

Cromwell Homeowner's Association, Inc.

Thank you for your purchase of a Lennar Home! Below you will find the Design Guidelines for the Cromwell Homeowner's Association, Inc. ("Association"). The Association's governing documents require that any modifications to the exterior of your home be approved by the Association.

These Design Guidelines are provided to you to help establish what modifications would generally be approved, however, each modification is reviewed on a case-by-case basis and based on your specific Lot. These guidelines are not intended to provide any preapproval and are subject to change.

All approvals are subject to the following conditions:

1. The change/improvement must not impede the flow of water in any drainage easement or swale.
2. For any portion construction in any easement, owner/applicant must hold the Association harmless for any costs associated with repair/replacement of change/improvement should the association or local municipality or local utility need to enter such easement.

At the end of this document you will find the Association's Request for Modification Form ("Form"). This form should be completed for any modification and returned to your Association Manager with Fieldstone Association Management.

A completed Form must be submitted for all modifications. **THE VERBAL APPROVAL OF ANY SALES AGENT, LENNAR EMPLOYEE, OR ASSOCIATION REPRESENTATIVE IS NOT SUFFICIENT. ALL MODIFICATION APPROVALS MUST BE IN WRITING.**

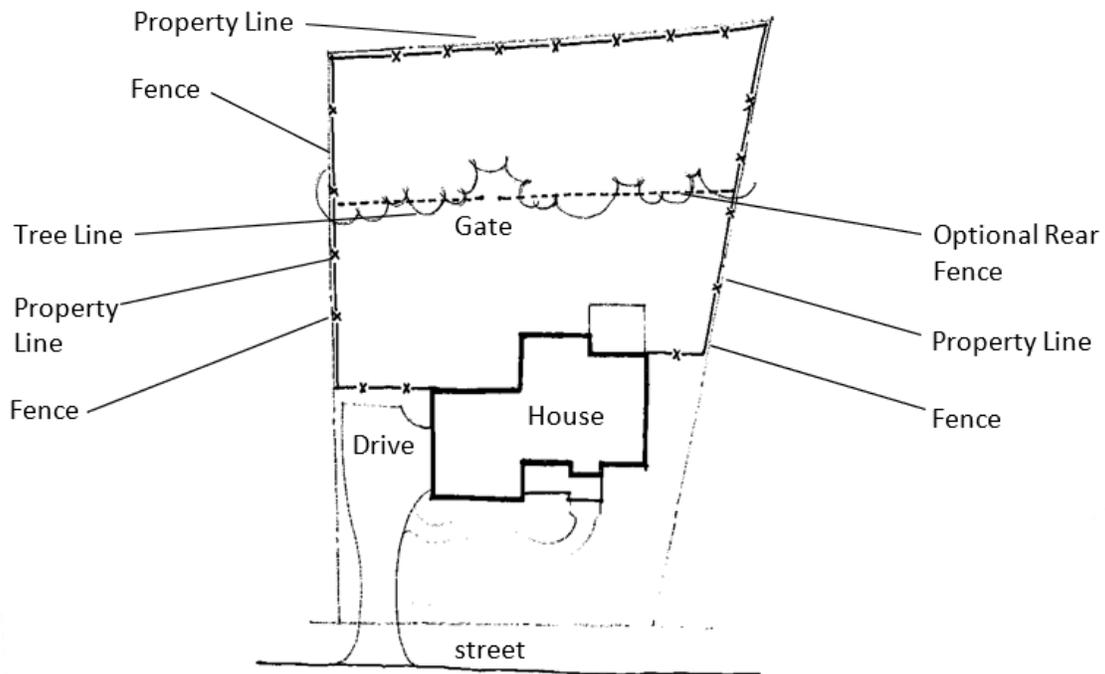
When plans are required, they must be submitted with the Form. A Form is attached to these Standards. Additional Forms are available from Fieldstone Association Management.

