

RESIDENTIAL DESIGN GUIDELINES

SPRINGHURST HOMEOWNERS' ASSOCIATION

UPDATED: 5.15.2016

The purpose of these guidelines is to enhance and clarify the expectations listed within the Indentures. Should any guideline conflict with the Indentures, Indentures take precedence. The Board of Directors retains the right to revise as necessary and these guidelines are subject to change without notice.

- **REVIEWS:** All decisions rendered by the Board of Directors shall be deemed final.
- **VIOLATIONS:** The Board of Directors may require the Owner to remove the improvement and restore the area to its previous condition. Failure to comply may result in the Association making the necessary changes and billing the Owner's account. -(Article 4.4 (6))
- **COMPLIANCE & ENFORCEMENT:** The Board may, at their discretion, impose a fine up to \$200 (two hundred dollars) based on the extent of the violation. -(Article 4.4 (1))

PROJECTS

1. DECKS & PATIOS:

- a. Must be behind the Unit. Cannot extend beyond the Unit boundaries.
- b. Decks:
 - i. Must be made of wood [Cedar, Redwood, or Wolmanized (pressure-treated)] or composite.
 - ii. Wood: Clear sealant, or brown stain.
 - iii. Composite: Brown only
- c. Patios:
 - i. Must be made of concrete, stone, or tile.

2. DOORS:

- a. FRONT: Any color, other than the original color as installed by Builder, needs Board approval.
- b. STORM:
 - i. Full-paneled style only; can be either full glass or double-glass panels.
 - ii. Frame must be black or white. Other colors require Board approval.

3. DRIVEWAYS:

- a. Clear sealant only. Absolutely no colored/tinted sealant allowed.
- b. Cannot be widened.

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4. FENCES

- a. Rear Yard only.
- b. Full perimeter only.
 - i. Must start and end at rear corners of Unit
 - ii. Must be installed within four (4) inches of the Lot lines and Lot corners
 1. Corner Lots: Fencing along the side of the rear yard facing the street shall not be placed any nearer to said street than four inches (4") of the building line limit.
 - a. Corner Lots: Lots may have exceptions but only at the sole discretion of the Board of Directors.
- c. Minimum Height: 48" (forty-eight inches)
- d. Maximum Height: 48" (forty-eight inches)
- e. Materials:
 - iii. Wrought iron: black
 - iv. Aluminum: black
 - v. Wood: Cedar, Redwood or Wolmanized (pressure-treated)
 - vi. Vinyl: white
 - vii. No chain link fencing allowed.
- f. Design:
 - viii. Picket (wood or vinyl) width: 6" (six inches) max.
 - ix. Picket (wood or vinyl) gap width: 3" (three inches) mandatory
 - x. No privacy or 'shadow-box' style fencing allowed
- g. Facing: Installed with good side facing out
- h. Posts: Anchored in concrete at least 1'6" (one foot, six inches) into the ground.

4. LAWN ORNAMENTS:

- a. Yard decorations shall be placed within the flowerbeds, and limited to a reasonable number and size.
- b. No plastic or Rubbermaid lawn ornaments allowed.

5. MAILBOXES:

- a. Mailboxes must be the same design and color as installed by the Builder; no exceptions.

6. POOLS

- a. No above-ground swimming pools shall be allowed, constructed or placed upon any Lot.
- b. In-ground pools must meet County Codes, as well as following these criteria:
 - i. Pool must have a 4' concrete or tile apron on all sides.
 - ii. Pool must be located behind the Unit. Pool/apron cannot go beyond the boundary of the Unit/cannot be seen from the street.
 - iii. Pool pump, filter, and other machinery must be behind the Unit.
 - iv. Pool must have a 4' aluminum fence enclosing the pool area.
- c. Landscaping around the pool fence may be required.

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7. SATELLITE DISHES & ANTENNAS:

- a. Must be placed in the least conspicuous location on the Unit (generally rear portion of the roof).

8. STRUCTURES

- a. No outbuildings, detached garages, sheds, shacks or structures whether temporary or permanent are allowed.

9. TREES:

- a. Original trees cannot be removed without authorization.
- b. New trees can be added with permission.

10. YARD:

- a. Front / Side:
 - i. No raised flowerbeds.
 - ii. Flowerbed edging must be brick, concrete, or stone. No rubber, plastic or resin edging is allowed.
 - iii. Flowerbeds must be mulched; mulch must be dark brown. Any rock must be brown/tan. No white rock or gravel is allowed.
- b. Back /Rear:
 - i. Vegetable gardens:
 1. Must be along the back of the Lot.
 2. Cannot be larger than 20' x 15'.
 3. Plants no taller than 4' (four feet). ie no corn or sunflowers.
 4. Gardens not maintained will require removal, sod replaced.