1 Relation to Environmental Conditions and Community Open Space. Harmony of a design with its surrounding natural environment is an important factor. Fencing, in particular, can have damaging effects on open space. Other factors, such as the removal of trees, disruption of the natural topography, vegetation, and changes in rate or direction of storm water runoff also adversely affect the environment in terms of aesthetics or functionality.
- 2 Validity of Concept. The basic idea must be sound and appropriate to its surroundings.
- 3 Design Compatibility. The proposed improvements must be compatible with the architectural characteristics of the applicant's house, adjoining houses, and

the neighborhood setting. Compatibility is defined as similarity in architectural style, quality of workmanship, similar use of materials, color, and construction details.

- 4 Location and Impact on Neighbors. The proposed alteration should relate favorably to the landscape, the existing structure, and the neighborhood. The primary concerns are access, view, sunlight, ventilation, and drainage. For example, fences may obstruct views, breezes, airflow, or access to neighboring property; decks or larger additions may cause unwanted shadows on adjacent patios or infringe upon a neighbor's privacy and view. For another example, an inappropriate "clutter" of play equipment or an "ill-planned" landscape scheme . may also affect existing neighbors.
- 5 Golf Course Proximity. Any new home, villa or townhouse, addition, alteration, etc., that may have an impact on the aesthetics of the golf course may have more stringent requirements for architectural facades, landscaping, and any improvement that may have an adverse visual impact.
- 6 Scale. The size (in three dimensions) of the proposed alteration should relate well to adjacent structures and to its surrounds. For example, a large addition to a small house may be inappropriate.
- 7 Color. Color may be used to soften or intensify visual impact. Parts of an addition that are similar in design to an existing house, such as roofs and trim, should match in color and composition. A sample board of exterior materials, finishes, and colors may be required at the sole discretion of the Covenants Committee.
- 8 Materials. Continuity is established by use of the same or compatible materials that were used in the original house. The options may be limited somewhat by the design and materials of the original house. For instance, vertical wood siding on file for the original house should be retained on an addition.

APPLICATION AND REVIEW PROCEDURES

- 1 Applications. All applications submitted by the homeowner for any visible exterior addition, alteration, or modification of a home or lot must be submitted in writing using the application form prescribed by the ARC Committee. A copy of this form is included in Appendix I. Effective July 1, 2016 a \$25.00 application fee must be paid by check, payable to Plantation Lakes HOA, when submitting an application. This is in accordance with approved Resolution dated 11/18/15.

- 2 Supporting Documentation. The application must include a complete and accurate description of the proposed improvement(s). In order to permit evaluation by the Covenants Committee, supporting exhibits will frequently be required. Examples include:
 - A. Site plan showing the location and dimensions of the proposed improvement.
 - B. Architectural drawings or plans, as applicable.
 - C. Landscape plan, as applicable
 - D. Material and/or color samples, etc.

The design guidelines and application form provide guidance with respect to the supporting documentation required for various types of improvements.

- 3 Procedure. The homeowner should forward the application and all supporting documents to the Community Manager or a designee within Plantation Lakes for a preliminary review. If the application is complete, the Community Manager or a designee shall forward the documents to the ARC Committee for review. If the application is not complete, the Community Manager or a designee shall contact the homeowner and identify the missing documentation needed to support the application. The Community Manager will complete his/her review within five (5) business days. Delivery of the application and the associated documents can be made via standard mail or hand delivery to the HOA in the Community Center East.

The address is: Plantation Lakes HOA, 29787 Plantation Lakes Blvd., Millsboro, DE 19966.

- 4 Timeframe for Completion of the Review. The ARC Committee is required to recommend approval or disapproval for any proposed change(s) within sixty (60) days after the receipt of a properly completed application from the Community Manager or a designee. However, the sixty (60) day review period will commence only upon receipt of a complete application form, including any required exhibits. It is therefore advisable for homeowners contemplating substantial improvements to first ensure that they are aware of all required supporting documentation prior to submitting a design review application. In the event that the

Committee fails to act within the sixty (60) day period, an application may be referred to the Board of Directors at the written request of the applicant, which must make a decision within thirty (30) days after submission. If the Board of Directors fails to act within this period, the application shall be deemed to have been approved as submitted. However, such failure to act by the Board of Directors shall not relieve the homeowner of the obligation to comply with the architectural standards, covenants, design guidelines, and rules and regulations set forth herein or adopted in accordance herewith in connection with the proposed action, which was the subject of such submission.

- 5 Owners Compliance. The association will not knowingly approve a project, which is in violation of the design guidelines, local building or zoning codes. However, the burden of compliance rests upon the applicant.
- 6 Notice of Approval/Disapproval. Homeowners who have submitted design review applications, will be given written notice of the decision of the Covenants Committee.
- 7 Appeals Procedure. Homeowners who have submitted design review applications may appeal recommendations of the Covenants Committee to the Board of Directors. A homeowner may appeal a recommendation of the Covenants Committee by submitting a written request to the Board of Directors within thirty (30) days after the date of an action by the Board of Directors. This request should include any new or additional information which might clarify the requested change or demonstrate its acceptability, The Board may, at its discretion, conduct an informal hearing related to the appeal.

ENFORCEMENT PROCEDURES

The Declaration and Bylaws of the Association empower the Covenants Committee and the Board of Directors to enforce compliance with the Association's Design Guidelines. The following enforcement procedures will be used to ensure compliance:

- 1 A violation may be observed and reported to the Community Manager by a Member of the Committee, the Board of Directors, the Managing Agent, or a Homeowner.
- 2 The alleged violation will be confirmed by a site visit the Community Manager or a managing agent designee.
- 3 The Managing Agent designee will contact the homeowner in violation by letter advising him/her of the violation and requesting appropriate remedial action. Notice will be sent by written notice (except when an emergency requires immediate action) and, if notice is of default or violation, an opportunity to remedy the issue, which is reasonable under the circumstances, prior to the imposition of any sanction.

VIOLATIONS WILL BE HANDLED BY THE HOA FOLOWING THE PROTOCOL OUTLINED IN THE COVENANT ENFORCEMENT POLICY.

Note that at any time in the process the matter may be referred to legal counsel for enforcement at which time the remaining enforcement steps are suspended.

- 4 The above procedures do not preclude the Managing Agent designee or the Board of Directors from taking accelerated measures in the case of a violation, which constitutes an emergency situation; provided that the homeowner in violation has been properly notified by certified mailing (or in any manner permitted by the Property Owners Association Act) and that the action is consistent with the provisions of the Association's legal documents. Likewise, the Managing Agent designee or the Board may establish shorter notification periods for the correction of violations of the Design Guidelines where the homeowner shall not be disadvantaged by a shorter notification period for compliance.

- 5 Fines may be imposed by the board of directors, generally a onetime fine or a daily fine can be assigned until compliance is reached, certain maximums are installed. This enforcement is incorporate via article 14.03 in the Plantation Lakes HOA Covenants Conditions and Restrictions.

DESIGN GUIDELINES

The specific Design Guidelines detailed below has been adopted by the Board of Directors. Any visible exterior improvement to a home or lot which is labeled as (** *Require Approval***) in these Design Guidelines REQUIRES APPLICATION APPROVAL from the Board of Directors.

AIR-CONDITIONING UNITS/HEAT PUMPS. (***)Require Approval(***) The Board of Directors will not approve applications for the installation of window or wall air-conditioning units or fans. The relocation of exterior central air conditioning units and heat pumps requires approval and will be considered if there is no adverse noise impact upon adjoining properties. Application and approval are not required to replace a heat pump or air-conditioning unit in the original location.

ANTENNAS AND SATELLITE DISHES. Satellite dishes which are larger than one (1) meter in diameter are prohibited. Satellite dishes which are one (1) meter in diameter or less, television antennas, and MMDS (multichannel, multipoint distribution system) antennas are permitted.

Antennas and Satellite Dishes are subject to the guidelines below and do not require prior approval from the Board of

Directors. However homeowners are recommended to provide advance notice to the Association's Community Manager or designee of the proposed installation of a conforming Communication Receiving Device at least one (1) week in advance of the actual installation. The notice must include the proposed location of the receiving device on the home or lot. E-mail notification to the Community Manager is preferred.

