

ARCHITECTURAL AND MODIFICATIONS GUIDELINES

(Doc. 72004)

NOTWITHSTANDING ANYTHING PROVIDED IN THESE GUIDELINES, EXTERIOR CONSTRUCTION, ADDITION, ERECTION OR ALTERATION OF ANY NATURE WHATSOEVER SHALL NOT BE MADE UNTIL PLANS, SPECIFICATIONS AND A SITE PLAN SHOWING THE NATURE, KIND, SHAPE, HEIGHT, MATERIALS AND LOCATION SHALL HAVE BEEN SUBMITTED IN WRITING TO AND APPROVED IN WRITING BY THE ARC. THESE GUIDELINES SUPPLEMENT, BUT DO NOT REPLACE NOR LIMIT ANY PROVISIONS OF THE DECLARATION OF PROTECTIVE COVENANTS FOR THE COMMUNITY OF LANSDOWNE. IN THE CASE OF A CONFLICT BETWEEN THE DECLARATION AND THESE GUIDELINES, THE DECLARATION SHALL ALWAYS CONTROL.

RESIDENTIAL USE

No business or business activity of a type that:

- creates a disturbance;
- unduly increases traffic flow or parking congestion;
- results in commercial delivery of product to the residence;
- or otherwise violates the Declaration or these Guidelines;

shall be conducted on any lot at any time except with the prior written concurrence of the Board of Directors of the Homeowners' Association.

PARKING

All vehicles parked in open view and not in a garage must be operable and may not be unsightly or unkempt. No vehicle may be parked in any yard. No vehicle may be parked overnight at the pool/tennis court parking lot without the prior approval of the ARC. No vehicle may be parked in the street overnight without the prior approval of the ARC. (In general, vehicles parked for extended periods, 3 hours or more, should utilize the residence's garage/driveway to avoid congestion, ease pedestrian traffic and facilitate emergency vehicle travel in the community.) No campers and/or motorhomes may be parked/stored in open view within the community. For the purposes of these Guidelines, the term vehicle shall include, without limitation, motorhomes, boats, trailers, motorcycles, minibikes, scooters, go-carts, trucks, campers, buses, vans, automobiles.

FENCES

No fence or fencing type barrier, except for the electronic barrier type fences known as "invisible" fences for the purposes of keeping pets confined to the yard, shall be allowed without the prior approval of the architectural review committee. Allowable fence types are:

- privacy, picket, shadow box (see attachments I - III).
- maximum allowable height is 6 feet.
- picket and privacy types must have the vertical fence boards to the outside of the rails making the outside face of the fence the finished side.
- fencing must be completely within the property lines of the lot.
- fencing in front yards is prohibited.
- every effort must be made to follow the finished grade along the fence line.

*was reviewed by ARC
no more needs to be recorded
document*

- fences should originate from the rear corners of the house, with exceptions granted to avoid meters, a/c units, trees, severe slopes and the enclosure of basement doors.
- fences must be constructed of wood, either cedar, redwood or pressure treated pine.
- fencing shall be allowed to weather naturally and shall not be painted or stained, clear waterseal/wood protectant is allowed.
- fencing in a drainage easement must not interfere with the flow of storm water in the easement.
- fencing on corner lots shall not be closer to any side street than the building setback line of the lot.
- fence types must be consistent within an individual lot.
- CHAINLINK, BARBED WIRE, CHICKEN WIRE AND FENCES OF SIMILAR NATURE ARE STRICTLY PROHIBITED.
- Dog runs must meet all fencing guidelines.

BASKETBALL GOALS

Installation of permanent goals can only be between the rear dwelling line and the rear lot line, without the prior written consent of the ARC. Backboards may be transparent glass/Plexiglas, fiberglass or metal. The pole must be metal and painted black.

Portable goals may not be left erected or stored in the street or in the driveway or front/side yards overnight.

DECKS

All decks and deck additions must be reviewed and approved by the ARC prior to beginning construction.

