

Shawnee Ridge Homeowners Association Design Guidelines

1. **Fencing:** The Architectural Control Committee has the right to approve the design, materials and location of all fences prior to the installation thereof. The Architectural Control Committee reserves the right to inspect the fence at any time before, during or after construction to insure compliance with the approved fencing plan.
- 1.1. **Fencing Requirements:** The Architectural Control Committee will generally approve the following types of fences:
 - A. Shadow box style wood fences are generally approved, provided such fences do not exceed 4 feet in height.. Stockade style wood fences are prohibited.
 - B. Vinyl fences are generally approved, provided such fences do not exceed 48 inches and match the vinyl exterior of the building.
- 1.2. **Fencing Location:** All fencing must be approved prior to the installation of a given fence. The following are guidelines regarding fencing locations, which generally will be approved by the Architectural Control Committee:
 - A. No fencing will be allowed in the front set back line of the house. With respect to corner lots, this includes the side yard facing the side street of the residence.
 - B. The fencing of drainage, utility and landscape easements is prohibited.
- 1.3. **Fencing – Approved Construction Techniques:** All fencing shall be constructed of quality materials. All fencing shall be properly braced and all posts shall be placed into the ground with concrete or placed at such a depth so as to insure the fence will be secure and will not move. All fence bracing or ribbing shall be on the inside of the fence unless otherwise approved by the Architectural Control Committee.
- 1.4. **Fencing – Maintenance:** All fences must be maintained in a reasonable fashion. All warped boards shall be replaced on a timely basis. All painted fences shall be maintained on a regular basis so the fence always has a reasonable appearance. The Architectural Control Committee shall provide notice of any maintenance violation. Such violations shall be corrected within 15 days of receipt of said notice. If the violation is not corrected, the Architectural Control Committee, through the Homeowners Association, retains the right to correct the violation and bill the homeowner for all applicable costs including but not limited to: lien rights, attorneys fees, cost of repairs, interest at the maximum rate allowable by law, and all other reasonable costs of collections.
2. **Mini-Barns and Accessory Structures:** Generally request for mini-barns and accessory structures, such as portable storage containers, tent type structures and canopies will not be allowed.
3. **Antennas – Television, Radio and Satellite:** Generally, requests for the attachment of a TV or radio antenna to the exterior of the home or the placement of satellite dishes on a given lot will be denied unless the satellite dish is less than or equal to eighteen (18) inches in diameter and placed in an approved location by the Architectural Control Committee prior to the dish's installation.
4. **Decks:** Generally, requests for decks will be approved subject to the following requirements:
 - A. The deck shall be constructed out of treated lumber or cedar.
 - B. Railing on deck shall not exceed four feet (4') in height.
 - C. The Architectural Control Committee prior to the commencement of construction must approve final configuration of the deck and any stain or color treatment.
5. **Porches, Screened-In Porches, Room and Garage Additions:** Generally, requests for screened in porches and garage and room additions will be approved subject to the following guidelines:
 - A. The additions shall be constructed with quality materials.
 - B. The roofline shall follow the natural roofline of the home, or be approved by the Architectural Control Committee. No shed roof designs will be approved.
 - C. The roof, siding and trim shall match the colors of the primary residence.
 - D. All detailed construction plans must be approved **prior** to the commencement of construction.
 - E. Room & garage additions must be substantially similar to the outside of the primary residence.
6. **Lawn Ornaments:** All permanent lawn ornaments and other items added to the lot beyond the primary residence are subject to the approval of the Architectural Control Committee. No lawn ornament shall be

installed without first being approved whether permanent or non-permanent and shall not exceed twenty-four (24) inches in height or as approved by the Architectural Control Committee. All repair and maintenance of such items is the responsibility of the homeowner. If the homeowner fails to make required repairs and maintenance, the Homeowners Association has the right to make such repairs and maintenance and to invoice the homeowner for such costs. The homeowner shall pay such cost within ten (10) days after receipt of the invoice.

