

Hamilton Bay Community Association, Inc.
Architectural Review Committee (ARC) Guidelines

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SHOULD THERE BE ANY DISCREPANCIES BETWEEN THIS DOCUMENT AND THE RECORDED DECLARATION OF COVENANTS AND RESTRICTIONS AND EASEMENTS, THE RECORDED DOCUMENTS WILL PRESIDE.

DEFINITIONS

Hamilton Bay Community Association, Inc. is hereafter referred to as the "Association".

Architectural Review Committee (ARC)

INTRODUCTION

All residents benefit from the planning and design that has been an important part of the development of Hamilton Bay. The intent of the SUMMARY OF PROCEDURE AND DESIGN REQUIREMENTS is to assure the residents that the standard of design and quality will be maintained. This, in turn, protects the property values and enhances the overall environment of Hamilton Bay. An essential element of architectural control is the recognition by all homeowners of the importance of maintaining the ambiance of the community. Design requirements should be viewed as a benefit and not as a burden to the community.

INTRODUCTION TO THE ARCHITECTURAL REVIEW COMMITTEE PURPOSE

The Declaration of Restrictions and Protective Covenants for Hamilton Bay (Declaration), establishes and describes the Association, and assures each owner that the quality of Hamilton Bay design will be maintained. The Association is responsible for administering the Declaration and providing administrative support to the ARC.

The ARC ensures that exterior alterations in Hamilton Bay comply with the guidelines as shown in ARTICLE VI of the Declaration. ALL requests for exterior alterations MUST be submitted to the ARC and its approval received BEFORE they may be undertaken. The purpose of these guidelines is to inform the homeowners of the design requirements for Hamilton Bay and the procedures to be followed when requesting an exterior modification to their property. Each application received by the ARC will be evaluated on its own merits with reasonable flexibility for architectural function and creativity.

AUTHORITY

The authority for the ARC is set forth in the Declaration, which was received by all homeowners when they purchased their homes. The Association Board of Directors has the final authority for approving or disapproving all requests to the ARC, unless that authority is delegated to the Architectural Control Board as defined in Section 2 of Article VI of the Declaration. The Declaration encumbers all of the homes within Hamilton Bay. The Declaration is a contract between the homeowners and the Association, wherein; per ARTICLE VI the homeowners agree to refrain from making any modifications to the exterior of the homes and property without first receiving approval from the ARC.

MEMBERS

The ARC shall consist of the members of the Association Board of Directors, or persons appointed by the Board of Directors pursuant to the Declaration.

MEETINGS

The ARC shall meet as necessary to review applications received and present their findings within thirty (30) days of receipt.

RESPONSIBILITIES

On behalf of the Association, the ARC is empowered to adopt, promulgate, amend, revoke, and enforce design requirements for the purpose of:

1. Governing the form and content of plans and specifications to be submitted to the ARC for approval or disapproval.
2. Governing the procedure for submission of plans and specifications.
3. Establishing guidelines with respect to the approval or disapproval of design features, architectural styles, exterior colors and materials, details of construction, location and size of any structure, landscaping, and all other matters that require approval by the ARC.

LIMITATION OF RESPONSIBILITIES

The ARC approval is based only on the aesthetic features of the approved modification. The ARC assumes no liability with regard to the structural integrity of any requests. The ARC makes no representation as to their expertise regarding either the structural adequacy, capacity or safety features of the proposed improvement or structure as shown on the submitted plans or on the ultimate construction of the approved modification. The ARC does not assume the responsibility for the performance or quality of work of any contractor.

ARCHITECTURAL CONTROL BOARD POLICIES

The ARC does not intend to restrict individual taste or preferences. In general, its aim is to ensure uniformity in the landscape and architectural themes of Hamilton Bay and to foster thoughtful design so that there is harmony between neighboring residences.