Decks may not extend past the sides of the house.

Materials must be cedar, redwood or pressure treated pine, with construction consistent with the existing decking. Vertical supports must be a minimum of 4x6 inch wood posts or metal poles (painted black).

Decks must be allowed to weather naturally and shall not be painted, although clear waterseal/wood protectant and approved stains are allowed.

Owners are advised that a building permit may be required.

SUNROOMS/SCREENED PORCH

Sunroom/screen porch additions must be built using materials (siding, roofing, etc.) and paint (siding and trim) to match the existing house. Enclosing a patio underneath an existing deck must match the aesthetic quality of the house.

Vertical supports must be a minimum of 4x6 inch wood posts or metal poles (painted black).

Owners are advised that a building permit may be required.

STORM WINDOWS AND DOORS

Storm windows and doors must be made of anodized bronze or anodized aluminum with a baked enamel finish compatible with the primary and trim colors of the house.

STORAGE STRUCTURES

Attached and/or detached storage structures must be constructed of building materials and roofing materials of like kind and quality as the existing house. Paint colors (siding and trim) and roof pitch will be consistent with the house. Structures may only be located between the rear dwelling line and the rear lot line, positioned to have minimal visual impact on adjacent property and from the street. All structures must receive prior approval from the ARC.

DRIVEWAYS, WALKWAYS AND PATIOS

Any modifications, additions, alterations to existing driveways, walkways and patios must receive prior approval from the ARC.

All driveways must be constructed of concrete.

All proposed new walkways, patios and/or driveways must receive prior approval of the ARC.

PATIO COVERS, TRELLISES, ETC

Materials must be cedar, redwood or pressure treated pine, must be allowed to weather naturally and shall not be painted, although clear waterseal/wood protectant and approved stains are allowed.

PLAY EQUIPMENT, PLAYHOUSES, HOT TUBS

Must be located between the rear dwelling line and the rear lot line.

Playhouses and play equipment must be located in the yard where it will have minimal visual impact on adjacent property and from the street.

Playhouses must use materials to match the existing house and not be larger than 100 square feet or over 12 feet in height. No metal swingsets are permitted.

Play equipment must be constructed primarily out of wood, must be allowed to weather naturally and shall not be painted, although clear waterseal/wood protectant and approved stains are allowed. Metal swingset are strictly prohibited.

Hot tubs must be screened from adjacent property and the street. Please be advised, these may be subject to additional city/county guidelines and/or ordinances.

SWIMMING POOLS

Above ground swimming pools are prohibited.

In ground swimming pools must receive prior written approval from the ARC. The pool must be located between the rear dwelling line and rear lot line. A site plan must be submitted denoting pool size, shape, location, fencing and security, retaining walls (if applicable), etc.

ANTENNAS

No exterior antennas of any type shall be erected on any lot without the prior written approval of the ARC.

TREE REMOVAL

No trees more than 4 inches in diameter at a height of 2 feet above grade shall be removed without the prior written consent of the ARC.

No flowering trees, regardless of diameter, shall be removed without the prior written consent of the ARC.

No consent or approval shall be required for the removal of any trees, regardless of diameter, that are located within 10 feet of a drainage area, a septic field, a sidewalk, a residence or a driveway.

Fines for the unapproved removal of trees are:

- \$25 for each tree removed;
- replacement of each tree removed with a tree with a trunk diameter of at least 1".

EXTERIORS

Any change to the exterior color of any improvement located on a lot, including, without limitation the dwelling, must be approved by the ARC.

No exterior clotheslines of any type shall be permitted upon any lot.

No window a/c units are permitted.

Replacement mailboxes and posts, if different from the original installed by the builder, must be approved by the ARC.

No exterior security devices, including, without limitation, window bars, shall be permitted on any residence or lot.

No solar energy collector panels or attendant hardware or other energy conservation equipment shall be constructed or installed unless they are an integral and harmonious part of the architectural design of a structure, as determined in the sole discretion of the ARC.