- I Location. Devices are NOT to be installed in the front of the lot or on the front facade of a residence so long as another location exists on the lot or residence from which an acceptable signal quality can be received. If a front or side yard location is necessary for a ground mounted satellite dish, the equipment should be installed near other utility equipment or among shrubbery. They are to be located so as to be as visually unobtrusive as possible, without unreasonably increasing the cost of the installation, maintenance, and use without precluding the reception of an acceptable signal quality. Whenever possible, the devices should be located in the rear yard. If a device must be installed at roof level, it should be situated on the rear side of the roof ridge line, so as to have no, or minimal, visibility from the front of the home.
- 2 Screening. To the extent possible, dishes and antennas should be screened so that they are not visible either from the street or to other lot owners.
- 3 Decorating. No decorating of the devices is allowed in any manner. Only the authorized company logo of the receiving device manufacturer will be allowed to be applied to said device.

ATTIC VENTILATORS. (***)Require Approval(***) Attic ventilators and turbines should be mounted on the rear side of the roof ridge line so as to minimize their visibility from public areas and adjoining lots. Attic ventilators must be painted to match the roof color (if roof mounted) or the house siding or trim color (if mounted on a gable end).

AWNINGS. (***)Require Approval(***) Awnings (and/or shades) may be installed to provide sun shading. The following factors will be considered in the review of applications for awnings:

- I Location. All awnings will be restricted to the rear of the house and may not extend beyond the side planes of said house. Awnings are restricted to areas over patios and decks.
- 2 Scale and Style. Awnings must be in scale with the houses' rear dimensions. They must be retractable. Awnings that stay down permanently or require support arms are not allowed.

- 3 Material. Awnings must be fabric and non-metallic (except for housing and mechanical components).
- 4 Color. The fabric color must be consistent with the approved colors on file with the Covenant Committee. Color variations not on file will be considered on a case-by-case basis. Striped-colored awnings are allowed; however, other designs are not permitted.
- 5 Impact. Awnings should enhance the house and must not negatively impact upon neighbors and the community.

BIRD HOUSES/FEEDERS AND BIRD BATHS. All bird houses, bird feeders, and bird baths are restricted to the rear of the house. See Exterior Decorative Objects. .

CARPETING. Indoor/outdoor carpeting and synthetic grass on any exterior surfaces (for example, front stoops, decks, patios, etc.) are prohibited.

CHIMNEYS ATTACHED. (**Require Approval**) Chimneys must be masonry or enclosed in the same material as the exterior of the home and may not be cantilevered. Chimneys that will face or abut the main street or golf course must be masonry.

CLOTHES LINES. Clotheslines or similar apparatus for the exterior drying of clothes are prohibited.

DECKS. (**Require Approval**) Decks must conform to the guidelines detailed below. Decks on Single-Family Attached Homes (Townhomes) are subject to additional restrictions as detailed.

Elevated and ground-level decks are an extension of the house which can impact its exterior appearance and may affect the privacy of adjoining homes. Drawings submitted with the applications do not need to be professionally prepared (although professional drawings are preferred) but the drawings must be to scale and show dimensions.

Any adverse drainage requirements which might result from the construction of a deck, patio, or screened porch should be considered and remedied. Approval will be denied if the Board of Directors determines that adjoining properties are adversely affected by changes in drainage. Any drainage problems which result from a modification are the responsibility of the Homeowner who makes the modification, irrespective of approval by the Board.

The following factors will be considered in the review of the applications:

- 1 Location. Decks should generally be located in rear yards. Generally side-yard locations will not be approved, but may be evaluated on their individual merit and may be considered when lot size and topography prohibit a rear-yard location. The privacy of adjacent homes will be considered in evaluating the proposed location of a deck.
- 2 Scale and Style. Decks, particularly elevated decks, should be of a scale that is compatible with the home to which attached, adjacent homes, and the environmental surroundings. Decks must meet local and county minimum setback requirements and should not be constructed across Building Restriction lines shown on individual site plans for lots.
- 3 Materials. Trex® or equivalent composite material may be used for horizontal surfaces (deck floor and stair risers). Vinyl may be used for deck railing components where the color and design are appropriate.
- 4 Railing Detail. Deck railings may include decorative elements (i.e. sunbursts, starbursts, Chippendale) so long as the total design scheme is appropriate. All material to be used should be either white vinyl or aluminum.
- 5 Accessory Structural Elements. In order to enhance the deck as an extension of a home's living space, decks may be designed to include such features as gazebos, bench* seats, built-in planter boxes, elevated shade trellises, and plant hangers. Privacy screens on a deck are discouraged but may be considered when used to screen a hot tub or an undesirable view. Generally, privacy screens will not be permitted in the case of elevated decks but will be considered on a case-by-case basis for ground-level decks. When permitted, privacy screens must not exceed three (3) feet in height above the level of the deck railing, or a total height of six (6) feet above the level of the deck floor. Privacy screens must be a lattice or other open design; solid privacy screens are prohibited.
- 6 Undercroft Screening. Decks which are less than four (4) feet above the grade must be visually screened (restricted view) with lattice or landscape materials. Lattice must comply with the color guidelines below. Lattice may be vinyl where the vinyl material is used for the deck railing components. In such case, the vinyl must match the trim color of the home.

NOTE: Decks that have a height greater than four (4) feet shall not be permitted to enclose the area beneath the deck with visual screening (storage) of any sort except for landscape materials. If landscape materials are to be installed in conjunction with a deck, the application must identify the items to be installed and their locations in relation to the deck. Land landscaping materials must be approved by the Board of Directors prior to installation.

- 7 Undercroft Storage. Storage sheds which conform to the Design Guidelines may be constructed below the floor of an elevated deck and must directly abut the exterior wall of the home.
- 8 Color. All vertical elements above the deck, which include but are not limited to, all support posts and beams above the deck, all rail posts, pickets, also fascia, rail caps, stair risers, arbors, trellises and gazebos must be stained to match the trim color of the house exterior. (Separate Gazebos are addressed on Page 14.)
- 9 Deck Flooring. All wood deck flooring must be sealed with either a clear preservative or stained with cedar natural tone color. Trex® or a comparable composite material may be used for deck flooring, rail caps, and stair treads. Approved Trex® colors are Winchester Gray, Natural (tail) Saddle (brown), or Madera (burgundy/red) or brands type similar colors.

DOG HOUSES AND DOG RUNS. (***)Require Approval(***)

- 1 Dog Runs are prohibited.
- 2 Dog Houses are prohibited for Single-Family Attached Homes (Townhomes).
- 3 Dog Houses, while discouraged will be considered on a case-by-case basis.
 - a. Dog houses may not exceed sixteen (16) square feet of floor space.
 - b. Dog houses may not exceed four (4) feet in height at the highest point.
 - c. The exterior materials must be compatible with the applicant's house in terms of type and color.
 - d. Dog houses must be located in the rear yards and should be located in such a manner as to be visually unobtrusive to neighboring properties.
 - e. The use of landscape screening is encouraged and may be required.

DRIVEWAYS. (***)Require Approval(***) Extensions, modifications, or additions to driveways will be considered only if there is no adverse aesthetic or damaging impact on adjoining lots. Driveway modifications must be constructed of the same material as found in the existing driveway. Driveway extensions must be of a size and scale which will complement the property. Extended driveways may not be used for parking inoperable, commercial, recreational, or unused vehicles. Driveway aprons which are a continuation of the sidewalk are considered common area and are not to be obstructed from pedestrian traffic.

EXTERIOR DECORATIVE OBJECTS. (***)Require Approval(***) Exterior Decorative Objects will be evaluated in terms of their general appropriateness, size, location, compatibility with architectural and environmental design qualities, and visual impact on the neighborhood and the surrounding areas.

