

MOUNTAIN SHADOWS FIRESTONE HOMEOWNERS ASSOCIATION, INC.

Firestone, Colorado

RESIDENTIAL IMPROVEMENTS AND GUIDELINES AND SITE RESTRICTIONS

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(Guidelines subject to change without notice)

These Residential Improvement Guidelines have been prepared by the Mountain Shadows Firestone Homeowners Association, Inc., (“Association”). The Association reserves the right to add to or modify these guidelines at its discretion. Please check with the Association to be certain that you have the latest edition.

**RESIDENTIAL IMPROVEMENTS GUIDELINES
AND SITE RESTRICTIONS FOR MOUNTAIN SHADOWS FIRESTONE
HOMEOWNERS ASSOCIATION, INC.**

I. INTRODUCTION

1.1 **Basis for Guidelines** – These Residential Improvement Guidelines and Site Restrictions (“Guidelines”) are intended to assist homeowners in the Mountain Shadows Firestone Homeowners Association, Inc. in the design of their homes, landscaping and other improvements to their property as provided for in the Declaration of Covenants, Conditions and Restrictions for the Mountain Shadows Filing No. 2 (“Declaration”) and to list the rules and regulations adopted by the Association with respect to the use of residential sites. **THE DECLARATION FOR MOUNTAIN SHADOWS FILING NO. 2 REQUIRES PRIOR APPROVAL FROM THE ARCHITECTURAL REVIEW COMMITTEE BEFORE ANY IMPROVEMENT TO PROPERTY.** “Improvement to Property” is very broadly defined in the Declaration. For instance, an “Improvement to Property” would include any landscaping or change of the grade of property; the construction or installation of any accessory building, patio, deck, pool or hot tub; the demolition or removal of any building or other improvement; and any change of exterior appearance of a building or other improvement. In order to assist homeowners, the Declaration authorizes the Architectural Review Committee (“ARC”) to establish guidelines and to establish certain pre-approved designs for several types of improvements to property and to exempt certain improvements to property from the requirement for approval. This booklet contains the guidelines established by the ARC with respect to residential property. Throughout this document the term “property” shall refer to a residential site.

1.2 **Contents 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) rules and regulations applicable to residential sites; and (c) a summary of procedures for obtaining approval from the ARC.

Prior approvals do not guarantee future approvals- Boards and Guidelines change, therefore no homeowner is exempt from future approvals and guidelines implemented by the prior Mountain Shadows Board of Directors and ARC Committee

1.3 **Design Review Committee** – The ARC shall consist of not less than one (1) nor more than five (5) persons who are appointed by the Declarant.

1.3.1 **Committee Address and Phone-** The address of the ARC will be the same as the address of the Management Company for the Association. The present address of the ARC is Flagstaff Management, Inc. 2030 Terry Street, Suite 104, Longmont, Co 80501.

1.4 **Effect of Declaration and Resource Management Plan** – The Declaration and applicable Supplemental Declarations govern property within Mountain Shadows Filing No. 2. Copies of the Declaration are delivered to new homebuyers when they purchase their homes and are available at any time at the ARC office. 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 and, if there is any conflict or inconsistency, the Declaration shall control. Provisions relating to the use of Property and to improvements to Property are found in the Declarations.

1.5 **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 ARC 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 general information about town requirements, homeowners may contact the Town of Firestone.

1.6 **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. All underground utility lines and easements can be located by contacting the following entities:

Know What's Below by dialing 811

1.7 **Goal of Guidelines**-Compliance with these Guidelines and the provisions of the Declaration will help preserve the inherent architectural and aesthetic quality of the Association. It is important that the Improvements to Property be made in harmony with and not detrimental to the rest of the community. A spirit of cooperation with the ARC and neighbors will go very far in creating an optimum environment which will benefit all homeowners. By following these guidelines and obtaining approvals for Improvements to Property from the ARC, homeowners will be protecting their financial investment and will help insure that Improvements to Property are compatible with standards established for the Association. If questions arise as to the correct interpretation of any terms, phrases or language contained in these Guidelines, the ARC's interpretation thereof shall be final and binding.