DESIGN GUIDELINE 1

FENCES

1. The original design concept of the community promotes a feeling of open space; therefore, fencing is not generally encouraged. A form must be submitted for ALL fencing.
2. Fence Style Permitted: Wood Capped Top or Black Aluminum
3. Chain link and vinyl fences are prohibited. No wire fences, chicken wire, or welded wire fences are permitted.
4. No double fencing is permitted, no fence may block a view; Privacy fences are not allowed except under certain circumstances and will be considered on a case-by-case basis and must match the wood capped fence style or black aluminum fence style featured below.
5. All forms must include the following information:
 - a. Picture or drawing of fence type.
 - b. Dimensions:
 - 1) The height for the wood capped fence style shall not exceed six (6) feet.
 - 2) For black aluminum fence style, the height shall not be less than five (5) feet.
 - 3) The maximum span between posts shall be ten (10) feet.
 - 4) For wood fences the minimum post size shall be 4"x 4" and the maximum shall not exceed 6"x 6".
 - 5) For wood fences the crossbeams shall consist of either two 2"x 6" rails or three 2"x 4" rails per section as a minimum.
 - 6) Crossbeam structure must face inside towards the yard.
 - c. Color: Wood fences must be natural stain, SW3504 Woodridge, SW3507 Riverwood or SW9183 Dark Clove. Aluminum fences must be black. Painting of fences is not permitted. Fence stain must match Deck stain.
 - d. Site Plan: A site plan drawing denoting the location of the fence must accompany the form.
 - 1) Fences shall only come forward toward the street from the rear corners of the house no more than 10 feet.
 - i. If air conditioner units or basement doors are further than 10 feet from the rear corners of the home, fencing will be reviewed on a case-by-case basis.
 - 2) Fencing on corner lots will be reviewed on a case-by-case basis and subject to county/city and community rules and regulations.
 - i. Corner lot fencing cannot block the view of intersections at any point.
 - ii. Corner lot fence placement may be placed up to the building setback line on the street side, so long as the placement does not encroach into any landscape beds.

6. Fences installed by homeowners must have a minimum ground clearance of 1.5 to 2 inches. The clearance must be notated.
7. Dog Runs are not permitted.
8. Each homeowner must maintain the fences located on his/her respective property regardless of origin of construction or location.
9. Fencing to be placed next to any existing fence unless permission is granted by the neighbor allowing the fence to attach to their existing fence. The types of fences located on adjacent Lots shall be considered in the approval process. For example, if an adjacent Lot has wooden fencing, fencing that matches the type and material of such adjacent Lot shall be considered.
10. Approved fence styles are shown below. Before selecting the desired fence style refer to these guidelines.



Fence Style Examples

Wooden Capped Privacy Fence

Post Height 6 foot minimum and maximum



Aluminum Flat-Top

Post Height 5 foot minimum and maximum



DESIGN GUIDELINE 2

Exterior Decorative Objects, Front Porch Flower Pots, Lighting, etc.

- A Form must be submitted for all exterior decorative objects, both natural and manmade, including, but not limited to, items such as bird baths, wagon wheels, sculptures/statuary, fountains, pools, antennas, flower pots, free-standing poles of any type, flag poles, and items attached to approved structures.
- Landscape lighting should not exceed twelve (12) inches in height
- The number of landscape lights should not exceed twelve (12)
- The total wattage of landscape lighting should not exceed 100 watts, all lights are white or clear, non-glare, and located so as to cause minimal visual impact on adjacent properties and streets.
- Front doors and front entry area decorations must be tasteful and in keeping with the style and colors of the house. Plants and flowers in pots must always be neat and healthy. Neatly maintained front porch flower-pots (maximum of four (4)) that blend with the exterior color of the house, containing evergreens/flowers do not require the submission of a Form.
- Objects will be evaluated on criteria such as location, proportion, color, and appropriateness to the surrounding environment.
- Holiday decorations and lighting may be installed in a reasonable manner for the various recognized holidays. Recognized holidays: Easter, 4th of July, Diwali, Halloween, Thanksgiving, Christmas. If there is a holiday not listed as a recognized holiday, homeowner is to contact HOA for review and approval.

DESIGN GUIDELINE 3

Garden Plots

- All garden plots should be located behind the rear of the house, close to the home, within the rear lines of the home.
- The size of the plot is generally limited to 150 square feet or ¼ of the rear yard, whichever is smaller.
- The maximum height of plants is less than four (4) feet at full growth. No bean poles.
- Garden plots for homes set on lots at angles and homes on corner lots will be considered on an individual basis.

DESIGN GUIDELINE 4

Play Equipment

- Play equipment should be installed within the extended right and left sides of the house in the rear yard, not visible from the street.
- Play equipment should not exceed fifteen (15) feet in height and will have a minimum visual impact on adjacent properties.
- All play equipment, including, but not limited to, swing sets, slides, seesaws, jungle gyms, etc., exclusive of wearing surfaces (slide poles, climbing rungs, swing seats, etc.) will

generally be required to blend into the surrounding environment through the use of earthen colors comparable to dark green or brown.

- Play houses must be located where they will have a minimum visual impact on adjacent properties. In most cases, material used must match existing materials of the home, and the tree house/play house may not be larger than 100 square feet.

