

SUMMERLANE VILLAGE ARCHITECTURAL GUIDELINES and STANDARDS

ITEM	ALLOWED	ARC APPROVAL REQUIRED	STANDARD	NOTES
Additions and Expansions	Yes	Yes	Material lists and drawings showing dimensions, setbacks, roof slopes, etc. required for all additions or expansions. The architectural style must be the same as the home. Approvals subjects to all governmental regulations.	Resident is required to obtain all permits required.
Address Numbers	Yes	Yes	Approval required to alter or relocate the original installed address numbers.	
Advertisements/Signs	Yes	No	No advertising or signs of any character shall be erected, placed, permitted or maintained on any Lot except for the following: (i) a name plate of the occupant and a street number; (ii) a "For Sale," Open House," or "For Rent" sign of not more than five (5) square feet or such larger size as may be permitted in rules or regulations adopted by the association; and (iii) two (2) security system signs no larger than one hundred (100) square inches each. Notwithstanding the foregoing, reasonable signs, advertising, or billboards used by the Declarant in connection with the sale or rental of the Lots, or otherwise in connection with development of the Community or construction on the Lots, shall be permitted.	See Policies, Procedures, and Rules regarding political signs.
Air Conditioning	Yes	See Note	No types of refrigerating, cooling or heating apparatus shall be placed allowed or maintained anywhere on a Lot, other than on the ground, except as approved by the Architectural Review Committee or pursuant to the guidelines, rules or regulations promulgated by the Association. No window mounted units.	See Covenants Article IX, Section 6(c) Replacing original air conditioning unit located outside the home, ie. condenser unit, with simliar type of unit, not ARC review is necessary. Approval is only necessary for non-standard type of units of systems.
Evaporative Coolers	No	N/A	Evaporative coolers are not allowed in the community.	See Covenants Article IX, Section 6(c)
Antennas/Satellite Dishes/Internet/Cable Installation	Yes	No	Satellite dishes and other devices are permitted that are specifically covered by the Telecommunications Act of 1996. Should be installed in as inconspicuous location as possible, while maintaining reasonable reception. Wiring must be hidden from view or painted to match he house.	See Covenants Article IX, Section 6(d)
Artificial Vegetation - front yard	Yes	Yes	Planting pots or planter boxes aesthetically pleasing to the landscape. Must be maintained in a neat, attractive and well-kept condition and seasonally appropriate.	Given the visibility of front yard areas, plans for artificial vegetation shall be submitted to the ARC for review and approval.

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Artificial Vegetation - back yard	Yes	No	Planting pots or planter boxes aesthetically pleasing to the landscape. Must be maintained in a neat, attractive and well-kept condition and seasonally appropriate.	While expected to meet the standard noted, artificial vegetation in the back yard does not require ARC review or approval.
Artificial Turf - Front Yart	Yes	Yes	Installation of artificial turf installed by a licensed landscape contractor. Submit plans along with the ARC Request, including the name of the landscape contractor and as much detail as possible regarding the type of turf to be installed.	See Landscaping Policy. Resident is required to obtain all permits required.
Artificial Turf - Back Yard	Yes	No		While expected to meet the standard noted, artificial turf in the back yard does not require ARC review or approval.
Awnings	Yes	Yes	Awnings attached to the house should compliment the house and a sample or picture should be provided to the Architectural Review Committee for approval.	
Balconies/Decks	Yes	Yes	Material lists and drawings showing design, size, height, and location are required for Architectural Review Committee approval. Decks have to meet the minimum setbacks as specified in the Original Development Plan. Typically, concrete <u>at</u> grade would not need to meet any setbacks. There is no maximum lot coverage. Be careful of tension cables under the builder installed backyard concrete slabs - do not remove.	See Landscaping Policy for Backyard Landscaping. Resident is required to obtain all permits necessary.
Basketball Backboard/Hoops - Portable	Yes	No	Portable sports equipment is not to be located on sidewalks or roadways. Portable equipment must be stored at the side of the garage or house when not in use. Must be maintained in a neat, attractive and well-kept condition.	
Basketball Backboard/Hoops - Permanent	No	N/A	Basketball backboards or hoops may not be installed on the front of the home.	
Birdbaths	Yes	No	May not be more than 36" in height including pedestal. Must be maintained in a neat, attractive and well-kept condition.	
Birdhouses	Yes	No	Birdhouses less than 1'x 2' may be installed in the rear yard of the home and not more than 6' tall and should be aesthetically compatible with the exterior of the home. Not allowed in front or side yard. Must be maintained in a neat, attractive and well-kept condition.	