1. Front Yard. Appropriate Exterior Decorative Objects that measure less than thirty-six (36) inches in height AND eighteen (18) inches in width or depth, and are made of natural or natural appearing materials are allowed to be displayed. Request for larger displays may be submitted to the ARC Committee for review and will not require a \$25 application fee. Limit two (2) objects in the front yard including flower bed(s). One (1) shepherd hook with hanging basket of flowers is acceptable. Bird feeders or houses are not acceptable.

2. Front Porch. Appropriate outdoor furniture and planters are allowed.

Planters placed immediately adjacent to the garage or porch are allowed to be displayed, All Planters regardless of location shall be subject to item iii listed below.

- i. Limit four (4) planters for Single Family Detached Homes.
- ii. Limit two (2) planters for Single family Attached Homes (Townhomes).
- iii. Planters must be of a terra cotta material or similar masonry product, no plastic allowed.

3. Rear Yard. Approval will be required for ALL Exterior Decorative Objects exceeding

- a. Twelve (12) inches in height AND
 - b. Eighteen (18) inches in width or depth,
 - c. Whether natural or man-made, which were not part of the original construction design, either as a standard or optional feature,
 - d. Appropriate outdoor furniture and planters are allowed
4. Decorative Flags, Decorative Flags may be displayed and do not require approval if the flagpole complies with the flag pole section of this very Design Guidelines Document (page 14).
 5. Garden Flags. Garden Flags (limit 2) not exceeding 14 x 18 inches in size are allowed to be displayed.

EXTERIOR LIGHTING. (***)Require Approval(***) Lighting which is part of the original structure may not be altered without prior approval of the Board of Directors. Proposed replacement or additional fixtures must be compatible in style and scale with the applicant's house. Post light maintenance is the responsibility of the homeowner.

Exterior Lighting including motion sensors, flood lights, and entrance lights shall be directed downward and not outside the applicant's property. The light source control box should not be visible outside the applicant's property. Proposed additional lighting shall not be approved if it will result in an adverse visual impact to adjoining neighbors' property due to location, wattage, or other features.

Applications for replacement or additional exterior lighting should include the wattage, height of the fixture above the ground, location on the property (shown on a plat map for the lot), and a description of the fixture(s) and/or a photograph or cut sheet from a catalog.

Landscape Lighting, Low-voltage and decorative lighting are allowed:

- I Low voltage fighting fixtures may be used for low level path lighting, up-lighting, down-lighting and landscaping architectural accent lighting.

- 2 Low voltage fixtures shall be located and aimed carefully so as not to constitute a nuisance or hazard to any homeowner or neighboring resident.
- 3 Low voltage lighting shall not exceed thirty inches in height.
- 4 Colored lights are not welcomed.

EXTERIOR HOLIDAY LIGHTS OR DECORATIONS. Exterior Holiday Lights or decorations are pre-approved for national and religious holidays. Other seasonal or holiday displays require local management approval. All holiday lights and decorations should be tasteful in design and support community standards. The exterior lights and related displays must be turned off each day by midnight. Any exterior lights and decorations should be erected on the front portion of the property and not perforate or damage the exterior of the house. The exterior lights or decorations must not reasonably disturb the peaceful enjoyment of the adjacent homeowners by illuminating nearby property and bedrooms or by creating a noise nuisance. Any lights or decorations for the holidays should be displayed and removed within a reasonable time period, generally 30 days prior to and 15 days post the holiday. Colored lights to honor health care workers, firefighters and police are allowed at the appropriate time.

EXTERIOR PAINTING. (** *Require Approval***)

- I An application is not required in order to repaint or re-stain an object to match the original color.
- 2 All exterior color changes must be approved. This requirement applies to siding, doors, shutters, trim, roofing, and other appurtenant structures. Approved house colors are available at the management office.

FENCES. (** *Require Approval***) Guidelines for the construction and approval of fences are provided below.

- I Chain-Link and Barbed-Wire Fences. Chain-link and barbed-wire fences will not be approved under any circumstances.

- 2 Fence Locations. Where permitted, fences should be placed on the lot lines and must not extend forward of the rear plane of the home.

Fence applications for corner lots will be evaluated to determine any adverse effects on adjoining lots.

- 3 Fences for Single-Family Detached Homes. Except where otherwise specified below, fences for single-family, detached homes must be:
 - a. "Open" style
 - b. maximum height of forty-eight (48) inches for wood and vinyl fences
 - c. maximum height sixty (60) inches for black aluminum fences.
 - d. Appendices IIA-II-C illustrates sample fence styles which are approvable.

Note: Fences must be:

- a. Pressure-treated wood (#2 southern, yellow pine or better)
- b. Cedar .
- c. White vinyl
- d. Black aluminum. Wood fences may be:
 - a. Painted or stained white
 - b. Sealed in a natural color
 - c. Left to age naturally

To secure the rear yard for pets and small children, black or dark green vinyl coated wire mesh (10 to 16 gauges) may be attached to the interior side of the fence.

All fences must be maintained to the highest standard in accordance with the Association's Property Maintenance Standards.

- 4 Fences for Single-Family Attached Homes (Townhomes). Lot line fences for attached homes cannot exceed a maximum of six (6) feet in height and cannot extend forward of the rear plane of the home. The only approved style for attached homes (Townhome) fences will be solid white vinyl fencing

consisting of five (5) feet of solid fence and one (1) foot of lattice at the cap. or solid white vinyl for a total six (6) feet high requirement. Examples of pre-approved fences are located in the Appendix. Fences on Townhome lots are subject to additional restrictions as detailed in the Appendix.

- 5 Fences for Lots that Abut the Golf Course. Fences are not permitted for lots with yards which abut the golf course, with the exception of such lots with an in-ground swimming pool. In such case, a fence to enclose the pool is required by the County and local code. The fence must then conform to the standard fence detail described above and must be black aluminum and located no closer than fifteen (15) feet from the rear of the property line.

Note: Fences may also be permitted for lots adjacent to the golf course without an in-ground swimming pool, where such lots are buffered from the golf course by trees or other vegetation, which affords a restricted view of the course. The Board of Directors reserves the right to review these applications on a case-by-case basis to determine the visual impact on the golf course.

- 6 Rear Lot Lines which Abut the Major Roadways. The installation of rear yard fences in cases where the rear lot line is immediately adjacent to a major roadway can present an aesthetic problem or may violate site distance easement requirements of the County. In such cases the Board of Directors may prohibit the installation of a fence or alternatively require that the fence be set back from the lot line and screened with appropriate landscape materials.

7. Fences for Single Family Detached Homes With Optional Third Car Garage that Extends Beyond the Side Plane of the Home. Lot line fences for detached homes that have the optional third car garage that extends beyond the home's side plane cannot extend forward of the rear plane of the garage on the side of the home

with the garage. Lot line fences on the side of the home opposite the garage must not extend forward of the rear plane of the home. The fence should be placed on the lot lines for that portion of the fence behind the rear plane of the home. The fence between the rear plane of the home and rear plane of the garage shall not extend outward beyond the side plane of the garage.

8. Ingress/Egress Easements. Fences may not be installed on ingress/egress easement areas, which are shown on a site plan or plat map.

Approved as edited above by the Plantation Lakes HOA Board of Directors:

FIREWOOD. Firewood stored on a lot shall be kept neatly stacked. Screening may be required in certain cases.

- I Firewood should be stacked in a pile that does not exceed eight (8) feet in length, four (4) feet in width, and four (4) feet in height for both aesthetic and safety considerations.
- 2 Covers for firewood must be a muted brown or tan color; no brightly colored tarps will be permitted.
- 3 Other than a limited quantity of firewood intended for immediate use, firewood may not be stacked on a patio or deck.
- 4 No firewood may be stacked on a community open space.
- 5 The stack shall not breach the side planes of the home. The stack should be located within 1 - 3 ft. of the home, and in such a manner as to avoid adverse visual impacts for adjoining properties.

FLAGPOLES. One (1) Flagpole staff, which does not exceed six (6) feet in length and is attached at an incline to the wall or pillar of the dwelling unit is permitted and does not require approval by the Board of Directors. The Board on a case by case basis will handle requests for individual flagpoles that do not conform to these Design Guidelines. Requests for individual flag poles which do not conform to these Design Guidelines will be handled by the Board on a case-by-case basis. Flagpoles for small (less than 14" x 18") decorative/garden type flags shall not exceed forty-eight (48) inches in height.