II. SPECIFIC TYPES OF IMPROVEMENTS- GUIDELINES

- 2.1 **General-** Following is a list of restrictions and improvement guidelines. **UNLESS OTHERWISE SPECIFICALLY STATED (SEE SECTION 2.10), DRAWINGS OR PLANS FOR A PROPOSED IMPROVEMENT MUST BE SUBMITTED TO THE ARC AND THE WRITTEN APPROVAL OF THE ARC OBTAINED BEFORE THE IMPROVEMENTS ARE MADE.** In some cases, where it is specifically so noted, a homeowner may proceed with the improvement without advance approval by the ARC if the homeowner follows that stated guideline. In some cases, where specifically stated, a type of improvement is strictly prohibited. If an improvement is not listed below, ARC approval is required.
- 2.2 **Accessory/Storage Buildings** -Not permitted unless approved by the ARC. Must be screened from view of street and/or public view. Must not exceed 10' in height and be constructed with similar siding and roofing and match paint as property. Metal storage buildings are not permitted.
- 2.3 **Additions and Expansions** – ARC approval required. Additions or expansions to homes will require submission of detailed plans and specifications. (See also Building Plans).
- 2.4 **Advertising-** All trade signs, which include, but not limited to, landscaping, painting and roofing, may only be displayed while work is in progress and must be removed upon completion of the job. Realty signs, etc. See Signs section.
- 2.5 **Air Conditioning Equipment** – ARC approval required for all air conditioning equipment. Evaporative coolers (swamp coolers) and attic ventilators are NOT allowed. No heating, air conditioning, air movement (e.g. swamp coolers) or refrigeration equipment shall be placed or installed on rooftops, or extended from windows. Ground mounted or exterior wall air conditioning equipment installed in the side yard must be installed in a manner as to minimize visibility from the street and minimizes any noise to adjacent property owners and must be screened or enclosed in with like materials to the home or with approved plant material.
- 2.6 **Antennae-** Not permitted. No exterior radio antennae, television antennae or other antennae may be erected. Satellite dishes are allowed provided they do not exceed 24" in diameter and placement of such satellite is approved by ARC (See also Satellite) and must be place discreetly on the home as to not interfere with surrounding homes.
- 2.7 **Basketball Backboards, Portable and Permanent Backboards** – ARC approval required for every type of basketball goal. Free standing, pole mounted backboards may not be constructed in the "front" yard, whether permanent or sleeve-set. Garage mounted

backboards are not allowed. Portable freestanding basketball boards may be conditionally approved if reasonably placed for play and properly stored when not in use. "Rear" and "side" yards pole mounted basketball backboards may be approved based upon, but not limited to, the following considerations: proximity of goal to the property lines, proximity to the neighbor's living area, landscaping and vehicle.

2.8 Birdhouses and Bird Feeders – Approval is not required if installed in the rear yards and the size is limited to one (1) foot by two (2) feet. No more than three (3) in number shall be installed on any lot. A birdhouse or bird feeder which is mounted on a pole may not exceed six (6) feet in height.

2.9 Boats – See Vehicles

2.10 Building Code- All residential structures must conform to the applicable building code of the Town of Firestone. Approval by the ARC of plans does not imply compliance with any building code or ordinances. The owner and builder shall be required to obtain a building permit from the Town of Firestone and obtain the necessary inspections for a certificate of occupancy.

2.11 Building/Construction Plans –

2.11.1 General- the review and plan submittal procedures have been written to accommodate the most complex conditions that may exist in the variety of construction activities. Procedures may be waived or certain listed submittal items may not be required by the ARC. The ARC should be consulted to determine what information will be required for review by the ARC.

