

DESIGN GUIDELINES

FOR

HADAWAY GROVE

INTRODUCTION

These Design Guidelines have been established in accordance with the Declaration of Covenants, Conditions and Restrictions ("Covenants") to maintain the aesthetics of the community. They are to be used in conjunction with the Guidelines as outlined in the By-Laws for the community and not meant to replace them. These Guidelines do not constitute the entirety of the Guidelines for your community but only highlight the most common modifications. In the event of a conflict between the Covenants and the Design Guidelines, the Covenants prevail.

If a Homeowner desires to change the exterior appearance of a home or lot, he must submit a Request for Modification form (RFM) to the Board of Directors and include all documents and information required. Covenants for the community allow sixty (60) days to render a decision. However, all properly completed requests are reviewed as soon as possible after receipt. You must receive approval for your request before commencing any work.

Approval in one instance does not set a precedent for future requests, nor does it create a variance for the type of work performed. Each approval is unique to the lot and home.

Approval is for aesthetics only and in no way relates to the integrity of the design or construction. Homeowner is responsible for seeking all necessary permits and complying with all applicable building and engineering practices, laws and ordinances for the governing municipality.

DESIGN GUIDELINES

LANDSCAPING

All landscaping changes to a lot require approval with the exception of seasonal flowers that are being added to the existing landscaping. No artificial plants are allowed. Exterior sculpture, birdbaths, birdhouses, fountains, etc. will be reviewed on a case by case basis.

Landscaping should relate to the existing terrain and natural features of the lot. Any addition or alteration to a lot which makes a noticeable change or which might cause erosion requires approval in advance (i.e. major landscaping improvements, retaining walls, landscape timbers, etc.). Work should be performed in a way as to not alter water drainage as designed and engineered by the Builder. The homeowner is responsible for maintaining proper grades at all times. Please note that county permits may be required.

LAWNCARE

All lawns, including sides, backs and front sidewalk strips are to be kept in a neatly groomed, clean manor. Garden beds must be kept weed free and fresh mulch or pine straw added as needed. All trash and leaves are to be removed and all grass clippings bagged and removed.

DECKS/PORCHES

Deck design and colors must be approved. They must be natural in color and if any lattice or arbors are added to a deck, they must be approved and match the deck color. Approved screening or landscaping must conceal any items stored below a deck.

PATIO COVERS

Patio covers may be approved on a case by case basis.

SIGNAGE

No sign of any kind shall be erected within the Community without prior written approval. This shall not apply to any Person holding a Mortgage who becomes the Owner of any Lot as purchaser at a judicial or foreclosure sale conducted with respect to a first Mortgage or as transferee pursuant to any proceeding in lieu thereof. All signs must be kept in good condition. One (1) *For Sale* sign may be allowed. Hand-made signs and *For Rent* and *For Lease* signs are prohibited.

EXTERIOR LIGHTING

All outdoor lighting must be approved prior to installation and must be properly maintained.

PLAY EQUIPMENT

All play equipment must be located in the rear yard. Play sets must be made of a natural wood material. Plastic toddler play equipment may be approved on a temporary basis but must be screened from view when not in use or stored in the garage or directly behind the house. Play equipment, including trampolines and basketball goals, shall not be erected on any lot without prior approval. Trampolines must be maintained in acceptable condition and repair and the grass below the trampoline must be maintained free of weeds and trimmed on a regular basis, consistent with the other turf areas on the lot. Acceptable condition includes but is not limited to being maintained rust free, clean, with surface and markings in good condition as seen from the street or from any adjacent property. Nets and jumping surface shall be free from tears and repaired or replaced when necessary.

EXTERIOR COLORS

Any change from the original color scheme must be approved in advance. The submitted request must include color chips for review. Repainting in the identical colors does not require approval.

SHED/OUT-BUILDINGS

Sheds and outbuildings may be permitted on a case by case basis. Sheds or other outbuildings will only be allowed when they are constructed from the same building materials as the home (to include siding & roof materials) and all exterior colors are the same as the home. Sheds or outbuildings must be placed in the rear of the home on a concrete pad or other foundation as to appear to be an attached part of the home. No sheds or outbuildings can be visible from the street. Due to the nature and individuality of each home, each lot and the placement of the home on the lot, sheds and other outbuildings will be individually evaluated by the ARC and approval or denial issued on a case by case basis.

STORM DOORS

Storm doors that are full glass and factory finished will be approved. Acceptable colors are white, almond, black, dark brown or dark green to match the house trim or door. Other colors and styles may be approved provided they match the house trim or door in color.

CLOTHESLINES/WINDOW AIR CONDITIONING UNITS

Clotheslines, window air conditioning units and installed window fans are prohibited.

WINDOW TREATMENTS

No bedding, newspaper, foil or other reflective materials shall be used on any windows. Temporary shades are allowed. The back side (side facing outside) of all window treatments including blinds, shutters, shades, drapes, curtains, or valances which can be seen from the outside of any structure must be white or off-white.