For Flag information refer to Exterior Decorative Objects items 4 & 5.

Flags or signs that express social opinion or statements are not permitted.

Please contact the HOA Office if you have questions.

GAZEBOS & PERGOLAS. (***) Require Approval (***) Gazebos or pergolas may be constructed as an accessory structure of a deck or as a free standing structure on a lot for single-family, detached homes. They are not permitted for townhomes at any time.

- 1 Size and Scale. The size must be compatible with the size of the home and lot and, if constructed as an accessory element of a deck, with the scale of the deck.
- 2 Location. Free-standing gazebos which are not integral to a deck must be located in the rear yard behind the home.

Note: Lots that abut the Golf course or Pond shall locate the Gazebo to the rear of the residence and in such a manner as to avoid adverse visual impacts for adjoining properties.

- 3 Materials and Color. If constructed as an accessory structural element of a deck, the materials and color must be identical to the vertical elements of the deck (refer to the Design Guidelines for decks, page 8). The roof material must match that of the home or be constructed of shake shingle. If built as an independent structure sited in the rear yard, a gazebo may either be constructed of a cedar or pressure treated lumber (#2 southern yellow pine or better) or with finish materials that match the exterior of the home. The roof material must be identical to that used on the home or be shake shingle. In order to minimize the visual impact of a freestanding gazebo, the Board of Directors may require the application of landscape materials.

GREENHOUSES. (***)Require Approval(***) A greenhouse will be treated as a major alteration to a dwelling unit and subject to the same level of review. Only greenhouses which are attached to the dwelling unit are permitted. Greenhouses must meet the following additional criteria to be approved:

- I The scale and design must be architecturally compatible with the home and surrounding homes and must be a glass enclosure.
- 2 There shall be no adverse visual impacts for adjoining properties. The installation of landscape materials to provide a visual screen is encouraged and may be required as a condition of approval.

GRILLS FIREPLACES/PITS. (***)Require Approval(***) The construction of permanent grills is discouraged but may be considered on a case-by-case basis. Grills must be located in the rear yard, must be of a size and scale compatible with the home and lot, and must be sited so as to minimize any adverse visual impacts on adjoining lots and to preclude visibility from the street. All wood burning outdoor grills, fireplaces, and pits must be equipped with fire screens to prevent the discharge of embers or ashes. Fire pits are not allowed on decks and should be installed in backyard area 10 feet away from rear of house or any other structure.

GUTTERS/DOWNTSPOUTS/DRAIN LINES. (***)Require Approval(***) All gutters, downspouts, and drain lines must conform in color and design to those installed originally. No approval is necessary to replace existing gutters/downspouts with vinyl or aluminum gutters/downspouts of the same color. Any addition of new gutters, downspouts and drain lines or a change in location of an original gutter, downspout, or drain line requires approval. Gutters and downspouts must be located in such a manner as not to adversely affect drainage onto neighboring properties. Tubing used for additional drainage purposes should be buried and directed away from the adjacent properties. Splash blocks should be black, or green plastic or unpainted concrete.

I No discharge of storm water may be closer than three (3) feet of any neighboring property.

- 2 Drain line extensions may not discharge water directly perpendicular (toward) to a neighboring property or an existing drainage flow line. Drain line alignments shall be set so that discharge water flows in the same basic direction as existing flow lines on the lot.
- 3 Roof drain downspouts, sump pump ejector lines, or any other surface runoff or groundwater may never be connected directly or indirectly to any public sanitary sewer system.

HANDRAILS. (***)Requires Approval(***) Handrails may be black aluminum or white vinyl standard rail and will be approved on a case by case basis. A round handrail may be installed with a standard rail but not alone. The \$25 fee is waived for this application.

HOT TUBS. (***)Require Approval(***) Exterior hot tubs must be located on the ground level of the rear yard adjacent to the dwelling unit. The incorporation of hot tubs as a design feature of a deck or patio is encouraged. The exterior finish of an elevated hot tub or spa should blend with the exterior finish of the home, deck, or patio to which attached or most closely related. Hot tubs or spas which are recessed into decks are preferred over those which are free standing. If free standing, a hot tub or spa must be screened with landscaping materials in order to minimize its visibility. Hot tubs must be secured with rigid covers when not in use. Hot tubs or spas which are incorporated into a deck may be screened with lattice or other open-style design in accordance with the Design Guidelines for decks

LANDSCAPING. (***)Require Approval(***) Landscaping materials may not be installed on ingress/egress easements shown on a site plan or plat map. In general, landscaping is broken down into five (5) distinct sections:

- 1 Approval Not Required
- 2 Approval Required
- 3 Lots Abutting the Golf Course or Pond
- 4 Single-Family Attached Homes (Townhomes)
- 5 Landscape Lighting.

These sections can and do overlap. Please seek out advisement from the Community Manager or designee prior to purchasing any items as some items may be allowed by one regulation and yet disallowed by another section.

Grass Strip – The homeowner is responsible for maintaining the grass strip between the sidewalk and the curb including replacing dead trees, with approval by the HOA.

Mowing – All lawns are to be maintained at no more than six (6) inches. If a lawn is not maintained, a warning will be given to the homeowner and if not complaint, the “Uniform Policy for Covenant Enforcement” will be followed by Management.

Approval Not Required:

- 1 Planting of annuals or perennials in existing beds.
- 2 Installation of new beds less than four (4) feet wide around the perimeter of the house foundation (and deck, patio, or fence if present) and perimeter of the rear of the lot, provided that plants installed have a mature height of less than eight (8) feet.
- 3 Installation of new beds less than three (3) feet wide adjacent to walks from the driveway to the front of the home, provided that plants have a mature height of less than three (3) feet.
- 4 Installation of new beds less than two (2) feet wide around a mailbox post, and around transformer/utility boxes, provided that plants have a mature height of less than three (3) feet.
- 5 Installation of edging around existing or approved beds, provided that it is installed to be below the height of the top of the lawn.
- 6 The installation of individual deciduous trees or shrubs on the lot, provided that such plantings at maturity are in scale with the home and lot and do not interrupt designed drainage patterns and swales.
- 7 Townhome owners may remove grass in the front yard in order to replace it with a bed of pebbles or small stones.

Approval Required:

- 1 Removal of grass and replacement with mulch or landscape ground cover, except in the case of pre-approved locations above. This will be considered for limited areas; for example, on steep slopes.

- 2 Any installation of landscape timbers or dividers. Timbers or dividers should not define the individual front yards or walkways and cannot be used on property lines. Landscape timbers are prohibited in front-yard locations. Timbers may be used in rear yards to line flower beds. Timber must be natural in color, not stained.
- 3 Stone or masonry landscape walls. Walls intended as a landscape feature should not exceed two (2) feet in height. Walls intended as "sitting" walls located upon on patios or around fire pits should not exceed two (2) feet in height. The use of natural stone is preferred. However, brick or cultured stone may be approved if consistent with design characteristics of the home and adjoining properties.
- 4 Any modifications that require construction (including retaining walls or garden structures, such as trellises, gazebos, etc.) or result in a grade change.
- 5 Approval is required for any shrubs or trees which are intended to form a hedge or natural screen that will be more than three (3) feet in height. Landscape screens or barriers may be approvable in order to define private space or block undesirable views. However, the Board will consider any adverse impacts on adjoining lots, including the disruption of sight lines for the adjoining properties and interruption of the designed drainage patterns. Landscape screens or barriers are not permitted on front-yard lot lines.
- 6 Any proposed improvement which is of such a scale or type as to be potentially inconsistent with the scale and design features of the home, adjacent homes, and the surrounding area.
- 7 The installation of individual non-deciduous type trees for rear yards that abut the golf course or the ponds require approval.

Lots Abutting the Golf Course or Pond:

Special conditions apply to lots which directly abut the golf course, and the pond. The restrictions listed below apply to such rear yards:

- 1 No shrubs may be planted within fifteen (15) feet of a golf-course property line.