2.11.2 Submittal Fee-No such fee will be required.

2.11.3 Construction Drawings Submittal- All construction drawings should be approved by the ARC prior to submittal to Town of Firestone for a building permit and prior to any construction. A total of two (2) sets of construction drawings is required to be submitted to the ARC. Each set should consist of:

- Size and square footage of finished space, including floor plans.
- Exterior elevations
- Exterior colors and samples of exterior materials. All colors must conform to the requirements of the ARC. Colors must be earth tones. Blue or Peach shades are not acceptable. Shingles shall be a weathered wood or comparable color only as approved by the ARC.
- Such plans must demonstrate that the improvements are in harmony with the design of the surrounding structures.

- Plot layout with respect to topography, grade and drainage in relation to existing dwellings and drainage.

2.11.4 Landscaping Plan-Landscaping plans must be submitted prior to commencement of landscaping. Plans must depict fences, decks, sod, seeded areas, retaining walls, rock, railroad ties, sprinkler system plan, sizes and species of nursery material, and include a drainage and grading plan showing any drainage. Other requirements are as follows:

- A minimum of 20% of the total yard will consist of non-irrigated material such as rock, mulch, bark or other non-irrigable materials approved by the ARC.
- A maximum of 80% of the total yard will consist of irrigated sod, not to exceed 80% unless approved by the ARC. Artificial turf is prohibited.
- Artificial turf, artificial plants, bare ground, and weed covered or weed-infested surfaces are not considered xeriscape landscaping and are not allowed in the front yard. In addition, mulched or graveled beds without landscape plant material or other areas without landscape plant material, and paved areas not required for walkways, patios or parking areas, are not considered xeriscape landscaping and may be limited or prohibited by the ARC.
- The Town of Firestone may have requirements for landscaping and types of trees acceptable for the front and back yards of individual lots. The Town of Firestone should be consulted prior to ensure compliance with their specific ordinances.

2.11.5 Review of ARC Action – Following the review, the ARC shall:

- Approve or disapprove the plans as required by the Declaration, in writing, on the owner's set of plans and specifications.
- Failure of the ARC or designated representative to approve or disapprove plans and specifications within thirty (30) days requires a second submittal. If ARC fails to respond within thirty (30) days after 2nd submittal, submittal shall be interpreted as approved subject to compliance with the Covenants. Deemed approval shall only apply when matters specifically and sufficiently described in plans and specifications are submitted to, and received by, the ARC and are in full compliance with the Declaration and Guidelines.
- All buildings and improvements shall follow the letter of the plans and specifications submitted and approved by the ARC. Any changes to approved plans will require the re-submission and re-approval of the ARC.
- ARC may formulate or adopt guidelines for the assistance or clarifications of the items set forth in the Covenants.
- Approval for one property does not imply approval for any other property without the submission of plans and specifications and written approval from the ARC.

2.12 **Campers** – See Vehicles

2.13 **Car Covers or Carports**- Not permitted

2.14 **Clothes Line** – Permanent clothes lines and hangers are prohibited. Retractable clothes lines are permitted if they be placed in the rear yard, must not be visible from the front of the home and must be below the fence line.

2.15 **Colors** – All colors and color combinations must be approved by the ARC. Repainting when existing color is changed shall require approval by the ARC. All projections including, but not limited to: chimney ties, vents, gutters, down spouts, utility boxes, porches, railings and exterior stairways shall closely match the permanent color of the surface from which they project or shall be of an approved trim color. Duplicate color schemes shall not be allowed on adjacent lots, or lots across the street from each other.

2.15.1 **Commercial and/or Oversized Vehicles** - A commercial vehicle is defined as, but not limited to, a vehicle that has a business name or logo and/or has equipment attached to or is used for the purpose of providing services to and individual or corporation. An oversized vehicle is defined as a vehicle that cannot be parked within the garage. **All commercial vehicles must be parked in the garage.** Oversized vehicles or un-garageable commercial vehicles must have ARC approval to be parked in the driveway or on the street. Such approval will be based upon, but not limited to, no more than one vehicle, effect on curb appeal, effect on safety, and effect on street traffic. No vehicle, whether commercial or oversized, shall be parked in such a manner that it blocks the sidewalk (See also Vehicles).

