

**AUTUMN MEADOWS MASTER ASSOCIATION
STANDARD LOT
DESIGN GUIDELINES**

The following standards have been developed and promulgated by the Declarant and amended by the Association in accordance with Article IX, Section 9.2.2 of the Declaration and are applicable to all new construction and all modifications or improvements. These Design Guidelines are not part of the Declaration and can be amended by the Association without a vote of the Owners. Pre-approvals must be obtained from the Architectural Review Committee, hereinafter the Committee, and the Association's Board. Application for approval of structures shall be obtained prior to the start of construction by completing the construction approval application.

GENERAL GUIDELINES APPLICABLE TO STANDARD LOTS

House Placement and Yard Grading. Dwelling Units shall conform to existing grade and drainage patterns. Each Owner and/or Builder shall endeavor to retain as much of the natural woods as is practical. Builders shall be responsible to re-grade the Lot to conform the drainage plan approved for the subdivision.

The following guidelines shall be used in determining placement with respect to style and elevations:

- a. There must be a minimum of a two different homes separating like models on the same side of the street. Optional items, such as full porches and pediment front foyers, may be used to establish the differences.

Dwelling Type. No building shall be erected, altered, placed or be permitted to remain on any Lot other than one single-family dwelling and a garage for at least two cars. A single-family dwelling shall meet the following requirements:

- a. A one story dwelling structure, the living area being the first floor space only, constructed with or without a basement and a space between the first floor ceiling and the roof of inadequate heights to permit its use as a dwelling place.
- b. A two-story dwelling structure, the living area of which is on two levels connected by a stairway, constructed with or without a basement.

Dwelling Unit Size. One story Dwelling Units must be at least 1450 square feet with a basement and at least 1450 square feet without a basement. Two story Dwelling Units must be at least 1600 total square feet with a basement and at least 1800 total square feet without a basement. The Committee reserves the right to make minor variances if, in its sole opinion, the intent of the section is maintained.

Roof. The roof and gables of each Dwelling unit shall be no less than 6 - 12 pitch. Porch and patio roofs may be 3.5 - 12 pitch. All shingles shall be of a uniform color.

Garages. A minimum two car garage is required. Detached garages of any size are not permitted.

Yards, Driveways and Walks. Front yards shall be grass and landscaped as soon after completion of the Dwelling Unit as is practical under weather conditions. Rear Yards shall be defined as that portion of the Lot which is behind the rear elevation of the Dwelling Unit extended to each Lot line. All driveways shall be paved with concrete, paver bricks or paving stone. Gravel, asphalt or dirt driveways are prohibited.

Color Schemes. Color schemes for all dwellings shall be in keeping with the character of the neighborhood. Never use the same color on two consecutive dwellings.

Underground and Log Houses. Underground and log structures are prohibited.

Porches, appendages and additions. No porches, appendages, or additions shall be permitted unless they are of a size, style, color and type compatible with the original design of the house and shall match the house material and coloring exactly. Porches, appendages or additions must be integrated into the design of the house. Compatibility shall be at the discretion of the Committee.

Front Storage. No front porch shall be used for the storage of any items except normal porch furniture. No front yard shall be used for the storage of any item of any kind.

Awnings. Awnings may be used subject to prior approval of size, color, location, material and manner of installation for the particular lot in question.

Exterior Carpeting. No exterior carpeting may be used if it is visible from any neighboring lot or street.

Railings. All deck and balcony railings shall be wood and stained the same color as the deck or balcony or shall consist of vinyl.

Solar Panels. The installation of solar panels must be approved by the Committee.

Chimneys. All chimneys with metal flues must be enclosed within a chase that may be sided. Any direct vent chimney and / or furnace flues, hot water heater or any other flues shall be vented only to the rear or side of the Dwelling Unit

Water Discharge. Storm water must be disposed in accordance with the drainage plan for the subdivision and county regulations.

Skylights. Skylights may be used anywhere.

Entrance Structures. No additional driveway entrance structures shall be permitted.

Pools. Swimming pools shall be permitted as follows. In-ground swimming pools must be approved as to style and may be placed only in an approved location in the rear yard which is at least ten feet (10') from any property line and does not unreasonably hinder the flow of surface water on the Lot. All pools must conform to current safety standards. Pool equipment shall be placed in an approved location and screened in such a manner so as to provide minimum visual impact from the street and other Lots.

Spas and Hot Tubs. Hot tubs and spas shall be permitted provided that hot tubs and spas must be in-ground or if above ground incorporated into a deck. All hot tubs and spas must be screened with natural screening or vinyl maintenance free, no wood. Must not be visible from front.

Play Equipment. Play apparatus or structures shall be located in the Rear Yard and not located within any side or rear setback lines.

Basketball Hoops. No permanent basketball hoop or goal may be placed on any lot, regardless of location. Portable basketball goals require prior approval.