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Bird Feeders	Yes	No	Must be maintained in a neat, attractive and well-kept condition.	
Bug Zappers	Yes	No	Placed so they do not unreasonably disturb neighbors. Owner should be in close proximity when in use. If the noise becomes a disturbance to other neighbors the HOA may ask the homeowner to remove or limit use of the zapper	
Carports	No	N/A		
Clothesline and Hangers	Yes	No	Any clothes lines shall be so located on any Lot as to not be visible from a street.	
Composting	Yes	No	No odor shall be permitted from any Lot which is noxious or offensive to others.	See Covenants Article IX, Section 10.
Dog Houses	Yes	No	Placed in rear fenced yard only and not larger than 10 sq.ft. at ground level.	
Dog Runs	Yes	Yes	Height of dog run cannot exceed existing rear yard privacy fence. Dog run must be kept in a clean and sightly manner. Homeowner to ensure concrete pad does not negatively impact drainage on subject property or on adjoining properties.	
Doors - Replacement	Yes	No	No approval required if door is replaced with the same look and style as the replaced door. Approval required for any door other than existing style. New door must be painted the color of the replaced door, matching the color approved color scheme.	
Doors - Storm/Screen	Yes	No	Must be aesthetically compatible with exterior of the home.	
Drainage	Yes	Yes	Each Owner shall maintain the grading upon such Owner's Lot, and any Limited Common Elements allocated to such Owner's Lot, and the Association shall maintain the grading upon the General Common Elements, at the slope and pitch fixed by the final grading thereof, including landscaping and maintenance of the slopes...see covenants.	

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Driveways	Yes	See Note	All driveways leading from the street to an owner's home or property are to be of constructed or permanent, properly formed, hard-surfaced paving (i.e. concrete with a four inch (4") minimum thickness). Replacing driveway with similar materials, using same color concrete, will not require ARC review or approval. Widening may be permitted based on situation and lot design, so any modifications that include widening the driveway shall require ARC review and approval.	Resident is required to obtain all permits required. Approval by ARC is required for widening and any driveway plans other than replacement with similar color concrete.
Exterior Lighting	Yes	No	Any exterior lighting installed or maintained on the Lots shall either be indirect or of such controlled focus and intensity so as not to disturb the residents of adjacent or nearby property. Also, No light shall be emitted from any Lot which is unreasonably bright or causes unreasonable glare.	See Covenants
Flagpoles	Yes	Yes	Flagpole must not exceed the roofline of the home. Flagpole mounted on the home not to exceed the home's roofline or 6' in length. Flags should not be greater than 4'x 6'. ARC Approval required to review planned flagpole	
Fencing	Yes	Yes	No fences shall be permitted except with the prior approval of the Architectural Review Committee and in conformance with any guidelines, rules or regulations regarding the permitted types, locations, materials, and other matters having to do with fences previously approved by the Architectural Review Committee. Note: HOA maintains the painting and repair of certain exterior facing fencing that borders on HOA common property and other areas defined by the HOA. All non-HOA maintained fencing that faces the public shall be maintained by the homeowner and stained with the appropriate color and style of stain as maintained by the HOA. Staining/painting of fencing facing the interior of a lot shall not need ARC review or approval.	See Covenants and Policies, Procedures, and Rules for additional information about fence painting and standards
Garage Doors	Yes	See Standard & Note	No approval required if garage door is replaced with the same look and style as the replaced door. Approval required for any garage door other than existing style. New door must be painted the color of the replaced door, matching the color approved color scheme.	Must be aesthetically compatible with exterior of the home.

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Gardens/Flower and Vegetable - Front Yard	Yes	Yes	Flower gardens may be permitted; given the visibility of front yard areas, plans for flower or vegetable gardens shall be submitted to the ARC for review and approval.	
Gardens/Flower and Vegetable - Back Yard	Yes	No	Flower gardens are permitted; kept maintained. Vegetable gardens located in the rear yard that are maintained in an aesthetically pleasing manner and do not impede drainage on subject lot or adjoining properties.	
Gazebos	Yes	Yes	Material list and drawings showing design, size, height, and location required. Must be an integral part of the landscaping in the rear yard.	
Greenhouses	Yes	Yes	Material list and drawings showing design, size, height, and location required. Must be complimentary to home.	
Hot Tubs/Jacuzzis/Spas/Saunas	Yes	Yes	Must be in the rear yard and must be an integral part of the deck or patio area of the landscaping. Screening fences made a part of the deck or patio may not exceed the highest point of any privacy fencing.	
Holiday Decorations	Yes	No	See covenants for specifics of when holiday decorations are allowed to be installed and when they must be removed. Winter holiday decoration dates vary compared to other holidays.	See Covenants
Irrigation Systems/Sprinkler Systems	Yes	No	All homes must have an underground automatic irrigation system installed with the landscape.	
Landscaping	Yes	Yes	Each Lot, including the landscaping thereon shall at all times be well kept in a clean and sightly condition. No trash, litter, junk, boxes, containers, bottles, cans, implements or machinery shall be permitted to remain upon any Lot except as necessary during the period of construction or as provided in Section 12 of this Article. Minimum landscaping maintenance requirements include watering (subject to municipal water restrictions), weekly mowing, periodic edging and pruning, removal and replacement of dead or dying plant material and elimination of weeds and undesirable grasses.	See Covenants
Motor Homes	No		Cannot be kept on Lot.	