7. **Year End Holiday Decorations:** All decorations may not be installed prior to Thanksgiving and must be removed by no later than January 31st.
8. **Landscape Designs & Planting Beds:** All landscape designs including planting beds for front and side yards are subject to review by the Architectural Control Committee. The Architectural Control Committee reserves the right to deny any request based upon a lack of conformity to the established aesthetics of the Community.
9. **Signage:** All signage is subject to local and state regulations. The Declarant and its' builders reserve certain sign rights as outlined in the Covenants & Restrictions and the Declaration. All signage is subject to the approval of the Architectural Control Committee.
- 15.1 **Temporary Signage:** All signage is subject to the Architectural Control Committee approval, one (1) a builder shall allow sign in the front yard of a primary residence after the initial sale of the residence. Up until this point one (1) builder and one (1) realtor sign will be allowed subject to Architectural Control Committee approval as to placement, size and colors utilized. All realtor and for sale signs shall not exceed 24" by 24" and must be placed in the mulch of the residence.
- 15.2 **Prohibited Signage:** the Architectural Control Committee generally will not approve the following signage:
 - A. Signs advertising goods, services or home occupations.
 - B. Pennants, banners and portable signage not approved by the Architectural Control Committee.
 - C. Any signage directed at the Golf Course without Architectural Control Committee and Golf Course approval.
 - D. During development, no entranceway signage shall be allowed except by the declaring and its designated builders.
 - E. No entranceway signage is allowed with exception of approval by the Architectural Control Committee.
10. **Lights:** The title owner at all times shall keep dusk to dawn lighting in good repair with working light bulbs.

All additional lighting is subject to Architectural Control Committee approval prior to installation.
11. **Bug Zappers:** Generally, requests for "Bug Zappers" will be approved if the homeowner agrees in writing that it will be turned off not later than 10p.m.
12. **Flag Poles:** Generally, requests for flag poles will be denied. Attachment of flagpoles to the rear of the primary residence shall be allowed subject to the Architectural Control Committee approval of location and method of installation. Repair, maintenance and operation of any approved flagpole is the responsibility of the homeowner.
13. **Bird Houses:** Generally, requests for birdhouses will be approved subject to the following criteria:
 - A. All pole-mounted birdhouses shall be located in the rear yard of a residence secured firmly into the ground in a location approved by the Architectural Control Committee prior to installation. The height of the pole-mounted birdhouses is subject to Architectural Control Committee approval prior to installation.
 - B. Quality materials shall be utilized in the construction of the birdhouse.
 - C. The Architectural Control Committee shall approve all colors.
14. **Outside Lighting:** Generally, requests for the installation of outside security lighting will be approved subject to the following condition being met:
 - A. Outside lights shall not exceed two standard double floodlights with light bulbs not to exceed 150 watt and 90 watt Halogen bulbs.
 - B. The following lights are not approved for outside security lighting – High Intensity Discharge (H.I.D.) lighting or Halogen lights in excess of 90 watts.

- C. No more than two double floodlights will be approved without specific approval from the Architectural Control Committee.
 - D. Landscape lighting shall be low-voltage type lighting and must be directed down. "Up" directed lighting and fixtures must be specifically approved by the Architectural Control Committee. A total landscape lighting design must be presented and approved by the Architectural Control Committee prior to installation.
 - E. All exterior lighting (i.e. landscape, security, etc.) must fall within the property limits. Lighting that is directed offsite shall be prohibited.
15. **Retaining Walls:** Any proposed retaining wall must be materially (i.e. stone, brick, etc.) and architecturally compatible with the exterior finishes of the residence and shall be approved by the Architectural Control Committee prior to installation. Retaining walls, which divert ground water onto adjoining properties or which otherwise substantially, change the existing drainage pattern will not be approved.
16. **Vehicle Parking:** No recreational vehicle, motor home, truck which exceeds $\frac{3}{4}$ ton in weight, trailer, boat or disabled vehicle may be parked or stored overnight or longer on any lot in open public view. No homeowner's vehicle may be continuously parked on the street within Shawnee Ridge. Absolutely no vehicles should be parked on any grass areas at any time.
17. **Garbage and Refuse Disposal:** No lot shall be used or maintained as a dumping ground for trash. Rubbish, garbage or other waste shall be kept in sanitary containers out of public view. Rubbish and garbage containers shall not be permitted to remain conspicuous except on days of trash collection, being set out not before dusk on the day prior and returned to the garage by dusk the day of trash pick up..
18. **Nuisances:** Noxious or offensive activity shall not be carried on upon any lot nor shall anything be done thereon which may be, or may become, and annoyance or nuisance to the neighborhood. Barking dogs shall constitute a nuisance.
19. **Other:** Any alteration or improvement made to the lot within the Community is subject to Architectural Control Committee approval prior to its commencement. All questions should be directed in writing to the Architectural Control Committee at the previously stated address.
20. **Pets:** All pets must be on a leash when outside of residence. Homeowners may not tether a pet outside of residence for any period of time. Care should be taken not to allow pets to use neighbor's yard to relieve waste. All animal waste must be picked up and disposed of properly.