- 2 No trees may be planted within eight (8) feet of a golf-course property line.
- 3 All deciduous trees must be limbed up, a minimum of six (6) feet above the ground level.

Single-Family Attached Homes (Townhomes):

Special conditions apply to Townhome lots. The restrictions listed below apply to all such lots.

- I Landscaping on end-unit Townhomes may be permitted as long as the side lot line is clearly identified in the application and the final improvement.
- 2 Landscaping on all Townhomes shall be permitted as long as the rear lot line is clearly identified in the application and the final improvement.
- 3 Townhouse owners may remove grass in order to replace it with a bed of pebbles or small stones.

Landscape Lighting,

Low-voltage and decorative lighting are allowed as per the following conditions:

- I Low voltage lighting fixtures may be used for low level path lighting, up-lighting, down-lighting and landscaping architectural accent lighting.
- 2 Low voltage fixtures shall be located and aimed carefully so as not to constitute a nuisance or hazard to any homeowner or neighboring resident.
- 3 Low voltage Lighting shall not exceed thirty inches in height.
- 4 Colored lights are not welcomed.

PATIOS. (***)Require Approval(***) Patios must be located in rear yards. Patios should be installed flush with the ground. The use of brick, flagstone, slate, or decorative pavers is encouraged. Any adverse drainage requirements which might result from the construction of a patio should be considered and remedied. The use of a partially porous patio surface or the installation of a mulch bed adjacent to the patio is a technique to minimize drainage concerns. Patios which are featured as a design component of a deck shall be a separate application and be subject to the Patio Design Guideline(s).

RECREATION AND PLAY EQUIPMENT. (***)Require Approval(***)

Permanent or semi-permanent play equipment which constitutes a structure such as swing sets, playhouses, sandboxes, etc., are subject to the guidelines below.

- I Location. All play equipment (with the exception of basketball hoops) must be located in the rear yard,
- 2 Size and Scale. The size of any play equipment should be compatible with the size of the lot.
- 3 Screening. Play equipment should be sited so as to have minimum visual and noise impacts on adjoining lots. The Board may require landscape screening to minimize any adverse impacts. Siting of individual homes and size of rear yards may make screening impractical. Individual cases of screening requirements for Recreation and Play Equipment will be handled by the Board on a case-by-case basis.
- 4 Material and Colors. The use of wooden play equipment is encouraged. Metal play equipment, exclusive of the wearing surfaces, free-standing basketball backboards and their poles, should be painted dark earth tones to blend with the natural surroundings or, if located adjacent to a home, painted to match the background or screening structure. The use of bright colors on play equipment should be minimized. However, most play structures available for purchase have bright colored plastic and/or fabric elements and will generally be acceptable if the basic structure itself is wood or metal which can be painted in accordance with this Guideline. Applications for such play equipment should include a color photograph or catalog cut sheet, the physical dimensions of the equipment, and proposed location on the lot.

- 5 Basketball Equipment. All basketball backboards require an application and will be considered on a case-by-case basis. Additional requirements to these Design Guidelines may be required by the Board for individual applications as needed. The Board may require a written statement from adjoining neighbors that they have no objection to the application.

Permanent basketball backboards may not be attached to the home or garage. Basketball backboards may be erected on permanent poles in the driveways of single-family, detached homes and should be sited such that they are a minimum of fifteen (15) feet from the street and located so that basketballs will not fall into the yards of adjoining homes. Only one goal is allowed per home. The support post shall be black in color or painted a dark earth tone to blend with the surroundings. All parts of the goal shall be maintained in good order at all times. The configuration of the driveway, distance from the street, and proximity of adjoining lots will be factors in evaluating an application.

Portable basketball equipment will be evaluated on a case-by-case basis. Only one goal is allowed per home. The support post shall be black in color or painted a dark earth tone to blend with the surroundings. All parts of the goal shall be maintained in good order at all times. Additional ballast material (e.g., sandbags) shall be maintained in good order and shall be stored out of view of the street when not in use. The basketball goal shall be placed in a side yard, rear yard, or driveway of the applicant's property; none allowed on common property. The hoop shall not be placed on the road right of way, on the street, or so that play takes place in the street or on the sidewalks. The backboard must be positioned so that missed shots will land in the basket board owner's lot and not the neighbors.

A portable basket boards shall not be laid down unless it is stored out of view from the street and as close to the home as possible. Lots that are fronted by two or more streets, "Corner Lots" or lots whose rear yard faces other homes shall make all efforts to stow basketball goals out of view of the street or from other homes as much as practical. The Board of Directors will make the final determination as to the appropriate storage considerations.

Due to noise and space issues, a basketball goal is only allowed with unattached houses. Basketball goals located on individual property within a Townhome cluster is prohibited.

Hours of play are restricted to no earlier than 9 a.m. and no later than 9 p.m. Portable Basketball Goals found to be out-of-compliance and/or considered to be an obstruction are subject to removal.

ROOM ADDITIONS/GARAGES. (***)Require Approval(***) The design of room additions or garages should be the same or compatible in design, scale, materials, and color with the applicant's house and adjacent houses. Roof pitches must match or be compatible with the roof slope on the applicant's existing house. Roof materials must match that of the existing house; siding must match existing siding in color, material, size, and style. Windows and doors must match those used in the applicant's house and should be located in a manner which relates well to the location of exterior openings in the existing house.

If changes in grade or other conditions which will affect drainage are anticipated, they must be indicated. Generally, the application will be denied if adjoining properties are adversely affected by changes in drainage.

SCREENED PORCHES. (***)Require Approval(***) Screened porches are acceptable for the rear of the home only. No screened porches are allowed on the front of the home or on garages. No temporary screen is allowed over or in front of a garage door. Backyard screened porches must be compatible with the home in terms of finish materials and color for all exterior surfaces other than screens. The roof pitch should be the same as that for the home, and the roof material and color must be identical to the roof of the home. Shed style roofs are prohibited for screened porches. The size and scale of the screened porch must be compatible with the size of the home.

SECURITY BARS. In general, the use of security bars or grates on windows and doors will be prohibited. Exceptions may be made where the security apparatus will not be visible from the street and from adjoining properties.

Homeowners concerned about the security of their residence are advised to consider alternatives, including alarms and sophisticated lock systems,

SIGNS. No signs, other than real estate signs, security signs, and political signs described below shall be allowed on **real** property. In no case shall any artificial lighting be used in conjunction with the signs.

- I Real Estate Signs. One (1) real estate sign offering a property for sale or rent, not to exceed four (4) square feet in area, may be displayed on the lot. Signs may only be placed in the front yard and must be removed within one (1) week following the sale or rental of the home. Open House signs posted at each entrance to Plantation Lakes are permitted from Friday to Sunday on the weekend of the event.
- 2 Security Signs. Signs provided by the contracted security company, not to exceed sixty four (64) square inches each, will be permitted on the property associated with the unit. Two (2) signs will be allowed; one (1) in the front adjacent to the main entrance and one (1) at the rear entrance. Security labels (limit five [5]) may be placed on entrance doors and/or windows of the unit.
- 3 Political Signs. May be posted on the property of a unit to identify candidates and/or ballot questions . associated with an upcoming election. Two (2) signs per property will be allowed and may not exceed 18 inches high by 24 inches wide. The signs may be placed no earlier than thirty (30) days prior to the election and must be removed within thirty (30) hours after the election.

Note: No signs are permitted on common areas other than to announce the location for a political meeting. These signs will be allowed for a maximum of four (4) hours and must meet the size requirements identified above.

- 4 Community Event Signs are permitted to be posted at each entrance of Plantation Lakes 5 days before the event and must be removed immediately following the conclusion of the event.

SKYLIGHTS. (***)Require Approval(***) Skylights should be located such that they are not visible from the front of the dwelling unit or a street. Skylights are not permitted on the front side of the roof ridge line. Skylights which are constructed flush with the roof line are preferred. Bubble or elevated skylights are prohibited.