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Painting	Yes	See Note	All exterior paint colors can be chosen from the pre-selected palate that has been pre-approved. The paint policy shall note what types of colors or styles need approval.	See Paint Policy contained in the Policies, Procedures, and Rules
Parking	See Note	See Note	It shall be noted the HOA has oversight of vehicles parked in driveways, but the streets in the community are public roadways and fall under the oversight of Jefferson County. The covenants provide additional detail about parking restrictions outlined for the community	
Paving/Sidewalks	Yes	See Note	Installing a sidewalk or hardsurface from the driveway to the backyard, using standard materials such as concrete, brick, flagstone, stepping stones, or paving stones will not require ARC review/approval. Asphalt may not be used for paved areas or sidewalks.	
Play Structures	Yes	Yes	Located in rear yard only. Consideration will be given to adjacent properties. Equipment must be maintained in good and sightly manner.	
Pools - Portable	Yes	No	Portable pools located in rear yard only that are drained and removed seasonally.	
Pools - Permanent	Yes	Yes	Requires Architectural Review Committee approval, must submit pool plans.	Resident is required to obtain all permits required.
Rain Barrels	Yes	No	Residents may store up to a total of 110 gallons of rainwater to use on their lawns and gardens in one or two rain barrels. No permit is required	
Retaining Walls - Front Yard	Yes	Yes	Given visiblity of front yards, retaining walls visible from the street shall require ARC review and approval	
Retaining Walls - Back Yard	Yes	No	Back yard plans do not require ARC review or approval	
Roof - Replacement	Yes	No	Same or greater quality materials as existing must be used. Roof color shall be consistent with the exterior of the home.	
Shutters	Yes	No	Exterior shutters must be an integral part of exterior design and painted to match the color scheme of the exterior of the home.	
Siding - Replacement	Yes	No	Must be similar and/or compatible with original installation, and painted in-line with house color scheme.	

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Solar Energy Devices	Yes	No	Must be designed to appear as if it is an integral part of the roof. No exterior plumbing may be visible from adjoining street.	Refer to the Home Owner Managing Energy Savings Act of 2013
Statues and Fountains - Front Yard	Yes	Yes	Given visibility of front yards, statues and fountains visible from the street shall require ARC review and approval.	Please contact the ARC if you plan to install a statue or foundation in your front yard
Statues and Fountains - Back Yard	Yes	No	Approval not required for statues and fountains installed in the back yard and do not exceed fence height.	
Storage Sheds/Accessory Buildings	Yes	Yes	Material list and drawings showing design, size, height, and location required. Must be an integral part of the landscaping in the rear yard.	
Sunshades	Yes	No	Must be aesthetically compatible with exterior of the home and must be maintained in a neat, attractive and well-kept condition.	
Temporary Structures	Yes	No	Camping tents set-up for cleaning or occasional overnight sleeping will not require committee approval if left up no longer than 72 hours. Seasonal structures allowed.	
Trash Enclosures	No			
Trees/Bushes	Yes	See Note	Replacing <u>existing</u> trees and bushes with the same or similar type does not require Architectural Committee approval. If Replacing or adding <u>new</u> trees and bushes submit types and plans for Architectural Committee approval. Trees/Bushes should be pruned as needed throughout the year. Approval is not required to remove a bush or tree, but approval is required if replacing with a different type of bush or tree.	See Landscaping Policy
Tree Houses	No			
Water Features	Yes	No	In rear yard only. Not visible from the street. Water feature must incorporate moving water so as to not create an environment for bugs.	
Wind Turbines/Generators	Yes	Yes	In rear yard only. Must be size appropriate. Provide all plans to the Architectural Committee Review board for approval. Please take into consideration any noise generated from the equipment - to be compliant with the Noise regulations. See Covenants Article IX, Page 26, Section 11)	See Covenants. Also refer to the Home Owner Managing Energy Savings Act of 2013
Windows - Replacement	Yes	No	Should be similar to existing windows.	