2.15.2 **Decks** – ARC approval required. Must be wood or other material similar to material of the residence and must be treated or painted a similar or in what is generally accepted as a complementary color to the residence. Must be installed as an integral part of the residence and patio area. Must be located so as not to obstruct or greatly diminish the view, or create an unreasonable level of noise for adjacent property owners.

2.15.3 **Dog Houses, Runs and Pet Enclosures** – ARC approval required. Needs to be screened from view of street and/or public view.

2.15.4 **Doors** – ARC Committee approval is required to replace an already existing main entrance door to a home or an accessory building even if the material matches or is similar to existing doors on the house and if the color is generally accepted as a complimentary color to that of existing doors on the house. Complementary colors would be the body color of the house or white.

Storm doors. Approval is required for storm doors. Colors should be complimentary with the color scheme of the home. Homeowners wishing to utilize a different storm door or color must first obtain approval from the ARC.

Security doors and Windows. All security or security-type doors and windows must be approved by the ARC prior to installation.

2.16 Drainage – ARC approval required for any changes affecting drainage. Drainage plans for all houses and lots must be submitted and approved prior to any construction. There can be no interferences or modifications of the final governmental approved drainage and grading plan over any property. When landscaping is installed, it is very important to ensure that water drains away from the foundation and driveways of the house and that the flow patterns prevent water from flowing under or ponding near or against the house foundation, walkways, sidewalks and driveways. Water should flow over walkways, sidewalks or driveways, into the street gutters. The ARC may require a report from a drainage engineer as part of the landscaping or improvement plan approval.

2.17 Driveways – There shall be no expansion or extension of driveways without prior ARC approval.

2.18 Elevation Treatments – ARC approval required. Architectural design shall incorporate a consistent level of architectural interest in all elevations.

2.19 Entrances (Front) – Astro-turf is not allowed on walks, front steps or decks and is not allowed for the front yard. Storm/Screen doors may be installed as long as color of such door compliments existing paint colors and must obtain ARC approval.

2.20 Evaporative Coolers – Not allowed (See also Air Conditioning Equipment)

2.21 Exterior Lighting – See Lights and Lighting

2.22 Fences – ARC approval required. The following are general guidelines regarding fence specifications:

- Fencing location, style and material must match subdivision requirements.
- Fence must be setback a minimum of 5' from the front corners of house and garage;
- Fence must be setback a minimum of 2' from property line or public sidewalk on side yard facing a right-of-way. Please note that it is the homeowner's responsibility to maintain this area between the fence and the street curb. The homeowner accepts the responsibilities assumed by placing a fence in an easement.

- All fencing shall be maintained in good repair and shall be of the size, color and material as approved by the ARC;
- No chain link fences shall be allowed;
- General Fencing:

6' tan vinyl fencing may be installed by homeowners on all property lines that are shared with another vinyl lot owner and in all locations except areas adjacent to designated open space areas. Tan vinyl two rail fencing may be installed on property lines bordering any outlots or open space. In areas where two rail fencing has been approved, wire mesh may be installed for containment. On lots that border open space where 2 rail fencing is required, the privacy fencing installed on sides which do not border open space shall taper down to the open rail height.

2.23 Fireplaces – Gas fireplaces must either be housed within exterior wall or, if protruding to the outside, they must be housed and vented in chase/chimney-like structure to the roof and finished with a decorative top in keeping with the architecture of the home. No more than ¼ cord (4'x4'x16") of wood (or less) is allowed within the property and must be stored in an inconspicuous and safe area of the property.

2.24 Flagpoles – Freestanding poles are not allowed. One wall-mounted bracket per home shall be allowed for front of home only. Under no circumstances may the height of the flagpole exceed the height of the roof line of the residence or have a maximum length over six (6) feet. No flag shall exceed 20 square feet in surface area.

2.25 Gardens – ARC approval required. (See also landscaping) All flower gardens must be weeded, cared for and maintained. Vegetable gardens should be located in the rear and side yards and screened from view of adjacent homeowners.