The ARC intends to be completely fair and objective in the architectural review process and to maintain sensitivity to the individual aspects of design. The approval of the ARC of plans or specifications submitted for approval, shall not be deemed to be a waiver by the ARC of the right to object to any of the features or elements if and when the same features and elements are included in any subsequent plans and specifications submitted for approval for use on other lots.

APPROVAL NECESSARY

No building, wall, fence or other structure or improvement of any nature (including, but not limited to, pools, hedges, landscaping, exterior paint or finish, play structures, hurricanes protection, basketball hoops, decorative plaques, fountains or accessories, bird houses, other pet houses, swales, asphaltting or other improvements or changes of any kind, even if not permanently affixed to the land or to other improvements) shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure and landscaping or the materials as may be required by the ARC have been approved, in writing by the ARC and all necessary governmental permits are obtained. The foregoing shall also apply to conversions of garages to living space even though it is not readily apparent by the exteriors of applicable residence. Each building, wall, fence or

other structure or improvement of any nature, together with the landscaping, shall be erected, placed or altered upon the premises only in accordance with the plans and specifications and plot plan so approved and applicable governmental permits and requirements.

TIME LIMITATIONS

After approval by the ARC, all improvements shall be completed within one hundred eighty (180) days from commencement of the improvement. Projects that remain uncompleted for long periods of time are visually objectionable and can be a nuisance and a safety hazard for neighbors and the community. The ARC may establish a more specific time for completion as a condition of its approval.

In the event the ARC fails to approve or disapprove plans and specifications within thirty (30) days after they have been submitted in writing to the ARC in acceptable form, including all information necessary for their consideration and review, approval by the ARC shall be deemed granted. The ARC shall have the right to request additional information if in its opinion, the information submitted is incomplete or insufficient.

INSPECTIONS

Periodic inspections may be made by the ARC while construction is in progress to determine compliance with the approved plans and specifications and provisions of the Declaration. The ARC or any such agent of the ARC shall not be deemed to have committed a trespass or other wrongful act by reason of such inspection.

JOB SITE CONDITIONS

1. All job sites shall be kept in a neat and orderly condition.
2. The applicant must properly dispose of all refuse.
3. Construction hours are subject to rules and regulations as established by the ARC and/or the association from time to time, or the local ordinances, whichever is more restrictive.
4. All construction operations must be performed in accordance with local governmental ordinances.

APPROVAL

Upon approval by the ARC, a copy of the applicant's plans and specifications bearing such written approval shall be returned to the applicant. Approval of any application shall be final and the approval may not be thereafter reviewed or rescinded provided that there has been compliance to all conditions of approval. If the request for approval is disapproved by the ARC due to aspects of the request that can be remedied by the applicant, the recommended changes can be made to the request and returned to the ARC for approval.

VIOLATIONS

If any alterations or modifications are made without the required prior written consent of the ARC, the alteration has been undertaken in violation of the Declaration. All unapproved alterations or modifications may be required to be removed until ARC approval is granted. In no event may any alteration or modification be allowed to remain if in violation of any of provision of the Declaration, or in violation of any zoning or building ordinance or regulation.

The ARC is empowered to enforce its policies, as set forth in the Declaration and these Guidelines, by means specified in the Declaration, including an action in a court of law, to insure compliance. The Association also has the right to levy a fine on owners for modifications made without the written request and approval from the ARC.

Some changes made to a property, prior to the enactment of these rules, may be allowed subject to approval by the HOA. Such approval may be given after determining the effect such changes have made on the look of the community and its impact on maintenance of grounds, roads, sidewalks and other common areas. If changes are subsequently disapproved, the homeowner is responsible for effecting the change to bring the property to its initial condition. This includes paying for all costs associated with such changes.

KEY ARCHITECTURAL GUIDELINES

The ARC evaluates all submissions based on the individual merits of the application. Besides evaluation of the particular design proposal, this includes consideration of the characteristics of the individual site and lot size, since what may be an acceptable design on an exterior in one instance may not be for another. The following criteria are general in nature and apply to all of the dwelling units in the community:

Relation to Hamilton Bay Common Areas

Factors such as removal of trees, disruption of the natural topography and changes in rate or direction of storm water run-off may also adversely affect Hamilton Bay open space common areas.