Garbage cans, wood piles, a/c units and other similar items should be located and/or screened from view of adjacent property and streets.

Trash, rubbish, garbage, debris and other waste material of any type shall be regularly removed and shall not be allowed to accumulate.

Exterior artificial vegetation is prohibited.

Exterior sculpture, flag poles, fountains, bird baths, wagon wheels, free standing poles of all types and similar items must be approved by the ARC.

Exterior lights or lighting fixtures not included as part of the original structure must be approved by the ARC. Lights must be located and configured to cause minimal visual impact on adjacent property and the street.

One for sale/rent sign and/or security sign, having a maximum area of four (4) square feet and a maximum height of four (4) feet above ground level, and otherwise consistent with the community wide standards, may be erected upon any lot. All other signage of any type by an owner/occupant within the community must have the prior written approval of the ARC before erection.

NUISANCES

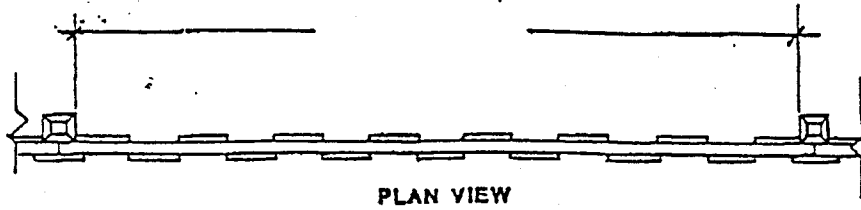
No property within the community shall be used for the storage of any property or thing that will cause such lot to appear to be in an unclean or untidy condition or that will be obnoxious to the eye; nor shall any substance, thing or material be kept that will emit foul or obnoxious odors or that will cause any noise or other condition that will or might disturb the peace, quiet, safety, comfort, or serenity of the occupants of surrounding property.

There shall not be maintained any plants or animals or device or thing of any sort whose activities or existence in any way is obnoxious, dangerous, unsightly, unpleasant or of a nature as may diminish or destroy the enjoyment of the community.