STORAGE SHEDS. (**Require Approval**). An inappropriately located or poorly designed storage shed can visually detract from an otherwise pleasing and architecturally harmonious residential environment. In general, a shed must be of a size which is appropriate for the size of the home and lot, as well as surrounding dwellings, and should be compatible with the architectural qualities of the home and adjacent homes. The Board will consider requests for the installation of a storage shed based upon the following factors respective to the type of home making application. The use of prefabricated metal sheds is prohibited.

Single-Family Detached Homes

- 1 Materials. Sheds fabricated from metal, plastic, or vinyl are prohibited. Prefabricated wood sheds are permitted if the design is compatible with the home.
- 2 Design. The architectural design of a shed should be compatible with the design of the home.
- 3 Finish Materials. The use of finish materials which are identical to those for the home is encouraged; however, wood sheds with an appropriate design and color are acceptable.
- 4 Color. The color scheme should match or be compatible with the home. Wood sheds should be painted or stained to match or complement the color of the home siding or trim.
- 5 Size. In general, sheds should not exceed eight (8) feet in height and have a maximum floor area of forty-eight (48) square feet. Larger sheds will be considered based upon the size of the lot and the visual impact from a street or adjoining properties.
- 6 Location. Sheds must be placed in the rear yard. Sheds for single-family, detached homes must be located a minimum of eight (8) feet away from any property line. The minimum distance between buildings on the same lot shall be 10 feet (shed must be a minimum of 10 feet away from the home).

- 7 Anchors. Shed must be fully and securely anchored.
- 8 Visual Impact. Lots that abut the Golf Course or Pond shall have the Shed located to the rear of the residence and in such a manner as to avoid adverse visual impacts for adjoining properties.

Single-Family Attached Homes (Townhome Units)

- I Location. Storage sheds for Townhome lots must be located against the fence, privacy panel, or home. Storage sheds are not permitted forward of the rear foundation.
- 2 Size. Sheds for Townhome lots shall not exceed the height of the fencing, and have a maximum floor area of thirty-six (36) square feet.
- 3 Material. The structure shall be constructed of materials that will maintain the aesthetic continuity of the community. Sheds for Townhome lots shall be constructed of wood or resin (such as Rubbermaid O). Other non-metal materials such as vinyl will be considered on a case-by-case basis. Metal or aluminum is prohibited.
- 4 Color. The color scheme should match or be compatible with the home. Wood sheds should be painted or stained to match or complement the color of the home siding or trim.
- 5 Visual Impact. The Board may impose as a condition for approval of a storage shed that the homeowner install and maintain appropriate shrubbery or fencing of sufficient height to minimize its visibility from surrounding property.
- 6 Fence Requirement. The installation of a fence is required prior to the installation of a storage shed/unit.

STORM/SCREEN DOORS. Only full-view storm doors, defined as doors where the glass covers at least eighty (80) percent of the door surface, are permitted. Provided that this criterion is met, there is latitude for a number of door styles. Approved door styles are illustrated in Appendix 11. Doors with other decorative treatments, such as grills, are not permitted. Doors must be white or painted the same color as the unit entry door. Installation of pre-approved doors which conform to the door styles in Appendix II does not require application and approval. The proposed installation of a door which is not pre-approved requires an application.

SWIMMING POOLS. (** *Require Approval* **) Only in-ground swimming pools are permitted. Pools must be located in the rear of the lot. The size of the pool, appurtenant deck and any ancillary structures must be appropriate for the size of the lot. Pool fences are restricted to a maximum of four feet in height and must conform to the fence guidelines for the community. Higher fences or fences of a different style will only be approved if required by State or County code. Landscaping materials may be installed to screen a pool and provide privacy. All applications for pools will be considered on a case by case basis and will consider visual and potential noise impacts for adjoining lots.

TRASH TOTES ENCLOSURE. (***)Requires Approval(***)Trash and Recycling Totes (wheeled containers) may be stored in the yard directly alongside the home. However the Totes (wheeled containers) shall be screened from view for all adjoining and adjacent lots as well as from the street view.

- 1 Single-Family Detached Homes may use a side yard to site an enclosure that screens the view.
- 2 Single-Family Attached Home (Townhome Unit) may use the rear yard to site an enclosure that screens the view. Trash enclosure may be installed on the side yard of an end townhome, and in the rear of an inside unit.
- 3 Pre-Approved examples of enclosures are located in the Appendix.

TREE REMOVAL. (***)Require Approval(***) No live trees with a diameter in excess of four (4) inches, measured twelve (12) inches above ground, nor flowering trees in excess of two (2) inches similarly measured, no live vegetation on slopes of

more than twenty (20) percent gradient or marked "no cut area," "landscape preservation area," "tree preservation area," "conservation area," or "wetland" on approved plans may be removed without the prior approval of the Board. However, a lot owner may remove dead trees and certain objectionable plants including poison ivy, poison oak, poison sumac, kudzu, or other severely invasive plants. Protected wetland areas on a lot may not otherwise be disturbed. In no event shall live frees, planted by the Declarant or a Builder to comply with governmental requirements, be cut or relocated without prior written approval from the Board.

VEGETABLE GARDENS, (***)Require Approval(***) Vegetable Gardens may be approved for Single-Family,

Detached Homes. Vegetable gardens must be located in the rear of the home and must not exceed fifty (50) feet in area. No plant which will exceed the height of three (3) feet at maturity may be planted. Vegetable gardens must be maintained in a neat manner, and all plant debris must be removed and the soil turned at the end of the growing season. Permanent or semi-permanent vegetable gardens which encroach on common areas shall not be permitted at any time.

WALKWAYS. (***)Require Approval(***) Approval is required for a change in an existing walkway or the construction of a new walkway. Materials to be used should be compatible with existing materials in the community (e.g., flagstone, brick, or poured concrete). Long stretches of poured concrete should be avoided. Walkways constructed of wood decking will generally not be approved.

WINDOWS. (***)Require Approval(***) New windows such as, for part of a room addition, must match the existing home windows. The size of the window trim and frame must match that of the other windows as closely as possible. All trim details must be duplicated. The color of the window frame and trim must match the existing windows. The windows will be approved as part of the room addition application.

Replacement Windows, approval is not required to replace existing windows provided that replacement windows are identical to the original windows. Application and approval is required for replacement windows which are not identical to the original windows.

Broken or damaged window blinds or shades must be corrected by the homeowner.
There is no requirement for approval.

APPENDIX 1

DESIGN REVIEW APPLICATION

APPENDIX 11

STANDARD FENCE DETAIL

SINGLE FAMILY DETACHED

SINGLE FAMILY ATTACHED
(TOWNHOUSE)

