



RECEIVED
JAN 24 2003

November 1, 2002

Steve Brodehl
Senior Administrator
Northwest Community Management

Subject: Architectural Review Committee
Arbor Creek Phases 1-3

Steve:

Arbor Custom Homes/West Hills Development acting as Board of Directors for the Architectural Review Committee hereby relinquishes all duties related to such review. The ARC has approved all Arbor Custom Homes' current plan types, fencing, and landscaping to be built on all remaining lots within the subdivision of Arbor Creek, without any further approval from any group, committee or Board of Directors.

Respectfully,

A handwritten signature in black ink, appearing to read "Dennis E. Sackhoff", is written over the typed name and title.

Dennis E. Sackhoff,
Board of Directors
Architectural Review Committee

**WILLOW CREEK HEIGHTS
HOME OWNER ASSOCIATION
ARCHITECTURAL REVIEW COMMITTEE (ARC) GUIDELINES
November 2003**

ANTENNAS. Exterior antennas must be approved prior to install. **Must comply with the FCC regulations. Also see section regarding satellite dishes.**

ATTIC VENTILATORS. Attic ventilators and turbines are permitted. Ventilators and turbines must be mounted on the least visible side of the roof ridgeline so as to minimize their visibility.

AWNINGS. The ARC has the authority to approve exterior retractable awnings.

The ARC shall only approve an exterior retractable awning if the application demonstrates that the awning shall be clearly compatible with the architectural design and qualities of the home, or is screened from the view of adjoining neighbors due to the proposed location of the installation, and meets the following criteria:

- They are of a plain design without decorative features;
- They are solid colors, which are compatible with the color scheme of the house;
- The awning must be consistent with the visual scale of the house to which the awning is attached.
- Pipe frames or structural supports for awnings must be painted to match the trim or dominant color of the house.

BUILDING AND SITE COMPLIANCE: Each homeowner, who is engaged in construction in Willow Creek Heights, must comply with the following:

- No exterior construction work will begin before 7:00 am or continue after 7:00 pm on weekdays and 8:00 am to 7:00 pm on Saturdays. No exterior construction is permitted on Sundays in order to alleviate the noise factor and preserve the tranquility of the neighborhood.
- Loud music will not be allowed at any time.
- The construction area shall be kept free of litter and debris.

CHIMNEY. Chimneys must either be masonry or enclosed in the same finish material as the exterior of the home to which they are attached.

CLOTHES LINES. Permanent clotheslines or similar apparatus for the exterior drying of clothes are not permitted

impacts is encouraged and may be required by the ARC, particularly in the case of high decks.

DOG HOUSES and DOG RUNS. Doghouses and Dog Runs must be approved by ARC prior to install and must be compatible with the applicant's house in terms of color and material.

They must be located where visually unobtrusive to neighbors and the use of appropriate screening is encouraged and may be required in some cases in order to minimize any negative visual impacts.

A dog run is defined as any fenced or walled structure (other than privacy fencing) constructed to allow dogs or other animals to exercise or otherwise move about portions of the homeowner's property without escaping, or any other constraining device such as a post and leash which allows an animal to roam within the boundaries of the homeowner's property.

EXTERIOR AIR CONDITIONERS. Individual air conditioning units extending from front or visible windows are prohibited. Exterior air conditioning units or heat pumps may be relocated or added only if there is no adverse visual impact to adjoining properties upon approval of ARC only.

They should not be permanent and only seasonal installations.

EXTERIOR COLORS. Applications are not required for any repainting or re-staining which does not change a unit's original colors. However, homeowners must obtain approval before changing the color of any externally visible portion of any unit, including siding, doors, shutters, trim, or roofing.

The decision whether to approve each application will be based on a judgment as to whether the proposed change would be noticeably inconsistent or visually incompatible with the originally established color scheme of the applicant's property and surrounding neighborhood.

EXTERIOR DECORATIVE OBJECTS. All exterior decorative objectives, whether natural or man-made, which were not part of the original construction design as either a standard or optional feature, require ARC approval, except as noted.