Conformance with Covenants

All applications are reviewed to confirm that the request is in conformance to all applicable provisions of the Declaration.

Validity of Concept

The basic idea of the proposed alteration requested must be sound and appropriate to its surroundings.

Design Compatibility

The proposed alteration must be compatible with the architectural characteristics of the applicant's house, adjoining houses and the neighborhood setting. Compatibility is defined as similarity in architectural style, quality of workmanship, similar use of materials, color and construction details.

Location and Impact on Neighbors

The proposed alteration should relate favorably to the landscape, the existing structure and the neighborhood. The primary concerns are access, view, sunlight and drainage. For example, fences or landscaping may obstruct views, or access to neighboring properties; decks or larger additions may infringe on a neighbor's privacy.

Scale

The size of the proposed alteration should relate well to the adjacent structures and its surroundings. For example, a large addition to a small house may be inappropriate.

Color

Color may be used to soften or intensify visual impact. If parts of an addition are similar to the existing house, such as roofs and trim, all colors should be the same. No permission or approval is required to repaint in accordance with the originally approved color scheme.

Materials

Continuity is established by use of the same or compatible materials as were used in the original house. For instance, an addition with vinyl siding may not be compatible with a stucco house.

Workmanship

This standard applies to all exterior alterations. The quality of work should be equal to or better than that of the surrounding area. Poor practices, besides causing the owner problems, can be visually objectionable to others.

Wetland/Preserve Area

Certain areas within Hamilton Bay are designated as wetland and/or preserve areas for which the Association has the ultimate maintenance responsibility. Such areas are protected by various regulatory agencies, and as such, may not be disturbed by residents and/or the Association.

SUMMARY OF PROCEDURES

HOW TO MAKE APPLICATION TO THE ARCHITECTURAL CONTROL BOARD

Applications for exterior changes may be obtained from the property management company. Completed applications should be mailed, faxed or hand delivered or sent to the property management company office, which will then forward them to the ARC for review at its next scheduled meeting. A sample application form is attached.

SITE PLAN

A site plan or property survey should be included with the application showing the location of existing structures and the boundaries of the property. Proposed changes or additions should be indicated including dimensions and distances from the home and adjacent properties. Please include two (2) copies of each of these documents.

MATERIALS AND COLOR

Samples of the materials and colors to be used and an indication of existing colors and materials should be provided. In most cases a statement that the proposed wall, for example, is to be painted to match the existing house trim or house color is sufficient. Where materials and/or colors are compatible but different from those of the existing structures, samples or color chips should be submitted for clarity.

DRAWINGS AND PHOTOGRAPHS

A graphic description of the request should be provided. This may be in the form of manufacturers literature or photographs as well as freehand or mechanical drawings. The amount of detail should be consistent with the complexity of the request.

COUNTY OF PALM BEACH

After receiving approval from the ARC, a permit may be required from the County of Palm Beach or other governmental authorities. The homeowner must determine whether this requirement applies to the requested modification.

THIRD PARTY COMMENTS

Written comments from neighbors and other residents concerning proposed changes may be furnished to the ARC. These comments will be considered during the review process. The ARC, however, must still make its decisions based on standards set forth in the Declaration and further described in these guidelines, which may be updated at any time.

ARCHITECTURAL STANDARDS, CRITERIA, AND DESIGN REQUIREMENTS

The following are ARC approved standards that are not specifically outlined in the Declaration. The Association has not waived any restrictions included in the Declaration and not listed here.