2.26 Hot Tubs/Jacuzzis – ARC approval is required. Must be an integral part of the deck or patio area and of the rear or side yard landscaping. Must be installed in such a way that it is not immediately visible to adjacent property owners and does not create an unreasonable level of noise for adjacent property owners. Top of the tub/jacuzzi shall not extend the fence height.

2.27 Irrigation Systems – Underground automatic irrigation systems will not require approval. All homes must have a underground automatic irrigation system installed with the landscape.

2.28 Junk Vehicles – See Vehicle

2.29 Lattice Work/Trellis – ARC approval is required.

2.30 Lights and Lighting – Conventional style with illumination patterns that do not cause a nuisance to neighboring properties. Exterior lights must be unobtrusive in design and be as small in size as reasonably practical. Exterior lighting should be directed toward the ground and be of low wattage to minimize the glare to neighbors and other homeowners. The use of motion detector spotlights, high-wattage or high lumen spotlights or floor lights, ballasted fixtures (sodium, mercury, multi-vapor, fluorescent, metal halide etc.) require ARC approval. For holiday lighting, see Seasonal Decorations.

2.31 Overhangs (Cloth or Canvas) – ARC approval is required. The color must be the same color as, or generally recognized as, a complementary color to the exterior of the residence. The covering may be used over a patio only. No aluminum or fiberglass awnings are allowed.

2.32 Painting – All houses shall be kept well painted in the color approved with original plans or, if changed, as approved by the ARC. Changes in paint colors require ARC approval (See also Colors). Color schemes must be submitted to the ARC for approval and must conform with the general scheme of the community. Also submit paint swatches from the paint stores along with the Design Review Request form. Please note on form the general description of the colors of the houses on either side of your home and directly across the street from your residence.

2.33 Patio Covers – ARC approval is required. Must be constructed of wood or material generally recognized as complementary to the home and similar or generally recognized as complementary in colors to the colors of the home. Free standing patio covers may be permitted as well as extensions of the roof.

2.34 Patios (Enclosed) – See Additions and Expansions

2.35 Patios (Open)- ARC approval is required. Patios 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 to and generally accepted as a complimentary color and design of the residence. Must be located so as not to block any existing drainage pattern on lot.

2.36 Paving – ARC approval required regardless of whether for walks, driveways, porches, patio areas or other purposes and regardless of whether concrete, asphalt, brick, flagstone, stepping stones, pre-cast patterned or exposed aggregate concrete pavers are used as paving material. Must be located so as not to block any existing drainage pattern on the lot.

2.37 Playhouses/Play Equipment/Sports Equipment – ARC approval is required. General guidelines for play houses or swing sets to be less than ten (10') feet in height at the peak

and less than 120 square feet of interior floor space. Basic design, materials and color must match the residence, and must be incorporated into, and at least partially screened by the landscape features. Sports equipment requires ARC approval. Consideration will be given to adjacent properties (i.e. reasonable setback from property lines where applicable, e.g. trampoline, swing, fort etc.) so as not to create an undue disturbance. All recreational and sports equipment must be maintained in a good and sightly manner.

2.38 Pools- ARC approval is required.

2.39 Radio Antennae- Not allowed

2.40 Roofs- ARC approval is required. All roofs shall be, at a minimum, at least 25-year warranty composition shingled roof. Weathered Wood or comparable color only as approved by the ARC. All buildings constructed on the properties should be roofed with the same or greater quality than used in the original structure. Other materials require prior approval.

2.41 Rooftop Equipment- Not allowed

2.42 Satellite Dishes- Microwave and/or satellite television dishes are permitted as long as they are 24" in diameter or smaller and must be screened from view with a privacy wall or fence approved by the ARC.

2.43 Sauna – See Additions and Expansions

2.44 Season Decorations- Permitted with the following qualifications and conditions:

Christmas decorations shall not be displayed prior to November 1 and must be removed by January 30 of the following year.

Roof figures and animated figures shall be allowed. Limit no more than 3 per yard.

Other holiday decorations shall be removed within two (2) weeks of celebrated holiday.