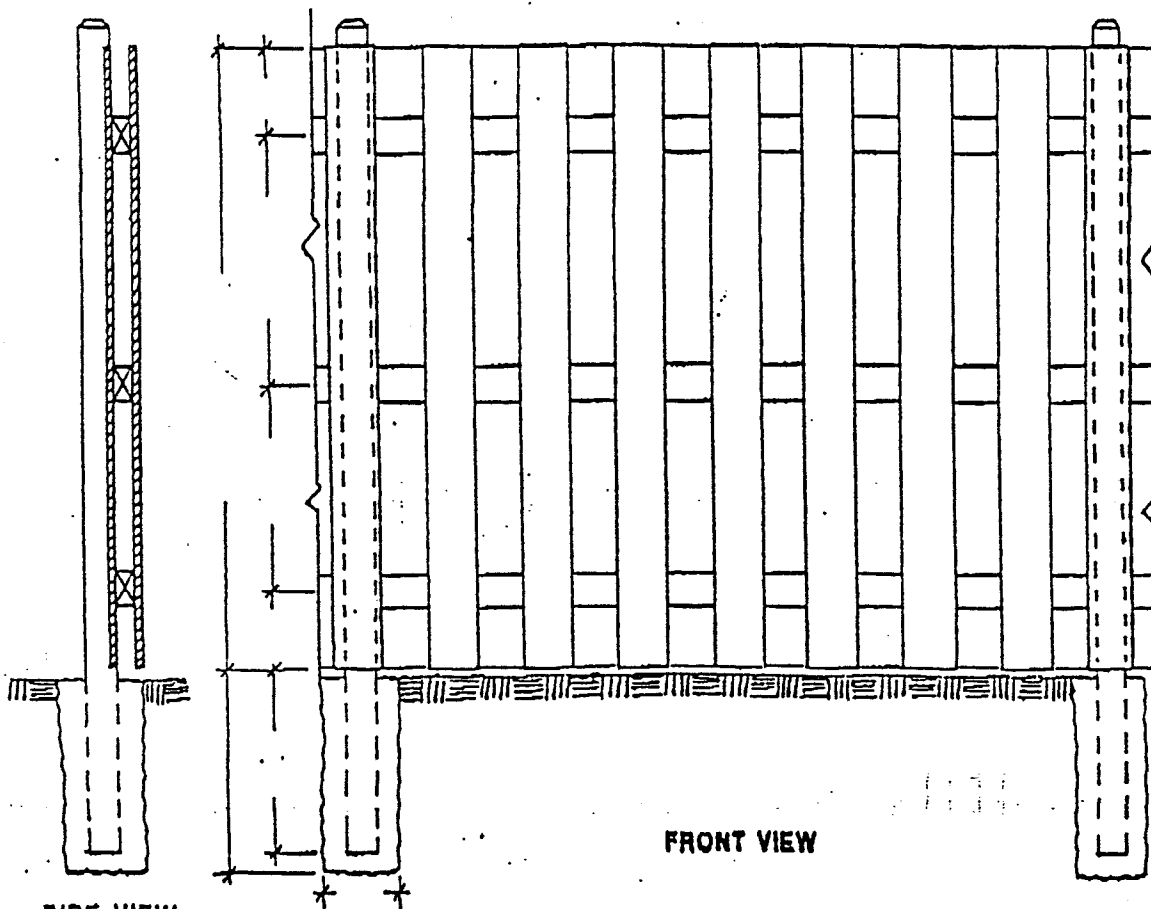
Each owner shall keep their lot and all improvements thereon in good order and repair. This includes seeding, watering, mowing, pruning and cutting of all trees and shrubbery, and painting and other appropriate external care of all buildings and improvements. This should be done in a manner and with such frequency as is consistent with good property management and the precedent set in the surrounding community.