- a. Location and Storage. Acceptable locations will be determined on a case by case basis.
- b. Use. Use shall be limited to reasonable play hours depending upon seasons. No use will be permitted after 10 pm or earlier than 9:00 am. The Board shall have the right to set different hours in the event that use creates an unreasonable disturbance.

Pool Pump Buildings, Sheds and Storage Buildings. No Pool Pump Building, shed or storage building may be located within ten (10) feet of the Lot line. No such structure shall exceed ten (10) feet in height. Maximum size is one hundred and forty four (144) square feet. The roof pitch must be at least 4:12, and the siding and shingles must match the house.

Air Conditioning and Heat Pump Equipment. Air conditioning and heat pump equipment shall be located in side yards or Rear Yards. To the extent reasonably possible, such equipment shall be screened from view in a manner approved for each particular lot.

Fencing. Standard chain link or other metal fences shall not be permitted. Fences may be erected only in the Rear Yard. On corner lots, fences may not be placed within the setback on the street side. Perimeter fences are permitted if white PVC picket fencing not to exceed four (4) feet in height. All swimming pool fencing shall be reviewed on an individual basis in accordance with general standard hereinafter set forth. Privacy fencing not to exceed six (6) feet in height shall be permitted around PATIOS, spas and hot tubs. Decorative fencing will be reviewed upon an individual basis considering the visual impact on surrounding lots. The Committee reserves the right to restrict fencing in areas where its presence would adversely impact the aesthetics of the community.

Radio and Television Antennas. These guidelines are to be interpreted so as to balance the right of the individual owners to receive acceptable quality broadcast signals in

accordance with F.C.C. regulations with the right and duty of the Association to preserve, protect and enhance the value of the properties within the subdivision.

A. Prohibited Apparatus. All exterior antennas, except the following, are prohibited:

1. an antenna that is designed to receive direct broadcast satellite service, including direct-to-home satellite services, that is one meter or less in diameter; or
2. an antenna that is designed to receive video programming services via multipoint distribution services, including multichannel multipoint distribution services, instructional television fixed services, and local multipoint distribution services, and that is one meter or less in diameter or diagonal measurement; or
3. an antenna that is designed to receive television broadcast signals.

B. Permitted Locations.

An antenna must be located in the rear yard or on the rear of the Dwelling Unit in such a manner so as not to be visible by a person of normal height standing at the edge of the street directly in front of the Dwelling Unit. Other locations are permitted if placement under these guidelines precludes reception of an acceptable quality signal. In such case, the owner and the Declarant or the Association shall attempt to find a location with the least visual impact upon the surrounding properties. An "acceptable quality signal" is one that is intended for reception in the viewing area and is consistent with the quality of signals received by others in the immediate vicinity. No location shall be permitted if installation creates a line of sight problem for drivers in the vicinity. The Committee may prohibit a location that imposes a legitimate safety concern. An example of a location that imposes a legitimate safety concern is one that is near high voltage power lines or one where the guy wires obstruct legitimate pedestrian access

C. Other Requirements.

The Committee may require that the antenna be painted in a fashion that will not interfere with reception so that it blends into the background against which it is mounted or that the antenna be screened so as to reduce the visual impact. The height of any antenna will be considered in determining its visual impact. Any such requirements must be reasonable in light of the cost of the equipment or services and the visual impact of the antenna. The Committee may impose restrictions on methods of installation that create legitimate safety concerns. For example, permitted methods of installation may include reasonable height restrictions and adequate bolting and guying.

D. Continued Maintenance.

Each owner shall maintain any antenna in a reasonable manner so as not become unsightly. Each owner shall remove any antenna upon cessation of its use.

Landscaping. Landscaping and normal lawn are required around all houses.

Lot Maintenance. All lots must be kept mowed and free of debris and clutter. During any construction, each Owner and Builder shall be responsible for keeping the streets and adjacent lots clean and free of debris. No fill material shall be dumped on any lot except within five (5) days of commencement of construction. The Association shall have the right to assess any owner for the costs of mowing or clean up in the event that the owner fails to do so.

Lot Grading. The Builder and Owners shall be responsible to regrade the Lot in accordance with the grading plan as approved by the County. Any deviations from such plan must be preapproved by the County and the Committee.

Mailboxes. All mailboxes must be similar in size, color and support to existing mailboxes.

House Numbers. House numbers must be placed on mailboxes or on the Dwelling Unit.

Exterior Lighting. Exterior lighting must be directed in such a manner so as not to intrude into neighboring lots and houses.

Variances. The Committee and the board may grant variances from these guidelines if such variance will not be of substantial detriment to adjacent lots and will not materially impair these guidelines and the overall best interest of the subdivision.

Right to Modify Guidelines. The Committee, with the approval of the Board, reserves the right to modify these guidelines, provided however, that no such modification shall be made that will materially and adversely effect the overall character of the properties as a first class development.

Revised August 19, 2013