No decorations shall be displayed in such a manner as to be offensive to the neighborhood or create a public nuisance.

The installation of seasonal decorations on any property owned and/or managed by the Association must first have written consent of the Association.

2.45 Setbacks- The location and setback of each building on any lot shall be determined in the sole discretion of the ARC. Location restrictions and limitations shall be consistent with all

applicable governmental zoning ordinances subdivision regulations and building codes. The ARC may, in its sole discretion, require and enforce varied, less or more restrictive setback and location requirements with respect to the various lots located in Mountain Shadows Firestone Homeowners Association, Inc. No portion of any improvement or building on a lot may encroach upon another lot.

2.46 Siding (Exterior Façade)- Hardboard or vinyl siding. Prefinished or painted minimum or equivalent. 20% pigment and 8" maximum reveal. Vertical siding only as accent or complimentary to specific styles.

2.47 Signs- No sign shall be erected on any lot except reasonably sized signs offering the lot for sale or unless approval for such sign or signs is obtained in writing from the ARC, said committee reserving the right to disapprove all such requests for signs except those described above.

- Temporary signs that are advertising property for sale may not be no more than four (4) feet in height and no more than two (2) feet by three (3) feet in dimension are allowed. Such signs must be conservative in color and style and may be installed on the front yard of the property for sale. Yard arm realty signs are under six (6) feet in height are also allowed. Only one (1) sign per property.
- During elections, one sign per political office or ballot issue is allowed in each yard. Political signs must be no more than four (4) feet in height and 2 by 3 feet in size. These signs are permitted no more than forty-five (45) days before the election and must be removed no more than seven (7) days after the election.
- All other signs, including address numbers, name plates and yard flags must be approved. No lighted signs will be permitted.

2.48 Solar Energy Devices- ARC approval required for all passive and active solar systems. Shall be designed to appear as an integral part of the roof. No exterior plumbing may be visible.

1. Definition. "Solar Panel" means a solar collector or other device or a structural design feature of a structure which provides for the collection of sunlight and which comprises part of a system for the conversion of the sun's radiant energy into thermal, chemical, mechanical, or electrical energy.

2. Solar Panels. Any homeowner wishing to install a Solar Panel on any portion of the exterior of a home unit must, prior to any such installation, obtain the advanced written approval of the ARC Committee. Pursuant to Colorado law, the proposed installation of a Solar Panel to the exterior of a home will be approved by the ARC Committee subject to the following:

- a. Solar Panels shall be placed in a location on the lot so as to minimize their visibility from adjacent lots and, if installed on the roof of a structure, shall be integrated into the design of the roof.
- b. Roof mounted Solar Panels shall be mounted parallel to the roof with a maximum spacing of four (4") inches above the roof. Solar Panels shall be low profile and black or solar bronze in color. No portion of the device shall extend above the existing roofline, and all such equipment shall be restricted to the being located at the rear of the residence.
- c. All ground mounted Solar Panels shall be integrated into the existing landscaping system and shall be no more than three (3') feet in height from the ground up. Such ground mounted Solar Panels shall be restricted to the rear yard within the area created if the side walls of such residence were extended back to the rear boundary line of such lot.
- d. All Solar Panels shall be installed according to applicable safety requirements as required by any applicable building code or recognized electrical safety standard for the protection of persons or property. Likewise, all rules and regulations of applicable local governmental authorities shall apply. In the event that the local zoning or building regulations do not allow the installation of Solar Panels, the ARC Committee shall likewise disallow same.
- e. Notwithstanding the above, no restriction or criteria placed on Solar Panels by the ARC Committee may significantly increase the cost of the device or significantly decrease its performance. In the event it is determined that any such restriction or criteria significantly increases the cost of the device or significantly decreases its performance, the ARC Committee shall reasonably alter such criteria or deviate from same on a case-by-case basis.

3. Limitations:

- a. The prior written approval of the Association is required for the installation of Solar Panels.
- b. Owners remain obligated to comply with any local municipality requirements with respect to installation of Solar Panels. Approval from the ARC Committee does not negate compliance with any such requirements.