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PLAN VIEW



FRONT VIEW

SIDE VIEW

6' BOARD ON BOARD FENCE DETAIL

STYLE: FACE NAIL

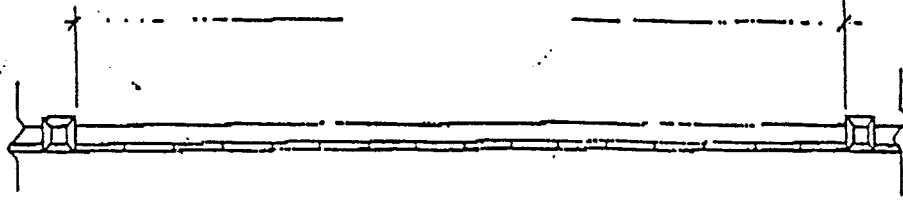
NT8

ATTACHMENT 1

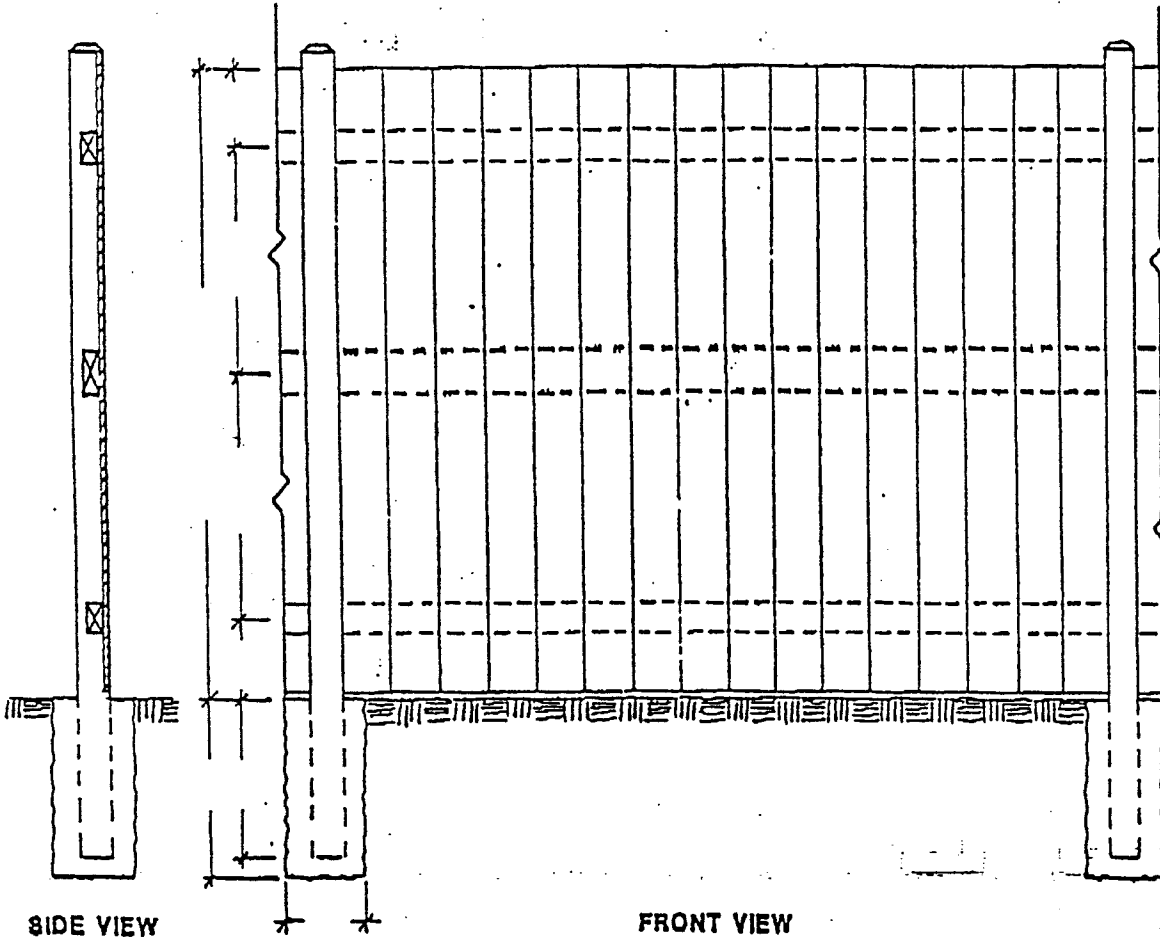
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PLAN VIEW



SIDE VIEW

FRONT VIEW

6' SOLID BOARD FENCE DETAIL

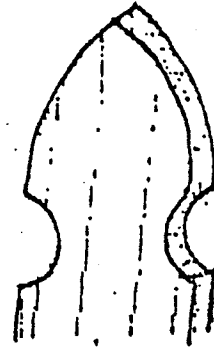
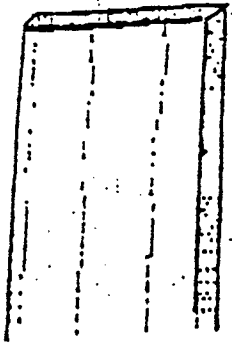
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NTS

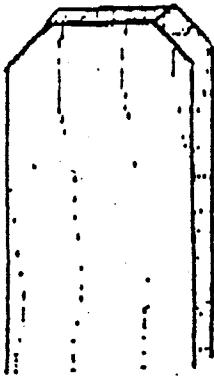
ATTACHMENT 1

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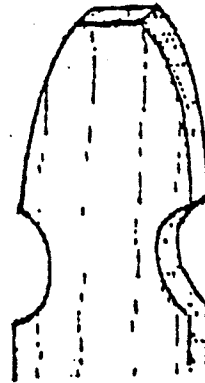
CEDAR BOARD