DESIGN GUIDELINE 5

Basketball Goals

- Basketball Goal backboards should be perpendicular to the primary street on which the house is located.
- The backboard should be white, beige, light gray, or clear.
- The backboard post should be painted black.
- Basketball goals may not be attached to the house.
- Portable goals may not be maintained for periods of more than twenty-four (24) hours in the street or at the curb.
- No sandbags or weights are allowed on the base of the basketball goal. Base must be filled with water or sand to keep in place. Contact manufacturer if additional weight recommendations are needed.

DESIGN GUIDELINE 6

Private Pools

- A Form is not required to be submitted for children's portable wading pools (those that can be emptied after use) that do not exceed eighteen (18) inches in depth and whose surface area should not exceed thirty-six (36) square feet.
- Pools exceeding thirty-six (36) square feet located above the ground are not allowed.
- In-ground pools must have adequate fencing. Generally, the maximum allowable pool area is 1,000 square feet.
- Glaring light sources that have a visual impact on neighboring lots will not be permitted.
- Spas and hot tubs must be screened from adjacent properties and streets.

DESIGN GUIDELINE 7

Patios and Walkways

- A patio should not extend beyond the left and right sides of the house and should not extend to within ten (10) feet of the side property lines nor further than twenty (20) feet from the rear of the home
- A patio should not exceed six (6) inches above the ground at any point.
- A walkway should not extend beyond the left and right sides of the house and should not extend to within ten (10) feet of side property lines, and
- A walkway should not exceed four (4) inches above the ground at any point.

DESIGN GUIDELINE 8

Exterior Landscaping

- Landscaping should relate to the existing terrain and natural features of the lot, utilizing plant materials native to the Southeastern United States. The amount and character of the landscaping must conform to the precedent set in the surrounding neighborhood.
- All landscape beds must be covered with natural pine straw. Upon request, organic brown or black mulch may be considered as ground cover.
- Rocks are not permitted as landscape bed ground cover.
- The preferred landscape bed edging is a neat four to six (4" – 6") inch deep trench. Other edging, if used, shall not exceed three (3") inches above the turf height and be of a uniform type.
- Outdoor storage of garden tools and hoses must be screened from view and kept behind shrubs. Any tools or items stored under a deck or porch must also be screened from view.

DESIGN GUIDELINE 9

Decks

- Generally, the deck may not extend beyond the right and left sides of the home.
- Materials must be cedar, cypress, or #2 or better pressure treated wood.
- Decks may be stained the following Sherwin Williams colors:
 1. Clear
 2. Woodridge SW 3504
 3. Riverwood SW 3507
 4. Dark Clove SW 9183
- Deck stain must match fence stain.
- Vertical supports for wood decks must be a minimum of four by six (4" X 6") inch wood posts or painted metal poles, boxed in to give the appearance of wood columns.
- Owners are advised that a building permit may be required for deck construction.

DESIGN GUIDELINE 10

Exterior Building Alterations

- Repainting of the house or trim should not require a Form if the color(s) are not changed.
- The original architectural character or theme of any home must be consistent for all components of the home. Once the character is established, whether it is traditional, contemporary, etc., no change may alter that character.
- A paint color change requires that the following information be submitted along with the Form:
 1. A paint sample or picture of the paint color used in or approved for this or another Lennar Neighborhood in the same County. The address of the home and

neighborhood where the color has been approved must be identified.

2. Area of home to be re-painted.
 3. Photograph of your home and homes on either side (in most cases, adjacent homes cannot be painted the same color).
- Full glass Storm windows and doors must be made of anodized bronze or anodized aluminum with baked enamel finish compatible with the primary and trim colors of the house.

Example Full glass door:



- Plastic or metal storage sheds or other structures are not allowed.
- Wooden Sheds may be considered if the following conditions were included with the proposed request:
 1. Must be inside site lines of the home as to not be visible from the street.
 2. Must be same materials as the home and colors must match.

Wooden Shed Example:



SHED DIMENSIONS:
Length = 16'
Width = 10'
Height = 10.3'

NOTE: SHED COLORS MATCH CURRENT HOUSE ELEVATION.
SIDING: 001 SW7642 PAVESTONE
WINDOWS/TRIM: 001 SW7005 WHITE
DOORS: 001 SW7019 GAUNTLET GRAY



- Garbage cans may be concealed on the side of your home using a lattice screen
Lattice Screen Example:



**CROMWELL HOMEOWNERS ASSOCIATION, INC.
REQUEST FOR MODIFICATION REVIEW**

Per Article 6.2 of the Declaration of Covenants this approval may take up to 45 days for approval after all required information is received.

Name _____ Date _____

Address _____ Email _____

Phone Number _____

Please provide all information necessary to evaluate the request thoroughly and quickly. Requests must include, without limitation, the following information: site plan (including all dimensions), color chips (if applicable), detailed description of request, list of materials, pictures (if applicable), and any other information as specifically required below or as required by the Design Guidelines approved for the community.