Examples of such objects requiring approval include (but are not limited to) bird baths, bird feeders, bird houses, garden decorations, free-standing flag poles, fountains and other water features, installed landscape features such as rock or driftwood, mail boxes, and lawn or garden sculpture. In addition, any decorative objects added or attached to approve structures, such as decorative ironwork, mirrors, plaques, signs, weathervanes also require approval.

The ARC will evaluate all proposed or installed exterior decorative objects solely in terms of design, execution and general appropriateness in order to prevent such objects from having a significant negative impact on adjoining homes, the neighborhood setting, and the Willow Creek Heights community at large. The ARC will not judge the

individual aesthetic or artistic merits of any object, but rather will make its evaluation solely on the object's impact. The ARC will consider the following items in its evaluation:

Location: The ARC will apply a more narrow set of standards to objects located in front yards or positioned where they can be fully viewed from the street or sidewalk fronting the applicant's property than to those objects located in back yards, under decks, or within screened locations of lesser visibility and impact.

Color: Objects must not contain colors or color combinations considered excessively bright or overly reflective. The color or colors of an object must compliment the overall appearance of the home and not distract from it in a way that draws excessive attention to the object.

Design: Items must be compatible with the architectural characteristics of the applicant's home, adjoining homes, and the neighborhood setting.

The following objects do not require ARC approval if these standards are met:

- Door knockers must match hardware finish and must be installed in the center of the door from left to right and in the top third of the door;
- Wind Chimes (under 24 inches)
- Peep hole must match hardware finish and installed in the center of the door from left to right and in the upper third of the door;
- Kick plates must match hardware finish and not exceed 12 inches in height, measuring from the bottom of the very door;
- Detachable flagpole staffs, which do not exceed six feet in length and are attached at an incline to the wall or pillar of the home.
- While ARC approval is not required for removable exterior decorative objects that are of a temporary nature or are displayed for seasonal holiday duration or a special occasion, residents should consider these guidelines when choosing such objects.

EXTERIOR LIGHTING. Exterior lighting, which is a part of the original structure may not be altered or added to without prior approval of the ARC.

Such alterations or additions must be for the purpose of improving footing, navigation or security, rather than being solely or primarily for decorative purposes. Proposed replacements or additions must be compatible in style and scale with the applicant's house, and applications must include their location, number, style, bulb color and wattage. Recommended fixtures include low voltage ground-mounted styles that may be wholly or partially concealed by plantings.

Colored bulbs designed to repel insects may be installed only in lighting fixtures located at the rear of houses. Lighting which illuminates either common areas or private property other than that on which it is installed, including reflected "backwash" behind houses, is prohibited. Proposed lighting shall not be approved if it will otherwise result in adverse visual impact to any other property, due to factors including but not limited to location, color or wattage. As the effects of proposed lighting may be difficult to assess prior to installation, the ARC reserves the right to require correction, including but not limited to removal or modification of lighting found to cause adverse impact after installation.

EXTERIOR LIGHTING: Exterior lighting should not cause glare onto adjacent properties. Completely shielded light sources are preferred.

Floodlights and spotlights mounted on the exterior face of the home must:

1. Not detract from the appearance of the home.
 2. Be designed with enclosures, which completely hide the socket and side of the lamps.
 3. Be mounted with the junction box within 7" of the bottom of the rafters or soffit when installed in the story immediately below the roof.
 4. Be limited to two "heads" per location and
 5. Be able to be aimed so the filament glare is not visible from any adjacent properties.
- Floodlights and spotlights mounted on poles or in trees are prohibited.
 - All holiday lights must be removed from the exterior of the house no later than two weeks following the holiday.

FENCES. The subject of fences is more difficult to treat than many other items since fences can serve a number of different purposes and can have a very significant visual impact.

Fences can be used for the following purposes: to visually define property lines; to provide security; and as an architectural feature intended to enhance the physical appearance of the house or property.