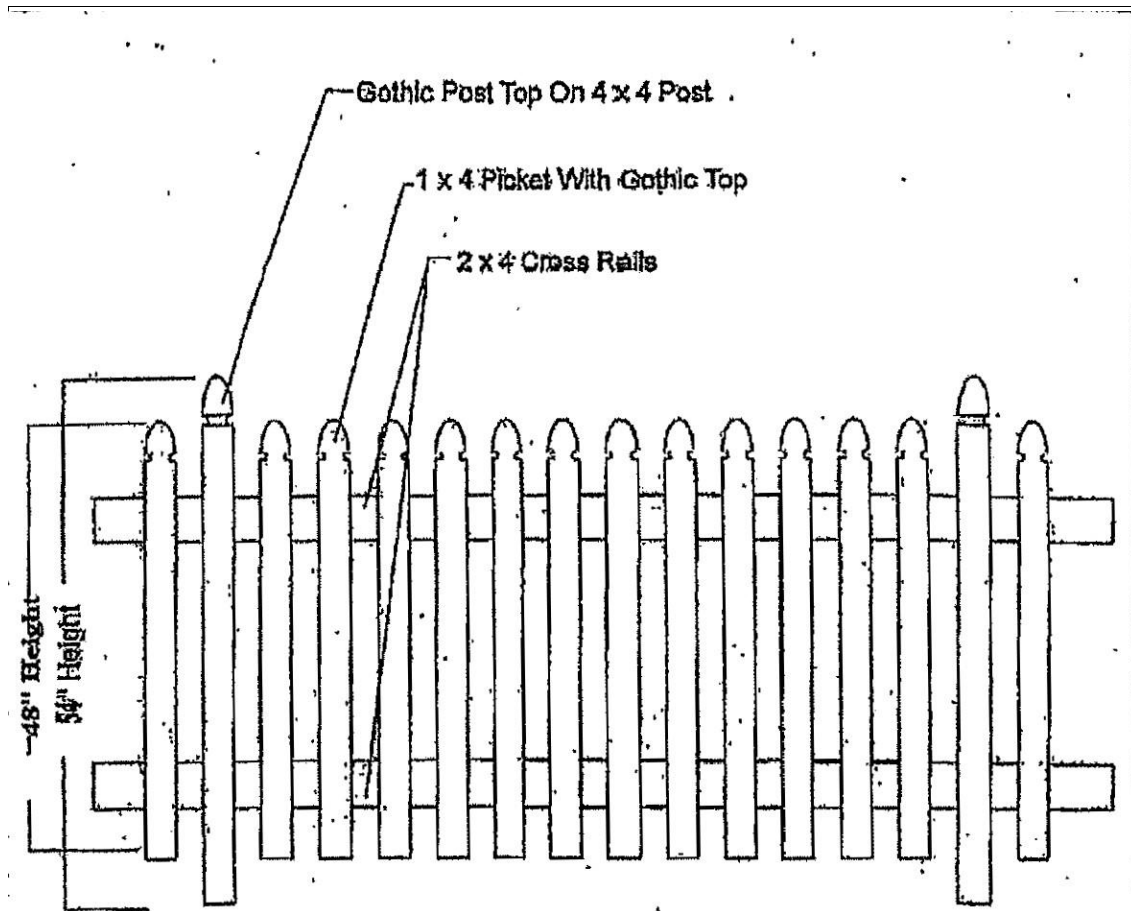
APPENDIX 11-

STANDARD FENCE DETAIL

A

SPACED PICKET FENCE

(SINGLE FAMILY DETACHED HOME USE ONLY)



Fewgø

SQ ced Picket Fence

APPENDIX 11-

STANDARD FENCE DETAIL

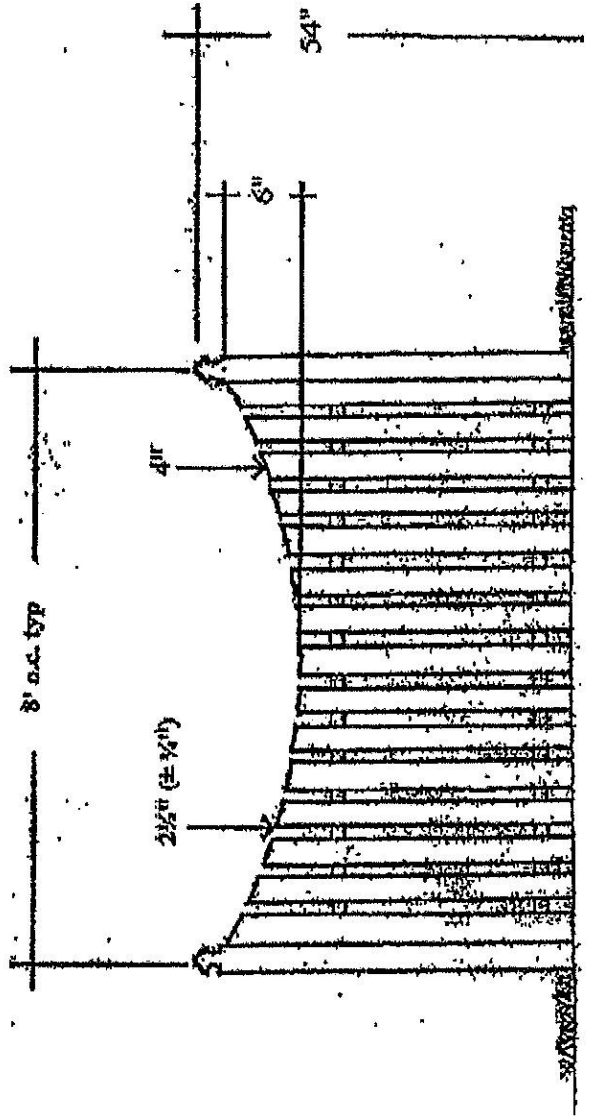
B

SPACED PICKET FENCE WITH MOUNT VERNON
DIP

(SINGLE FAMILY DETACHED HOME USE ONLY)

Mount Vernon Dip Fence Detail

Post Size - 4" x 4"
Picket Size - 1" x 4"
Picket Spacing - 2 1/2" (± 1/4")
#2 Ft Inumber or better



APPENDIX 11-

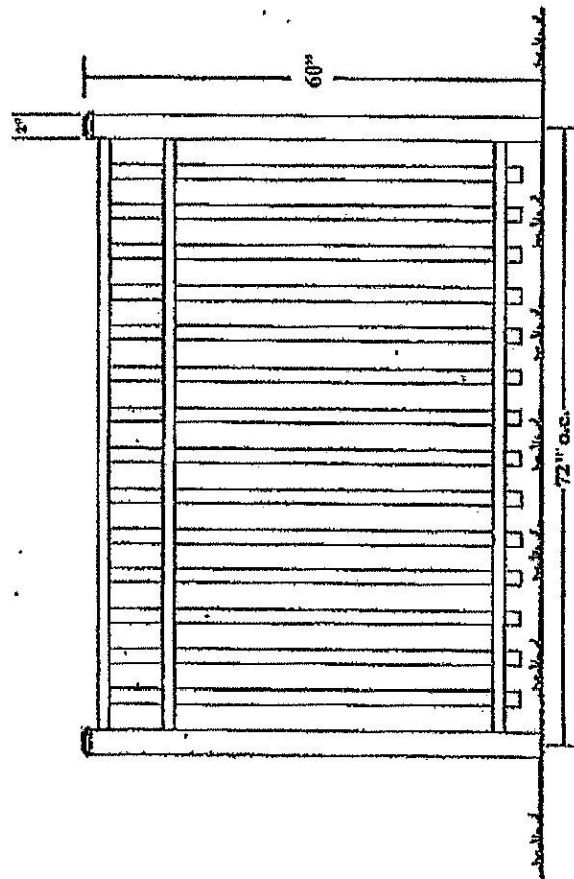
STANDARD FENCE DETAIL

C

ALUMINUM

(SINGLE FAMILY DETACHED HOME USE ONLY) —a—I.

TYPICAL ALUMINUM / IRON FENCE DETAIL
(not to scale)



