

GUIDELINES for Additions or Modifications to the exterior of Arbor Ridge Homes, and to the adjoining Common Area around each home.

The intent of the following guidelines is for exterior additions or changes to appear as though built as part of the home initially. This will ensure that our neighborhood will have a consistent appearance and that home values will not be adversely affected by unsightly additions or modifications. These GUIDELINES are in accordance with the Covenants and are provided to homeowners for understanding of decisions previously made by the Board of Directors, HOA Advisory Board, or the previous director. Should a conflict between documents occur, the Covenants will be the controlling document.

All additions or modifications must be approved in writing by the HOA Board of Directors before any work is started. Homeowners must submit a written request with sufficient support documents (drawings, sketches, bill of material, etc) to the BOD for their review and approval. Unless specifically noted, items listed here are not exempt from this approval procedure.

Sun Rooms -----The overall outside dimension (footprint) for added sun rooms must be ten feet by fourteen feet (10' x 14'), the same size as for existing patios or decks, and must be placed in the same space as existing patios or decks.

The roof pitch must be 9/12, which will match the pitch on all homes built with sun rooms and/or that have gabled roofs on the rear. Also, the roof overhang, shingles and guttering must be identical to that used for initial home construction.

If the room has a door to the outside it must be a 15 pane, 32" or 36" metal door, identical to the rear door on the home as built.

Homes with stone veneer on the rear (#43 thru #50) must have stone veneer on the fourteen-foot (14') side, on the area below the windows, and the area between the windows, if any. Stone veneer between the windows must be at the same height as existing stone veneer between the windows of the house. The area above the stone veneer between the windows and the area above the windows must be covered with vinyl siding identical to existing siding. The ten-foot (10') sides must have vinyl siding, identical to existing siding, on the areas below, between and/or above the windows.

Homes without stone veneer on the rear must have vinyl siding that is identical to existing siding on all sides, below, between and above the windows.

The number and type of windows are at the owner's discretion, with overall appearance approval by the Board of Directors.

Screen Rooms ---- The footprint, location and roof requirements for screen rooms is the same as stated previously for Sun Rooms.

For durability, maintenance and appearance the exposed wood must be cedar, redwood or treated lumber clad with white vinyl or white aluminum.

If the screen room has knee walls, they must be covered as described for the area below Sun Room windows.

If the screen room has an outside door, it must match the room in construction and appearance.

The gabled end, if not covered totally with screen, must be covered as specified for Sun Rooms.

Added Room ----- Only one (1) added room (sunroom or screen room) will be approved.

Second Patios ---- A second patio may be added for those homes where the initial patio was covered by a sun or screen room. This patio is intended to be used primarily for outdoor grilling and sized accordingly. The specific size and positioning of second patios will be addressed on an individual basis as requested by homeowners interested in this feature.

Storm Doors ----- Storm doors may be added at the front or rear at the homeowners' discretion **without further approval, provided all of the following conditions are met.**

All doors must be white in color and have brass hardware.

The following doors are approved for the FRONT or REAR location; "Fullview Brass" by Larson, or "Montgomery" by Pella. Doors with one-piece glass are not approved.

The following doors are approved for the REAR ONLY: Midview Brass, Savannah, Colonial, or Richmond by Larson; and the Hartford, Helena or Cheyenne by Pella.

Backyard Trees --For approval to plant trees, the homeowner must submit a plan for review and approval by the Board of Directors; the same procedure as required for all other exterior modifications.

Privacy Fencing -- Privacy fencing may be installed around rear patios or ground level decks. One side of the patio or deck must be left open to facilitate exit from the home in an emergency situation.

The vinyl fencing approved for this application is "Brookhaven style, from the EverNew Selects family of vinyl fencing, by CertainTeed". This fencing is available locally. The Board of Directors will consider another brand/style if it is essentially identical to the above. The fence can be installed at a height of five feet (5') or six feet (6'), at the homeowners' discretion.

Also, the fencing may be installed on the patio or adjacent to the patio or deck (recommended) at the homeowners' discretion. If the fencing is installed adjacent to the patio or deck, a mulch bed (approx. 12" wide) must be installed under the fencing so that added work to mow and trim grass is not required.

Rear Awnings -----A retractable awning may be installed at the rear of your condo over the patio or deck. The awning must be installed on the rear house wall, under the roof overhang. Awning installation on the roof will not be approved.

Non-retractable awnings, or retractable awnings permanently installed in an open configuration, will not be approved. It is intended that awnings will be rolled in and out on a daily basis.

A color that is complimentary to, or matches the vinyl siding, is required. The specific color will be approved by the Board of Directors as individual requests are considered.

Front Doors ----- Painting of the front door is the homeowners' responsibility. Any Benjamin Moore Aura exterior paint in the Affinity colors series (sixty color choices) **can be used without further approval.** Deviations will not be approved.

We realize the above stated Guidelines do not address every possible situation or may not be workable in all cases. The Board of Directors will consider reasonable deviations, additions or deletions to the above. Homeowners requesting a deviation, addition or deletion, need to provide very specific written information in support of their request.

The foregoing GUIDELINES were first written and approved by the HOA Advisory Board on January 5, 2006. On 1/18/06 Sunroom and Screen room requirements were revised and a Backyard Tree approval procedure added. On 1/21/06 the Added Room, Storm Door, and Second Patio statements were added. On 5/06/06 the Privacy Fencing and Rear Awning statement were added. Front Door statement was added 12/13/07. Front door color choices revised and expanded 7/9/09.

Adopted by the Arbor Ridge Board of Directors on 3/21/08