1. WINDOWS, DOORS, SCREENED ENCLOSURES AND PATIOS

- a. Bright-finished or bright-plated metal exterior doors, windows, window screens, louvers, exterior trim or structural members shall not be permitted. The use of anodized aluminum to match the original trim is the required material. Front doors may be painted, but only if it matches the color scheme used by the builder or according to the attached palette. All changes must be preapproved by the ARC.
- b. All screening and screen enclosures shall be constructed to utilize white, or bronze anodized aluminum.
- c. The use of reflective tinting or mirror finishes on windows is prohibited.
- d. Security bars on windows or doors are prohibited.
- e. All screen enclosures must have a hip, gable, mansard roof or flat aluminum insulated roof.
- f. Any screen enclosure bottom splash panel taller than twelve (12) inches must have landscaping in height at least equal to the height of the panel, if visible from any common area.
- g. Windows may be etched or decorative decals may be installed but such changes must be approved by the ARC.
- h. Front doors can be changed to insert glass panels or can be changed to include mostly glass, but such changes must be approved by the ARC.

2. SOLAR PANELS

- a. Solar water/pool heating panels are generally authorized but shall be reviewed on an individual basis by the ARC to ensure they present the least obtrusive condition. Solar panels shall not be allowed in the front of a residence.

3. EXTERIOR WALL FINISHINGS

- a. Exterior artificial, simulated or imitation materials may be considered if deemed to match the surrounding architectural design.
- b. The use of stucco or similar finishing and color as originally constructed is appropriate.
- c. Exterior colors that, in the opinion of the ARC would be inharmonious, discordant and/or incongruous to the community shall not be permitted. Bright colors as the dominant colors are prohibited. Exterior colors that do not match existing color schemes in Hamilton Bay shall not be permitted. Exhibit "A", attached hereto, contains the complete palette of permitted exterior colors.

4. ROOFS

- a. Roof colors shall be an integral part of the exterior color scheme of the building.
- b. No change in color or existing roofing material shall be permitted without the approval of the ARC. The color scheme must be consistent with that provided by the builder. Exhibit "B" contains the complete

palette of permitted roof colors. Roofing material must be cement tile. Wood shake, asphalt, clay tile or fiberglass shingles will not be allowed.

c. Roof shapes, style, pitch, design and materials shall match the roof as originally constructed by the builder.

d. Flat-deck, first floor patio roofs, which also serve as second floor balconies, may be approved by the ARC. The second story balcony must be accessible from a second story door and must have a continuous railing at its perimeter. The first floor roof structure/second story floor must match as close as possible the existing house roof in materials and design. Detailed plans in final form for Palm Beach County permitting (showing all elevations) and specifications must be submitted for ARC approval.

e. Flat deck roofs will not be permitted over air conditioned living space.

5. GARAGES, DRIVEWAYS, AND WALKWAYS

a. Any change from the existing garage door must be approved by the ARC. Garage door color may not be changed without the approval of the ARC. Any changes made to the door or color must be aesthetically consistent with the material, type and color scheme currently used in the community. The only colors accepted for use are those used by the builder and those in the enclosed palette, attached hereto as Exhibit "C". Walkways and driveways must have same materials and colors as initially installed by the builder. No changes to existing walkways or driveway may be made without the approval of the ARC.

b. Any proposed walkway must be approved by the ARC prior to installation. This includes concrete walkways, stepping stones or brick pavers. The proposed walkway must not extend more than five (5) feet from the front plane of the dwelling.

c. Driveways may not be expanded, reduced or modified from the dimensions as originally installed by the builder without approval of the ARC.