Materials, Color and Visible Appearance: All fences, including supporting posts, pickets, rails and gates must be constructed only of cedar or pressure treated lumber. Wooden portions may not be painted or given an opaque coating. They may be treated only with a stain and/or wood preservative that allows the natural, original wood grain to remain visible, and which **does not change the wood's color** to other than that of natural wood of the types cited above (new or weathered appearance). The application of any stain and/or preservative treatment to wooden portions of these structures shall not give the appearance of a solid, opaque finish. All exterior visual surfaces must be stained to be viewed as acceptable. Homeowners are cautioned to follow the manufacturer's recommended product application methods to assure the wood grain remains visible. Over-application in excess of the recommended number of coats of a product may create an opaque appearance, which is not permitted.

Chain Link Fences: Chain link fences will **NOT** be approved under any circumstances unless considered part of the original construction and lot landscape. Height of fence could be increased with approval of ARC committee. (Does not apply to dog runs)

Vinyl Fences: Vinyl fences will not be allowed unless considered part of the original construction and lot landscape.

Wood Fences: Fences for properties must be located only on the lines bordering the area defined as Rear Yard by Washington County Code. Lot line fences for single-family homes shall be "Good Neighbor" style fencing, which do not exceed six feet in height. Wire mesh or green vinyl mesh may be installed to the inside of the fence in order to enclose the lot for pets and small children.

FIREWOOD. Firewood shall be kept neatly stacked only on the rear ground level of the homeowner's property within the yard. Firewood should be stacked in piles which do not exceed six feet in length and four feet in height for both aesthetic and safety considerations. Other than a limited quantity of firewood intended for immediate use, firewood shall not be stacked on patios or decks.

GARBAGE AND YARD WASTE: No lot, open space, common property, street or alley shall be used as a dumping ground for trash or rubbish of any kind. All garbage or other waste shall be kept in appropriate sanitary containers for proper disposal and out of the public view. Yard rakings, debris and dirt resulting from landscaping work shall not be dumped onto streets, open space, common property, alleys, any lot or adjacent property.

GARDEN ARCHITECTURE. The ARC must approve gardening structures such as arbors, trellis, pergolas and similar structures that exceed the fence height.

GRILLS (Permanent). Permanent grills must be placed in the rear yard of the house and as far as practical from the adjacent property lines. Must have prior approval of the ARC.

HEATING AND COOLING SYSTEMS. ARC approval is required prior to installation. All heating and cooling systems must be located behind fence line in back yards.

HOT TUBS/SPAS. Exterior hot tubs or spas must be located in the rear yard adjacent to the dwelling unit. The incorporation of hot tubs as an architectural feature of decks and/or patios is encouraged. The exterior finish of an elevated hot tub should blend with the exterior finish of the home, deck, or patio to which it is attached or most closely related. Must have prior approval before purchase and installation by the ARC.

HOUSE NUMBERS. House numbers within Willow Creek Heights are regulated for reasons of security and public safety as well as for aesthetic appearance and community standards.

Size and Style:

House numbers will be separate numerical characters no less than 3 ½ inches in height and will not exceed 5 inches in height. All numbers must be of same height.

House numbers will be evenly spaced and may read either left to right or top to bottom consistent with the neighborhood style, numbers may be angled in order to fit a narrow location.

Materials:

House numbers will be securely attached to a wooden or metal plaque or similar vertical surface of white or light, neutral color. The contrast between house numbers and their surrounding material must be extreme for greatest visibility. Plaques containing house numbers must be of simple geometric shape and a modest proportional size not exceeding 9 inches in height or 14 inches in width. House numbers or plaques made of highly reflective materials are strongly discouraged. Plastics or adhesive house numbers or plaques are prohibited. House numbers will not be self-illuminating.

Location:

House numbers will be placed in an illuminated location easily visible from the accessible neighborhood street and sidewalk, and will be placed adjacent to the main entry to the home or garage.

Applicability and Enforcement:

These regulations regarding house numbers will apply to all builders, renters and homeowners within Willow Creek Heights as approved by the ARC and will be enforced by the Willow Creek Heights Board.