Description of Modification Requested:

Estimated Start Date _____ Estimated Completion Date _____

Acknowledgment of Adjacent Homeowners (**all homeowners sharing common boundary line**): This acknowledgement will be considered but will not be binding. No application will be considered unless this section is completed, or the Applicant Homeowner has made a reasonable effort, in the sole discretion of the Board, to have this section completed.

Signature _____ Lot (____) In Favor Of (____) Not In Favor Of (____)

Signature _____ Lot (____) In Favor Of (____) Not In Favor Of (____)

Signature _____ Lot (____) In Favor Of (____) Not In Favor Of (____)

Under each of the most common headings below, all the items listed must be submitted. Please refer to the Covenants/Design Guidelines for other necessary information required for modifications such as detached structures, outdoor play equipment, pools, etc.:

_____ **Patio or Walkway**

_____ Lot survey denoting location
_____ List of materials to be used

_____ **Exterior Decorative Objects, Front Porch Flower Pots, Lighting, Etc.**

_____ Description of object _____
_____ Location and picture or sketch of object

_____ **Garden Plot**

_____ Location and size of garden
_____ Type of plants to be grown

_____ **Fencing**

_____ Picture or drawing of fence type.
_____ Dimensions (maximum height may not exceed 6 feet; maximum span between posts shall be ten feet).
_____ Color
_____ Site plan (Plat) denoting location. All drawings must be transposed on the Plat of your Property.
_____ Crossbeam structure must not be visible from any street (must face inside toward yard).
_____ Materials
_____ All nails, screws or fasteners shall be aluminum or hot-dipped galvanized.
_____ All posts shall be anchored in concrete.
_____ Permit (if required by County/City)

_____ **Exterior Landscaping and Maintenance**

_____ Landscape plan denoting plant material and location.
_____ Landscape borders: material used photo of material and border design style.

_____ **Play Houses**

_____ Location (must have minimum visual impact on adjacent properties)
_____ Size and Sketch
_____ Materials (in most cases, material used **should** match existing materials of home)

Private Pool

- _____ Picture or drawing of pool type.
- _____ Dimensions (maximum size 1,000 square ft.)
- _____ Color (must be blue or white).
- _____ Site plan denoting location.
- _____ Type of lighting source.
- _____ Landscape plan

Deck/Porch

- _____ Picture or Drawing (deck must match any existing deck).
- _____ Dimensions
- _____ Color (must be natural or painted to match exterior color of home).
- _____ Site plan denoting location (in most cases may not extend past sides of home).
- _____ Materials (must be cedar, cypress or No. 2 grade or better pressure-treated wood).

Exterior Building Alterations /Paint (Submit only if other than original paint color)

- _____ Color
- _____ Area of home to be repainted.
- _____ Photograph of your home plus homes on either side (in most cases adjacent homes cannot be painted the same colors).

Storm Windows/Doors

- _____ Picture or drawing of all windows/doors on which storm windows/doors will be installed.
- _____ Picture depicting style of storm window/door to be installed.
- _____ Color (window/door trim must be baked enamel and color must be compatible with primary and trim colors).

Building Additions

- _____ Location of addition and size of lot.
- _____ Size, color, and detailed architectural drawing of addition.
- _____ Materials (material used **must** match existing materials of home).
- _____ Building permit (if required).

Note: I understand and agree that no work on this request shall commence until written approval has been received by me. I represent and warrant that the requested changes strictly conform to the Declaration of Covenants and Design Guidelines and that these changes shall be made in strict conformance with the Declaration of Covenants and Design Guidelines. I understand that I am responsible for complying with all city and county regulations.

Neither Lennar Homes, Fieldstone Realty Partners, LLC, the Association Board of Directors, or the Association Advisory Committee nor their affiliates, respective members, successors, assigns, agents, representatives, or employees shall be liable for damages or otherwise to anyone requesting approval of an architectural alteration by reason of mistake in judgment, negligence or non-feasance, arising out of any action with respect to any submission. The Architectural Review is directed toward review and approval of site planning, appearance, and aesthetics. None of the foregoing assumes any responsibility regarding design or construction, including, without limitation, the structural integrity, mechanical or electrical design, methods of construction, or technical suitability of materials. I hereby release and covenant not to sue all the foregoing from/for any claims or damages regarding this request or the approval or denial thereof.

Owner's Signature _____ Date _____

FOR ARCHITECTURAL CONTROL COMMITTEE USE

Approved By: _____
Committee Member

Date Received _____

Approved _____ Not Approved _____ Conditions _____

Comments: _____