NOTE: Fence must be EIRch
Min. Weight supported 350 lbs

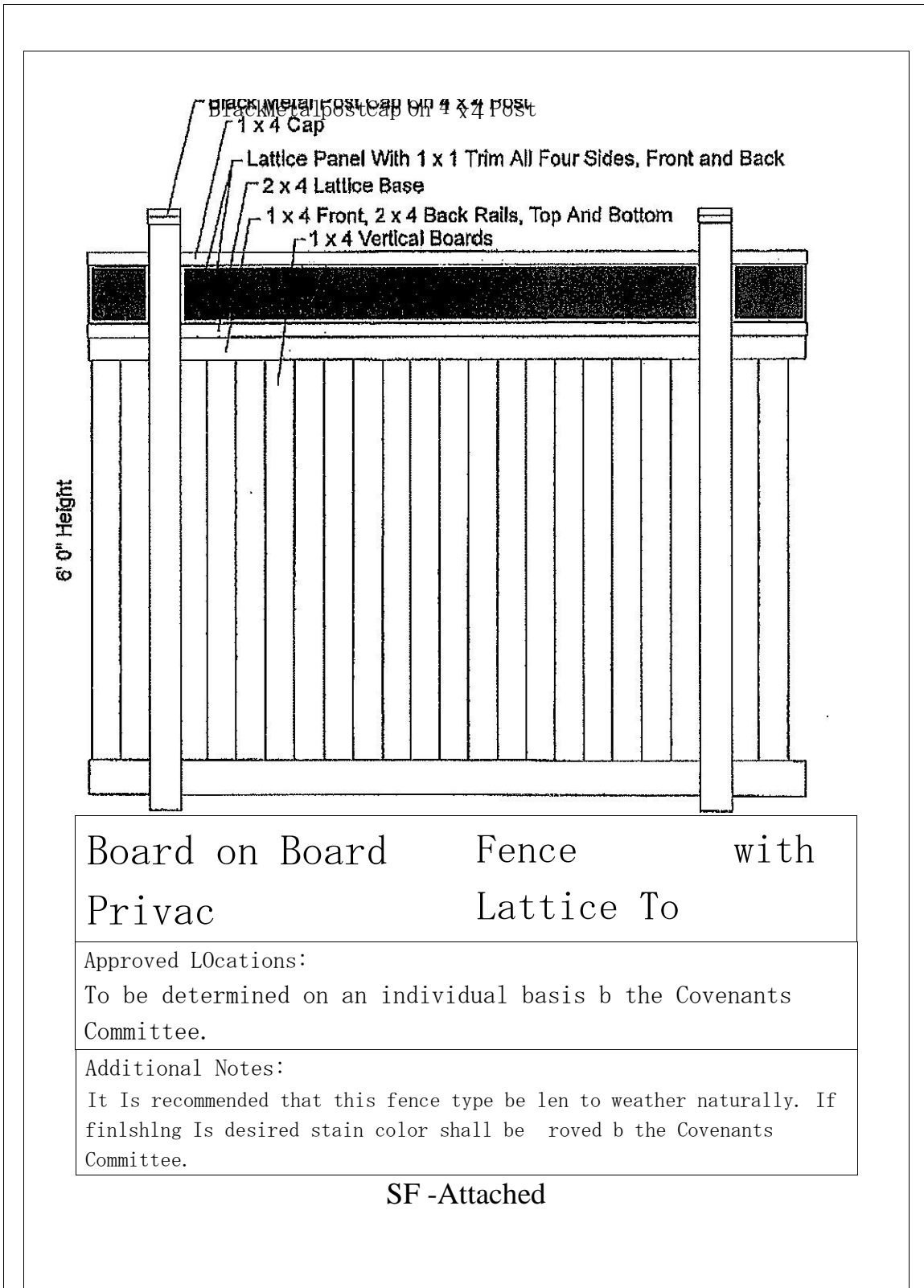
D

WHITE VINYL PRIVACY FENCE

(TOWNHOUSE USE ONLY)

APPENDIX 11-

STANDARD FENCE DETAIL

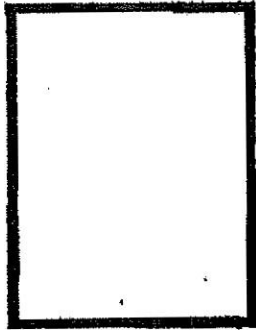


APPENDIX 111

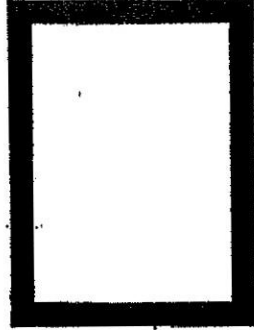
APPROVED STORM DOOR STYLES

STORM DOOR DETAL

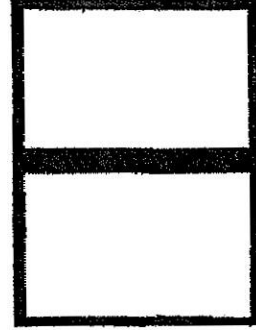
Five acceptable "fill view" style storm door& are illustrated below; Door I iB the preferred style. •Door 2 has a Wide border, Door 3 is a style which can either have removable glass and panels or whicli can have self-storage of glass or a screen in the lower panel, Door 4 has a kick plate and Door 5 has a wide border and Eek plate.



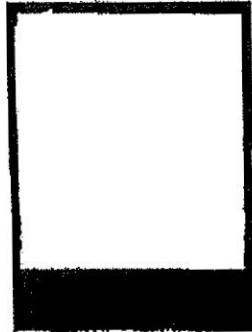
Door I



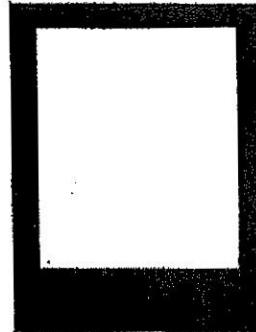
Door2



Door 3



Door 4

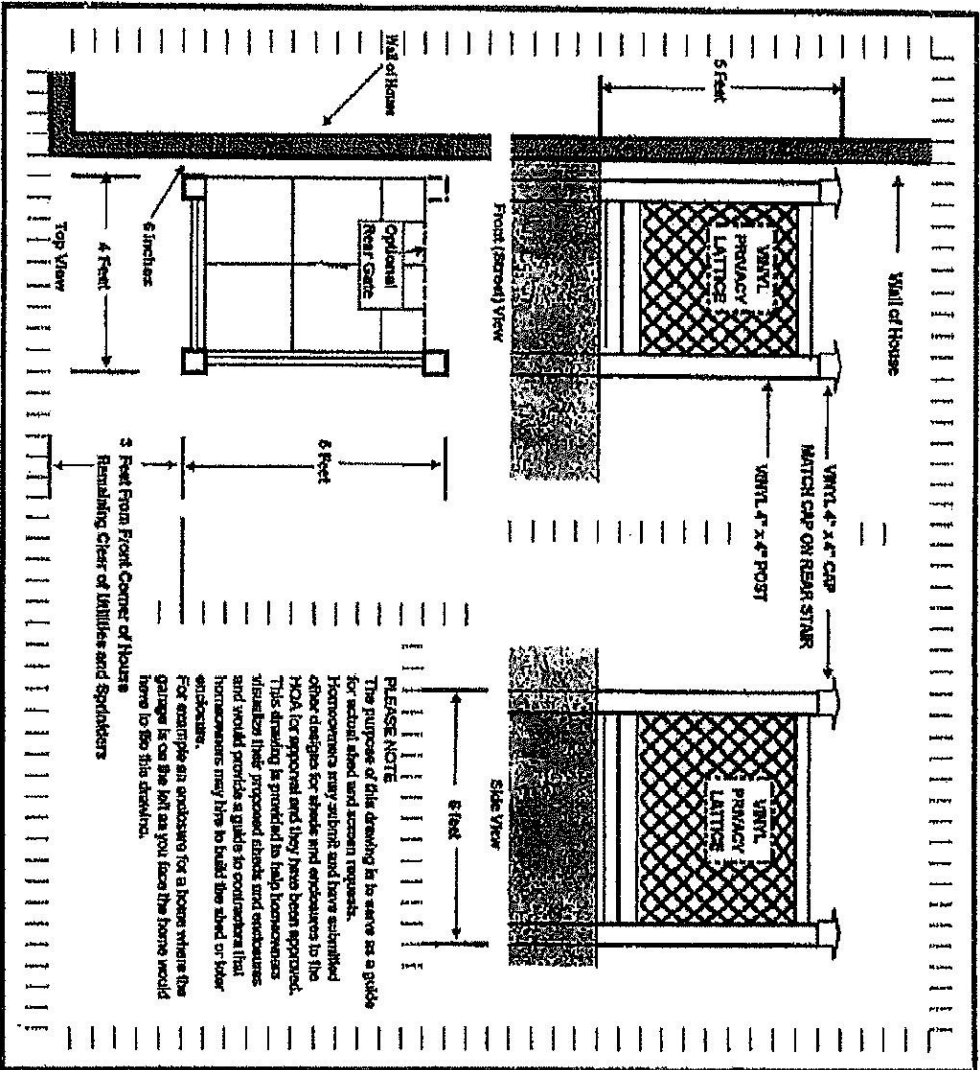


Door 5

APPENDIX IV

APPROVED TRASH ENCLOSURE

Plantation Lakes Typical Garbage Toter Privacy Screen



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