INSPECTIONS AND FINES: Willow Creek Heights Homeowner Association inspects all properties within Willow Creek Heights on a periodic basis. If a homeowner has not kept their home in up to neighborhood standards as set forth by CC& R's and ARC guidelines, Willow Creek Heights Homeowner Association will cite them for non-compliance under this paragraph of the ARC Guidelines. Violations of these maintenance standards are violations of Willow Creek Height's Declaration of Covenants and Restrictions and may result in a Violation Notice during our periodic inspections. Fine and Restoration Assessment actions may occur if the homeowner takes no action timely.

LANDSCAPING. Ongoing improvements to and maintenance of existing landscaping for individual residences in Willow Creek Heights is greatly encouraged.

In general, an architectural review application is not required for minor landscape improvements such as foundation plantings and single specimen plantings. Any alteration, including re-grading, which changes the surface water runoff, detrimentally affects neighboring properties or common areas require ARC approval. Plant materials should be appropriate in character, habit, species, size (both installed and mature size), number and arrangement for their purpose and environment. Stone or brick, whether used as accent elements, ground cover, paving material, walls, bed edging or "dry

creeks," should be chosen so that its color, size, and installation complement the architecture of the house, its natural environment, and the associated plant material.

The following are major landscaping improvements that require an application and approval prior to installation:

1. ARC must approve installation of all trees over 2 ½ inches in diameter measured twelve inches above the ground.
2. Installation of any other plantings intended to form a hedge or natural screen, which will attain a height of more than two feet.
3. Installation of railroad ties is prohibited. (Garden timbers, dry-stacked or mortar-set stone, or similar structures which will form a wall over 12 inches high and more than 8 feet long.) Must be approved by ARC Committee prior to installation. Include a plan for all planter boxes showing that site drainage has been successfully accommodated.
4. ARC must approve retaining walls prior to installation.
5. Installation of any proposed improvement, which is of such a scale or type that is inconsistent with the existing design features of the home, adjacent homes and the surrounding area.
6. The substantial or total removal of turf must be replaced with plantings of suitable nature and scale to cover a minimum of two-thirds of the yard.

Vegetable gardens while allowed, must be located behind the rear plane of the house totally within the property boundaries. They must be located so as to minimize their visibility from neighboring properties and streets.

MAILBOXES AND NEWSPAPER CONTAINERS These are prohibited at all times.

MAINTENANCE OF HOME AND STRUCTURES. Willow Creek Heights is a densely planned community. The appearance of each and every home in Willow Creek Heights affects not only the overall look of the community but the individual property values within it.

Property ownership in Willow Creek Heights includes the responsibility for continued maintenance of all structures and grounds, which are part of each homeowner's lot. This includes, but is not limited to, keeping buildings and structures in good condition and repair, removing all debris, pet excrements and unsightly materials and keeping all shrubs, trees, grass and other plantings neatly trimmed, properly cultivated and free of weeds.

All homeowners are responsible for inspecting their own property periodically to ensure that there is no faded or peeling paint, rotting wood, loose mortar or spalled masonry.

It is necessary that all wood surfaces such as door and window trim, bay windows,

dormers and garage doors be caulked, sanded and painted every few years to keep them in good condition.

All decks, fences and other exterior structures such as sheds and children's recreation/play equipment must be kept in good repair. The homeowner must replace rotting or warped wood. It is recommended that all wooden portions of decks, fences, privacy screening, landscaping constructions, and other structures such as storage sheds, children's recreation/play equipment, etc. be treated periodically with stain and/or wood preservative to maintain and enhance their condition. Wooden portions may not be painted or given an opaque coating. They may be treated only with a stain and/or wood preservative that allows the natural, original wood grain to remain visible, and which does not change the wood's color to other than that of natural wood (new or weathered appearance). The application of any stain and/or preservative treatment to wooden portions of these structures shall not give the appearance of a solid, opaque finish. Homeowners are cautioned to follow the manufacturer's recommended product application methods to assure the wood grain remains visible. Over-application in excess of the recommended number of coats of a product may create an opaque appearance, which is not permitted.