6. AWNINGS AND SHUTTERS

a. Bahamas shutters, metal fold-down, canvas or vinyl awnings and canopies do not meet the standards of the community with respect to conformity and harmony of external design and shall not be permitted or affixed to the exterior of any residence.

b. Temporary metal or wood panels may be used or installed only to protect structures during periods of severe weather conditions and must be approved by the ARC prior to fabrication or installation.

c. Temporary hurricane shutters may not be installed and permanent shutters may not be closed prior to June 1 (i.e., the official beginning of hurricane season) nor for a period longer than two (2) weeks after November 30 (i.e., the official end of hurricane season). Temporary hurricane shutters on second story floors may be left in place during hurricane season once an impending storm requires their installation. Temporary hurricane shutters for first floor windows and doors must be removed within two (2) weeks after a storm has passed; and permanent hurricane shutters (both first and second story) must be placed in the open position within one (1) week after a storm has passed. Seasonal residents must make arrangements to ensure compliance with this provision.

d. Panels or shutters may not be installed for security purposes.

e. Permanent mechanical shutters, including top channel and sidetracks, must be color coordinated with the house colors. Colors must be approved by the ARC. Top and bottom channels used for installation of temporary panels, must be removed when panels are not in place or painted to match the color of the surface they are permanently affixed to or to the color which matches the trim of the dwelling.

f. Special consideration may be given to a written request for installation of hurricane shutters for residents who will be away for a significant period of time during hurricane season—more than three (3) weeks

7. LANDSCAPING

All proposed landscaping which significantly alters the look of a property, especially the front of a property (or the side of the property which adjoins a street or lake), must be submitted to the ARC with a survey prior to installation. Proposed landscaping must be shown on a lot survey, which includes the house, all impervious surface and existing landscaping. Removal of any existing landscaping must be approved by the ARC and replacement of like-kind size will be required. Planting of trees or shrubs must neither obstruct access to sidewalks nor inhibit the view of traffic on the roads of Hamilton Bay. Installation of landscaping in the rear and side yards is allowed, as long as it does not interfere with a neighbor's property or is detrimental to the overall look of the community. All landscaping installed with the approval by the ARC must be maintained to the standards as set forth by the Association. The homeowner shall be responsible for any and all damage done to the sidewalks or roadways by landscaping located on his or her property.

a. Lawn

Lawn must be mowed and edged to keep aesthetic appearance. Dead sod must be replaced within sixty (60) days. It is the homeowner's responsibility to adequately water their lawn.

b. Trees and Shrubs

1. Must be planted with enough set back to allow growth at maturity so the plant does not overhang or protrude to adjacent lots or common areas. It will be the responsibility of the homeowner to know the maturity width of any tree or shrub being planted. The ARC reserves the right to request removal of trees or shrubs if they cannot be trimmed and maintained an aesthetic appearance even if prior approval was given.

2. Dead trees and shrubs must be removed and replaced within sixty (60) days. The replacement must be of similar type and must be consistent with the appearance of the community.

3. Trees and shrubs must be pruned back from sidewalks, curbs, common areas, and other adjacent lots.

c. Mulch

Mulching is allowed with wood mulch and small decorative rocks used for ground covering. Any artificial materials or sand must be approved by ARC.

d. Weeds

Weeds must be removed from all planting areas, lawn, walkways, and driveways.

e. Litter

1. Litter, leaves, fallen branches and any other debris must be removed from homeowner's property. Exceptions are leaves and grass clippings used as mulch for planting beds.

2. Landscape rubbish may not be placed out for collection sooner than 6:00PM of the evening prior to a scheduled garbage pickup, as provided by Section 15 of Article VIII of the Declaration.

f. Edgings and Borders

1. Any edging or border materials used as part of the landscaping must have prior ARC approval. Examples are border and edging materials made of concrete, wood, stone, plastic, and metal. Edging and

border materials can be no more than twelve (12) inches in height. Edging and border materials must match the color scheme of the home.

2. Landscape and accent lighting shall not over spill into the adjoining yard, but may be placed along walkways, driveway and planting beds. Actual approval will be based on size of lot.

g. Landscape Planting Bed(s)

1. Landscape beds and berms cannot exceed three (3) feet in height.

2. Planting materials must conform to the neighborhood and the planting bed cannot dominate the surrounding areas.

h. Hedges

1. Hedges cannot exceed six (6) feet in height unless, upon special request, the ARC approves a greater height. Hedges used as a privacy fence cannot go beyond the foot print of the house.