Natural wood blinds are acceptable. Stained or etched glass may be used in bathroom window or on front door side lights.

GARAGE DOORS/PARKING

Vehicle parking for all homeowners is inside the garage. Additional vehicles can be parked in the driveway. All garage doors must be operational and if damaged, they must be repaired, repainted or replaced immediately. Garage doors must remain closed except when entering and exiting the garage.

No overnight on-street parking of vehicles is allowed. Guests visiting for the day or evening are allowed on the streets so long as they don't block access to other homes in the community and are not parked overnight on the street.

PETS

Fenced dog runs and pens are prohibited. No electric or invisible fences are allowed. Pets shall not be kept outside of the home at any time unless housed behind 6-foot privacy fencing however they cannot constitute a nuisance to the other homeowners in the community. Pets should be walked in common areas of the community (not on neighboring lawns) and all pet owners are required to clean up after their pets. All local leash laws must be obeyed and pets must be registered, licensed and inoculated as required by law.

FENCING

Fence Detail

All fencing requires approval prior to installation. Individual yard fencing in Hadaway Grove is limited to one fence design. The approved fence design is a six (6) foot capped top wood privacy fence. Drawing of the approved fence design is attached. Post finial is optional.

Wood fencing must be of natural pressure treated pine or cedar. Staining is permitted however the use of a color tinted stain requires color approval by the Board of Directors' Architectural Review Committee. No electric fences, invisible fences or vinyl fencing is allowed within the community.

Fences cannot be installed in such a way as to block drainage features or water flow to, thru or away from a lot. Fences must be installed 1 - 2 inches above the ground so as not to obstruct water drainage and flow across the yard.

Fences cannot be placed any farther up the side of the house than 1/3 the distance from the rear comers to the front. All fences must be installed with the finish side facing out.

Corner lots shall be deemed to have two (2) front property lines. As such, no fence shall encroach beyond the building line on the side of the house which faces a street. Additional restrictions may apply to comer lots.

Homeowner bares full responsibility for placement of fence in relation to easements and buffers and obtaining necessary permits. Fence is to be constructed as approved and placed on or within 6" of property line. If a homeowner wishes to tie into a neighbor's fence, it will be their responsibility to get approval from the neighbor.

Approval in one instance does not set a precedent for future requests. Each approval is unique to the lot and home. Each fence request is reviewed on an individual basis as each lot and house location on the lot is unique.

The Board of Directors shall have the right to erect fencing of any type considered appropriate or desirable by the Board at any location on Common Area.

Physical Fence Guidelines

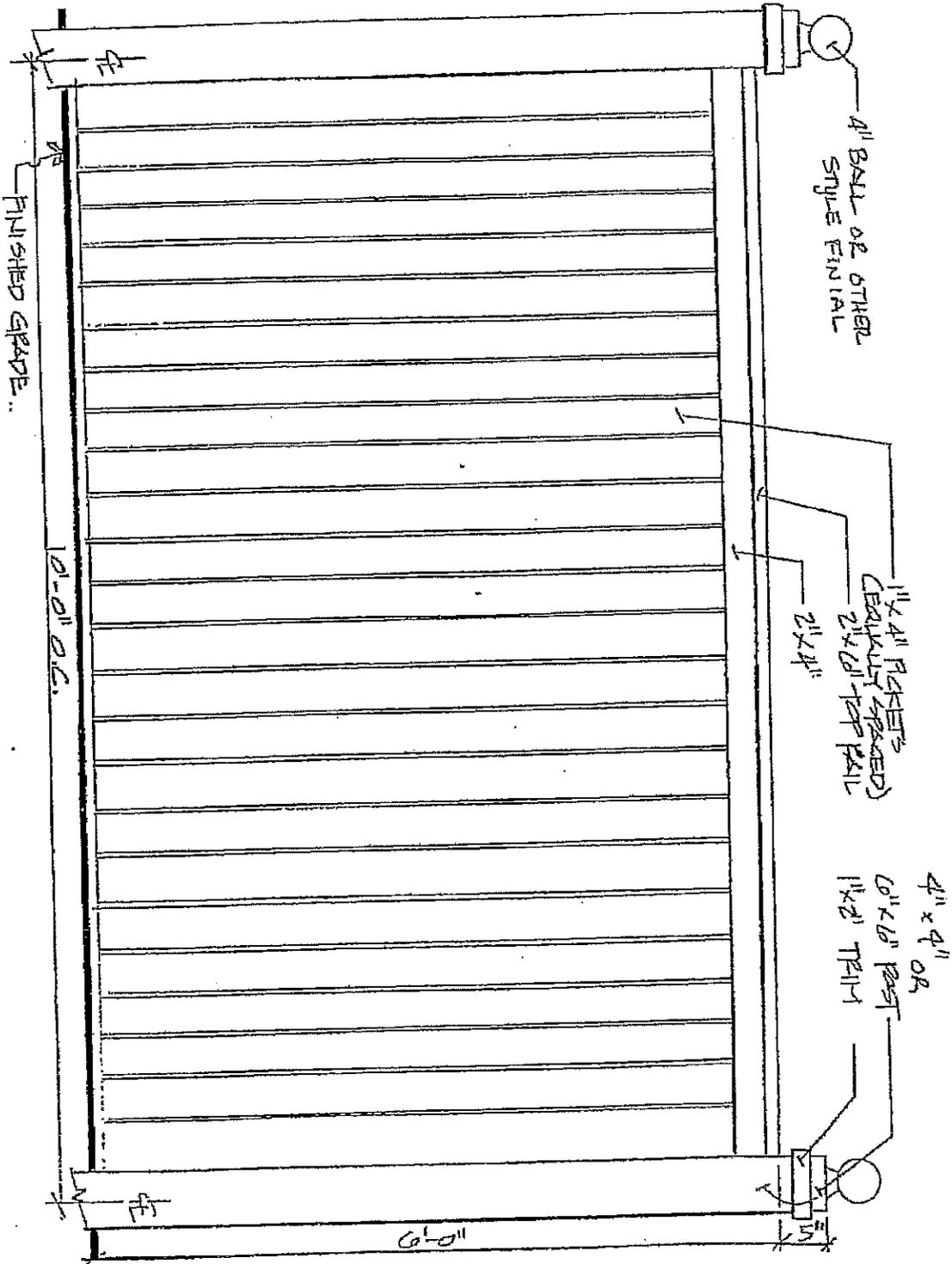
When observed from the nearest street or intersection, a fence shall:

- Not have any gaps in the fence where boards or section(s) of the fence are missing.
- Not be weathered or have boards with significant rot.
- Not have any broken or split boards.
- Not be leaning.
- Not have significantly noticeable warped or bent boards.
- Not have a non-working or non-closing gate.

Fence Stain Guidelines

When observed from the nearest street or intersection, a fence stain shall:

- Be natural in color and cohesive with the original color scheme. Clear stains (or sealants) are allowed without a modification request. Color stains must be approved.
- Be one color for entire fence.
- Not have any boards with significantly faded stain.



FENCE DETAIL

NOT TO SCALE



HADAWAY GROVE REQUEST FOR MODIFICATION

Owner(s) Name: _____ Date: _____

Address: _____

IMPORTANT: The Architectural Review Committee (ARC) has sixty (60) calendar days to complete review of this request and render a decision. Work should commence on receipt of an approval. The decision refers to the specific request herein, and does not apply to any other lot or any other homeowner. All requested information must be submitted with this form or the request may be delayed. The ARC reserves the right to request additional time to complete a review. Requests that do not have the required information will result in an automatic denial.

TYPE OF MODIFICATION(S):

FENCE: Must include style, type of wood, placement on lot survey with yellow highlighting, dimensions, and description. Please select all that apply.

- Corner Lot: No Yes
- Adjacent to Existing Fence: No Yes
- Slope: No Yes, it is on the side Yes, it is on the back of yard
 - Does the slope go: Up Down

RECREATION EQUIPMENT: *Must include type, placement on lot survey with yellow highlighting, location, image (photo or drawing), and description.*

LANDSCAPING: *Must include type, placement on lot survey with yellow highlighting, location, image (photo or drawing), and description.*

SCREENING: *Must include type, location, image (photo or drawing), and description.*

STRUCTURE ADDITION/MODIFICATION: *Must include type, placement on lot survey with yellow highlighting, location, image (photo or drawing), and description.*

OTHER: *Must include type, location, image (photo or drawing), and description.*

SUPPORTING INFORMATION:

Please return the completed form and supporting information to the Hadaway Grove ARC at hadawaygrove@gmail.com.

ARCHITECTURAL REVIEW COMMITTEE ONLY

Date Received: _____ Date Reviewed: _____ Reviewed By: _____

Approved Conditional Approval & Explanation: Not Approved with Explanation: _____



HADAWAY GROVE REQUEST FOR RECONSIDERATION

NOTE: This document should only be used if there is new or supporting data available to support a reversal of an ARC denial. For instance, a fence is rejected for style, size, and color. The homeowner then decides to select a compliant fence. The ARC will attempt to make a determination in a timely manner, but sixty (60) days timeframe commences from receipt of the reconsideration, not receipt of the original request.

Owner(s) Name: _____ Date: _____

Address: _____

BASIS FOR RECONSIDERATION: *Please describe the reason for this request.*

Please return the completed form and supporting information to the Hadaway Grove ARC at hadawaygrove@gmail.com.

ARCHITECTRUAL REVIEW COMMITTEE ONLY

Date Received: _____ Date Reviewed: _____ Reviewed By: _____

- Disapproved – Original Decision Stands
- Approved – Original Decision is Overturned
- Conditional Approval with Explanation: _____

DON'T FORGET TO ATTACH THE ORIGINAL REQUEST