MAINTENANCE OF GROUNDS: Homeowners are also responsible for the continued maintenance of all grounds and landscaping within their lot. The homeowner must keep grass, shrubs and trees neatly trimmed, properly cultivated and free of weeds and pet excrements and other debris. Homeowners may not allow trees, shrubs or plantings of any kind to overhang or otherwise encroach upon any sidewalk, street, pedestrian walkway, WILLOW CREEK HEIGHT HOMEOWNER'S ASSOCIATION common area or another homeowner's property. The Landscape Committee will review this.

Violations of these maintenance standards are subject to the Fine and Restoration Assessment actions.

MAINTENANCE SUMMARY: It is impossible to list and describe each and every component of a homeowner's lot that must be maintained and how it should be maintained. Suffice it to say that all exterior finishes, whether brick, metal, wood or any other material, should be maintained in a state of good repair. A state of good repair consists of ensuring that the unit and its entire component parts look as good as it did when it was new. Siding must be clean and free of significant warping or bubbling. Peeling paint and rotting wood evidenced by cracks and black mold or soft areas must be sanded, caulked and repainted. Homeowners must replace or, if possible, repair any rotted wood components. Windows, shutters, doors, garage doors, exterior roof and gable trim all need to be caulked and repainted on an average every few years. You can save yourself many costly repairs if these areas are inspected and routine upkeep is performed every year. These guidelines are designed to insure not only that all units look their best but also that costly repairs are not necessary because routine maintenance is performed in a timely fashion.

PATIOS. Patios that are not builder options require the prior approval of the ARC.

Patios for homes should generally be to the rear of the home, unless the site plan, topography and/or elevation would appear to favor a side or wrap-around placement as more useful and aesthetically suitable, and the house and landscaping is designed with that potential in mind. Any slope of the walking surface of the patio must be downwards and away from the rear of the house.

Color and Material: Visible portions of patios must be constructed only of brick, slate, and stone, aggregate concrete, or interlocking pavers. Colors should coordinate with the existing materials and colors of the home and typically be neutral earth tones (such as gray, blue-gray, brown or red). Where installation of a patio material dictates the use of joints or seams, the joint or seam must be entirely filled with sand, compacted stone dust, pea gravel or mortar. Wooden borders or trim, as well as seating, planters, plant hangers or other similar fixed accessories, may be added if their material and finish matches that allowed for lower level deck construction.

Poured concrete patios must be approved by ARC application prior to installation. If this material is proposed, it should be integrally colored and include some form of surface texture treatment to replicate stone, brick or pavers. Keep in mind there are limits to the area of concrete than can be poured without including control joints to prevent cracking. Seek professional advice if uncertain about these limits based on your particular installation.

Foundations: Providing the proper foundation for a patio assures the homeowner many years of use. Slate and stone set directly on the existing ground is discouraged because of the unstable surface that will be created over time due to natural settlement and frost heave. The depth of a foundation for a masonry patio varies with the thickness and type of material. Foundations for both decks and patios must be constructed so as to prevent uneven or otherwise visible heaving or settling. Foundations must also be constructed to prevent the penetration by weeds, grass or other growth. Seek professional advice if uncertain about the depth and type of foundation that is appropriate for a particular material.

Drainage: Any impact to existing drainage requirements, which might result from the construction of the patio must be considered, addressed in the application and architecturally and environmentally sound mitigation proposed. At least one foot of pervious ground surface (a mulch bed, "grass block" or partially porous surface) should remain between the sides and rear of the patio and any adjacent properties or common area. Construction of the patio must not adversely affect the existing drainage scheme for surrounding properties or common areas. All discharge must be addressed on the homeowner's property. No portion of existing drainage systems shall be removed nor their functioning impeded. Any French drains or similar runoff management systems constructed, may not intrude into common areas (e.g., direct venting through piping extending beyond the owner's property line).