2. Hedges used as a fence must be maintained as a formal hedge.

8. FENCES

Fences between side and rear yards of all residential units are acceptable but they shall be no higher than five (5) feet and of either black vinyl coated chain link or white or bronze powder coated picket aluminum fence. Fences should be set back at least fifty (50) feet from the sidewalk and shall not extend forward more than fifty (50) percent of the depth of the house (whichever is further from street). There shall be a gate of at least four (4) foot wide opening to allow mower entry. No gates are allowed along preserve buffer side for homes that border the buffer. Planting of a hedge along the outside perimeter of the fence is required, except where fronting lakes or the buffer, and must be maintained by the homeowner at a height no higher than four (4) feet. No solid or shadow box wood fences or PVC fences are allowed.

9. BASKETBALL HOOPS

a. Portable basketball hoops must be stored on the dwelling side of the driveway.

10. SWIMMING POOLS

a. Proposed pool, decking, screen enclosure and landscaping plans with survey must be submitted to the ARC for review.

b. Above ground swimming pools shall not be permitted.

c. No decking, screening or landscaping may be installed on any portion of the lake maintenance easement.

d. All pool equipment and heaters, if stored on a side-yard, must be screened from view with landscaping, or a small privacy fence or hedge no higher than five (5) feet, from adjacent properties and roadways. If such equipment or heaters are stored in a back yard area, they must not be visible by neighboring properties or roadways; otherwise, they must be screened from view with landscaping, or a small privacy fence or hedge no higher than five (5), from properties and roadways within view.

e. Spas or hot tubs will be permitted only when their placement does not interfere with the neighboring homes and will not create a nuisance. It is recommended that with the application for approval to the

ARC, comments from neighbors be included. Any spa or hot tubs that are permitted must also conform to all local zoning ordinances regarding this type of installation.

11. EXTERIOR LIGHTING

a. Outdoor lighting fixtures providing light to any parcel of land adjacent to any residentially zoned parcel of land, whether adjoining or not, shall emit no more than one-third foot-candle of light at the property line of the adjacently zoned parcel measured horizontally six (6) feet above grade level. All outside lighting beyond or in lieu of that provided by the builder must be approved. All lighting must be aesthetically consistent with the look of the community.

b. All proposed exterior lighting should be detailed on the request for architectural modification. No exterior lighting shall be permitted which, in the opinion of the ARC, would create a nuisance to the adjoining property owners or diminish the aesthetic standards of Hamilton Bay. Any proposed freestanding, exterior lighting over three feet (3') tall in the front of the dwelling will not receive approval.

c. Holiday lighting is permitted to be temporarily installed, from time-to-time, provided such lighting does not create a nuisance to the adjoining property owners or otherwise diminish the aesthetic standards of the community.

12. AIR CONDITIONERS, GARBAGE AND TRASH CONTAINERS

a. Window and/or wall air conditioning units shall not be permitted.

b. All garbage and trash containers shall be placed in an enclosed or landscaped area as approved by the ARC so as not to be seen from the street or adjacent properties except on days of garbage pick-up. Open storage or refuse is prohibited. Garbage may be placed outside for collection no sooner than 6:00PM of the day prior to the scheduled collection day.

13. ANTENNAS, FLAGPOLES, SIGNS AND MAILBOXES

a. No exterior television or radio masts, towers, poles, antennas or aerials may be erected. Satellite dishes may be permitted in a diameter not to exceed eighteen (18) inches. Placement and landscape buffering requirements must be determined by the ARC as a condition of approval for satellite dishes .

b. A temporary flagpole for display of the American and/or Florida State Flag may be permitted, subject to ARC approval of placement and design. No flagpole shall be used as an antenna. Any flagpole approved by the ARC must be attached to the residence and may not exceed five (5) feet in length. No flagpole may be mounted from a rooftop.

c. No signs of any type (excluding a For Sale on a standard H frame not to exceed 48") shall be erected or displayed on any structure or lot without the written permission of the ARC. The ARC shall determine form, size, color, content, and time of placement and location of any sign that is approved for placement. No sign shall be nailed or attached to a tree. No banners are permitted.

d. Mailboxes have been designed and installed by the builder. No modifications of, nor adornments to the original installed mailbox will be approved by the ARC. By regulating the style of mailbox units, the ARC hopes to reduce the visual impact created by random design.