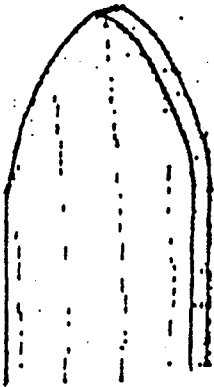
FRENCH GOTHIC



DOG EARED



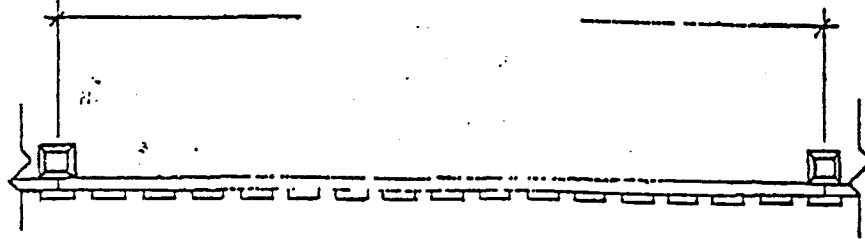
VIRGINIA PICKETT



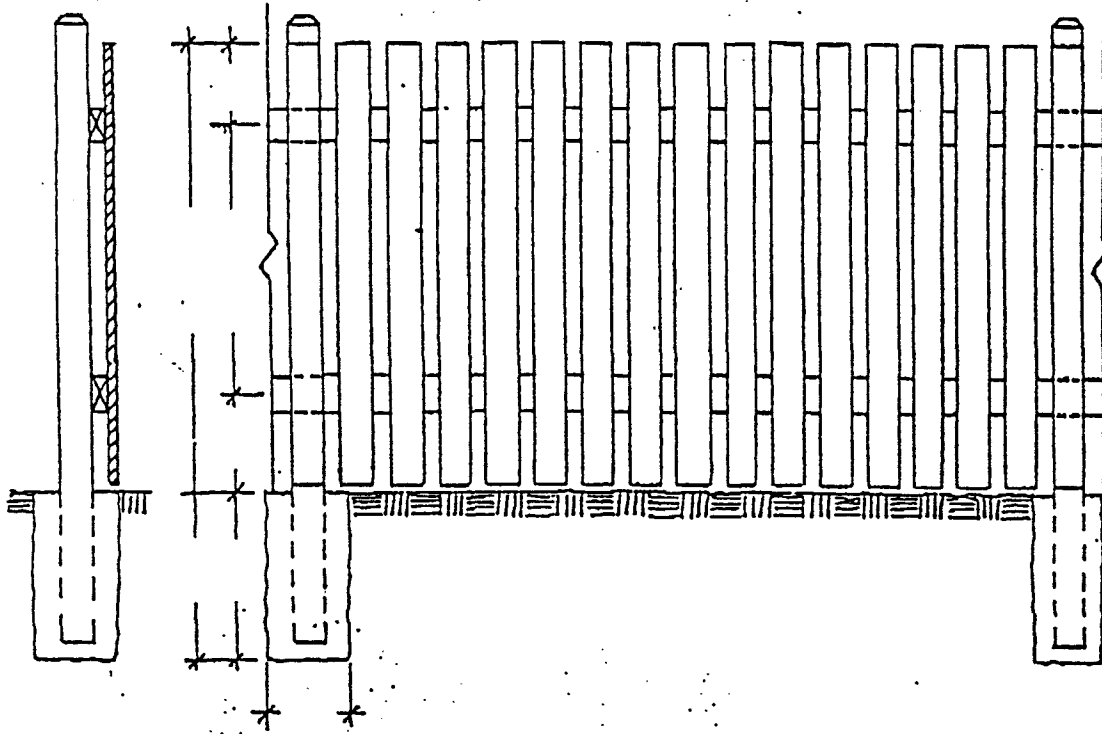
GOTHIC



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PLAN VIEW



SIDE VIEW

FRONT VIEW

4' SPACED PICKET FENCE DETAIL

STYLE: *FACE NAIL*

NTS

ATTACHMENT 1

(PAGE TWO OF FIVE)