PRIVACY SCREENING. Privacy screens are considered to be architectural extensions of the house, both in design and in its materials. All must have prior approval before installation by the ARC.

Privacy screening for elevated decks must be constructed only of standard fencing materials or pressure treated lumber, either of framed alternating board-on-board construction identical to that of ground level home fences, or it may be framed sections of 2 inch by 4 inch (4" x 4") lumber, infilled with heavy duty three quarter (3/4") wood lattice. White lattice will **not** be permitted.

Screening must extend upwards from the walking surface of the deck, except for lattice-framed screening, which may be affixed to the top of deck railings.

Screening height must be a uniform six feet (6') above the enclosed walking surface, or the height of screening constructed by the builder, whichever is greater, except that a 45 degree corner bevel is permitted at the ends of side screens furthest from the house.

Lesser heights are permissible for lattice-framed screening affixed to deck rails.

Color and Visible Appearance: Wooden portions may not be painted or given an opaque coating. They may be treated only with a stain and/or wood preservative that allows the natural, original wood grain to remain visible, and which does not change the wood's color to other than that of natural wood of the types cited above (new or weathered appearance). The application of any stain and/or preservative treatment to wooden portions of these structures shall not give the appearance of a solid, opaque finish. Homeowners are cautioned to follow the manufacturer's recommended product application methods to assure the wood grain remains visible. Over-application in excess of the recommended number of coats of a product may create an opaque appearance, which is not permitted.

REAL ESTATE SIGNS. Only signs advertising a property for sale or rent may be displayed. Such signs must meet applicable County regulations with respect to size, content and removal.

RECREATIONAL EQUIPMENT. Semi-permanent play equipment, which either constitutes a structure or is appurtenant to an existing structure, requires approval. Examples include sandboxes, playhouses, swing sets, etc. The following factors will govern approval of such equipment.

Location: All equipment must be placed in rear yards. All elements of the equipment must be within the homeowner's lot boundaries.

Scale and Design: The design and any individual screening are additional considerations in evaluating whether or not there will be an adverse visual impact. The equipment must not be readily visible from adjacent roadways and common elements. Natural colors are encouraged.

Basketball Backboards & Poles: Any permanent or temporary installation must receive pre-approval by ARC.

RECREATIONAL VEHICLES. No boat, trailer, RV or camper shall be stored on a lot, street or driveway except within an enclosed garage. No recreational vehicles shall be parked on the street longer than 3 days, unless ARC gives written permission. Approval

will depend on the location where vehicles is parked and whether it disturbs traffic or neighbors.

REPLACEMENT WINDOWS. Storm or screen replacement windows must be white or the color of the immediately surrounding trim. The mullion design must be compatible with the existing or neighboring windows.

SATELLITE DISHES. An application must be submitted to the ARC for approval of the proposed satellite dish. Satellite dish must be 39" or less in diameter.

SCREENED PORCHES AND SUN ROOMS. Must be approved prior to installation by the ARC and must comply with applicable Washington County building code requirements. Permits shall be obtained and displayed during construction. The term "Screened Porch" is defined as a fully enclosed exterior addition to the rear of a home, constructed of wood (or high quality, durable, man-made framing such as coated metal or composite material) and screening.

SECURITY BARS. The use of security bars or grates on windows and doors is prohibited. Homeowners concerned about the security of their homes are advised to consider alternatives, including alarms and sophisticated lock systems.

SIDEWALKS AND PATHWAYS. Must be approved prior to installation. Only stone, brick, concrete, or similar durable construction material should be used. The scale, locations and design should be compatible with the lot, home and surroundings.

SIDING AND/OR STONEMWORK. ARC must approve any design change to the exterior of the home.

SIGNS: Signs may be posted as follows:

- A sign mounted to the exterior of the residence identifying the occupant and the address – maximum size of 12" by 12".
- "Open House" signs are not to be permanently displayed and must be removed when the home is not being shown.
- Since this neighborhood is not zoned for businesses, no advertising signs will be allowed.