The only authorized mailbox for Hamilton Bay is a Darlington 100 in Bronze with Gold Address Numbers. It is built by the Beautiful Mailbox Company. Contact their customer service department at 800-856-6983 and ask for the Retail department.

14. ACCESSORY STRUCTURES. PLAY EQUIPMENT AND DECORATIVE OBJECTS

- a. No structure of a temporary character shall be permitted or used on a homeowner's property at any time.
- b. All playground equipment or playhouses shall be placed to the rear of the property and only with approval of the Board of Directors Location on the lot and screening requirements may be a condition of the Board of Directors approval.
- c. No decorative objects such as sculptures, birdbaths, fountains and the like shall be placed or installed on any lot without the approval of the ARC except that not more than three (3) objects not exceeding 36" in height and 18" wide may be incorporated into existing landscape beds.
- d. No clotheslines or similar structures shall be permitted on any portion of a homeowner's property.

15. ATTIC VENTILATORS, SKYLIGHTS, GUTTERS AND DOWNSPOUTS

- a. Attic ventilators or other apparatus requiring penetration of the roof should be as small in size as functionally possible and should be painted to match the roof color. They should be located generally on the least visible side of the roof and not extend above the ridgeline. Approval of any ventilators must be obtained from the ARC prior to installation.
- b. Gutters and downspouts must match the trim or color scheme on the house and be as inconspicuous as possible. Runoff must not adversely affect the drainage on adjacent properties. All gutters and downspouts must have the approval of the ARC prior to installation.

16. PATIO, PATIO ENCLOSURES AND DECKS

- a. Patio enclosures are an extension of the home and have a significant impact on its appearance. All enclosures should be designed to conform to the contours of the house, color, and materials should be compatible with the existing home and surrounding homes.
- b. The roof of the patio enclosure should conform to the roof on the home as closely as possible.

17. PERMANENT BARBECUES

Permanent barbecues may be permitted but should not be a dominant feature on the landscape. Permanent barbecues should be located so they will blend as much as possible with the surrounding area. Supplemental planting should be provided to soften the visual impact of the barbecue, particularly when little or no natural background or screening is available.

18. MAJOR EXTERIOR ALTERATIONS

- a. The design of major alterations should be compatible in scale, materials, and color with the applicant's house and adjacent houses.
- b. The location of major alterations should not impair the views or amount of sunlight and natural ventilation on adjacent properties.
- c. Roof pitch should match the type used in the applicant's house.
- d. New windows and doors should match the type used in the applicant's house and should be located in a manner which will relate well with the locations of exterior openings in the existing house. Front entrance glass doors may be approved.

e. If changes in grade or other conditions, which will affect drainage, are anticipated they must be indicated. Generally approval will be denied if adjoining properties are adversely affected by changes in drainage.

f. Construction materials should be stored so that impairment of views from neighboring properties is minimized. Excess material and debris should be immediately removed after completion of construction.

19. GENERATORS

a. Temporary gasoline-powered generators shall be permitted for use by a resident only during power-outages. Placement of temporary gasoline-powered generators is limited to the driveway or in the backyard. Temporary gasoline-powered generators must not be placed closer than twenty (20) feet to the nearest home.

b. Permanently installed exterior generators must be submitted for approval by the ARC prior to installation. All equipment must be screened from view with landscaping, or small privacy fence or hedge no higher than five (5) feet, from adjacent properties and roadways.