2.49 **Spas-** See Hot Tubs

2.50 **Sprinkler System-** See Irrigation

2.51 **Square Footage-** No dwelling shall be erected, altered or permitted to remain on any lot unless the finished floor space area thereof, exclusive of basement, open porches, garages, and attached out buildings, and based on exterior measurements, is not less than:

- 1,300 square feet for a one-story dwelling
- 1,500 square feet for a multi-level dwelling

2.52 **Statues** – Statues and lawn ornaments in front yards are limited to no larger than 18" in height and no more than 3 per yard. Status in rear or side yards shall not exceed five (5) feet in height.

2.53 **Swamp Coolers** – Not allowed

2.54 **Swing Sets** – See Play Equipment

2.55 **Television Antennae**- Not Allowed

2.56 **Temporary Structures**- The declaration states that no structure of a temporary character, including, but not limited to, a house trailer, tent, shack, storage shed, or outbuilding shall be placed or erected upon any lot. However, during the actual construction, alteration, repair or remodeling of a structure or other improvements, necessary temporary structures for storage of materials may be erected and maintained by the Person doing such work. The work of constructing, altering, or remodeling any structure or other improvements shall be prosecuted diligently from the commencement thereof until the completion thereof.

2.57 **Temporary Vehicles**- No cars which are being repaired, restored or otherwise being worked on may be kept on any lot unless in an enclosed garage.

2.58 **Trailers**- See Vehicles

2.59 **Trees**- See Landscaping Plans

2.60 **Trash Containers**- No garbage, refuse, rubbish, lumber, grass, shrub, tree clippings, plant waste, compost, metal, bulk materials, scrap or cuttings shall be placed on any street, Lot or driveway or allowed to accumulate on any lot except in sanitary containers or approved enclosures unless placed in a container suitably located solely for the purpose of trash pickup. All equipment and/or containers for the storage or disposal of such materials shall be kept in a clean and sanitary condition and stored out of public view except on trash service days. Approval is required for any trash or garbage enclosures. Trash may be placed on the street for pickup after sunset on the day before such trash s to be picked up.

2.61 **Tree Houses**- Not Allowed

2.62 **Vehicles** – No lot shall be used as a parking or storage area for vehicles or materials of any kind, other than personally owned automobiles of the owner.

- a. No campers, trailers, motor homes, buses, tractor/trailers, RV's or boats shall be stored or parked on the property in excess of forty eight (48) consecutive hours or two (2) consecutive days, during any month, except if stored in an enclosed garage or within fully screened, fenced areas (for which the vehicle, boat or camper in question shall not exceed the height of the fence), as approved by the ARC. In addition, no trucks, mobile homes, commercial vehicles, unused vehicles, snowmobiles, all terrain vehicles or motorcycles shall be kept, placed, stored or maintained upon any property in such a manner that such vehicle is visible from neighboring property or any road.
- b. No motor vehicles of any kind, including cars, trucks, trailers, motorcycles, or the like, may be stored, junked, or otherwise maintained anywhere on the lot or any other portion of the Association in any idle or unworkable condition.
- c. No motor vehicle or machine will be overhauled or rebuilt on any portion of the property, unless entirely enclosed in a garage of other improvement approved by the ARC, in its sole discretion.
- d. Except as otherwise provided, only those vehicles and machines in good running condition, which are currently licensed and registered are permitted on any portion of the property.
- e. No owner shall regularly park on or about a unit (or on the streets adjoining any unit); it being the intent of this provision that owners shall not regularly park more than one (1) personal passenger vehicle outside the garage on such owner's property.

2.63 **Weather Vanes and Directionals**- Approval is required

2.64 **Vents** – All exhaust vents including, but not limited to, dryer, cook-tops or range-hoods, gas fireplaces and plumbing vents must be screened from sight.

2.65 **Walls (Retaining)** – ARC approval required.

2.66 **Wells**-Not Permitted.