SKYLIGHTS: Must be approved prior to installation and must have proper building permit paperwork with request by county.

SOLAR PANELS. Solar panels will be considered on case-by-case bases and must be approved by the ARC prior to installation.

STORAGE SHEDS. Storage sheds are defined as exterior enclosures capable of hiding or storing equipment, materials or supplies for protection from theft, visibility or weather. All permanent or removable sheds require ARC approval.

Materials and Finish: The exterior walls and doors of sheds attached to privacy fencing must be constructed of either wood whose color and finish is similar to that of the fence or of siding whose color, style and finish match that of the exterior materials of the house. Metal sheds are prohibited. Shed roofs must be similar in color and materials to that of the house.

Removable Storage Sheds: Heavy duty rubber or unbreakable plastic or composite storage sheds that are portable and temporary in nature, (i.e., not permanently attached to the house or a fence) may be approved providing that they are; (1) not visible from Willow Creek Heights's common areas; (2) minimally visible by neighbors, (3) secured under decks with screening; and (4) aesthetically harmonious with the home in terms of color and texture/finish (e.g., pebbled/muted/dull).

STORM/SCREEN DOORS. Homeowner installed storm or screen doors must be individually approved prior to installation, regardless of location on the house, (front, rear or side entrances or exiting to elevated decks). This guideline does not apply to sliding glass/screen doors. The objective of this guideline is to describe doors that will have minimal and complementary visual and aesthetic impact on the appearance of the home.

Doors must be full view, with kick plates no greater than 12 inches in height and no panels other than glass or transparent screening intended to impede insects. "Full view" is defined as allowing an uninterrupted view of the underlying door, but may include so called "split full view" doors with two separate removable panels, provided that the cross bar securing the panels is no greater than two inches in width. The latter does not include "self-storing" doors which have screening permanently installed behind the glass (like a storm window), because that would diminish the "full view" of the underlying door. Discreet decorative etching on the (glass) border of single panel glass doors will generally not disqualify the door as "full view".

Storm or screen doors installed over the front door (the front door is the principal entrance to the home whether facing the street or on the side), must coordinate with the color of the underlying door or that of the immediately surrounding trim. Storm or screen doors at the side or rear of the house should also match the underlying door or the surrounding trim. Homeowners who must paint storm doors to match (the door or the trim) are advised against the purchase of vinyl doors, to which paint may not adhere adequately.

SWIMMING POOLS. Only in-ground swimming pools are approvable, excluding portable pools, which are play equipment for children. A pool must be located in the rear of the property. Applications for in-ground pools must include details concerning safety, fencing and screening, among other things.

TREE MAINTENANCE. Homeowners are responsible for continued maintenance of the grounds, which are part of a homeowner's lot, which includes trees and plantings. Your tree should be maintained so they do not grow beyond your property line.

TREE REMOVAL. ARC approval is required to remove any live tree regardless of species with a trunk in excess of four inches in diameter when measured twelve inches

above grade. Any tree over four inches in diameter removed without prior approval may be required to be replaced with a replanting at the owner's expense. Listed below are reasons for tree removal:

- Disease or damage
- Potential damage to people or property that cannot be corrected by trimming or pruning
- Detrimental effect on other desirable plant material
- Blockage of paths or vehicular sight lines that cannot be corrected by trimming or pruning
- So overgrown that pruning will not solve the problem
- Too large for space
- Invasive roots which could affect adjacent structures
- Blockage of lighting/windows that compromises security and cannot be remedied by pruning

The ARC may require a statement from a certified arborist to substantiate removal. The ARC may require the installation of an appropriate replacement tree.

Dead trees must be removed within 45 days, or sooner, if deemed high risk.

WIRES AND CABLES. Wires and cables, including those installed to convey radio or television signals, shall be hidden, buried or secured flush with the side of each house so as to minimize their visibility.

If you have any questions regarding any of the above guidelines or other exterior modifications, contact the ARC.