

ARCHITECTURAL CONTROL GUIDELINES

INTENT:

All properties within Cypress Mill, section one, are subject to certain easements, restrictions, covenants and conditions, which are for the purpose of protecting the value and desirability of the community. Any alterations and improvements to existing residences must be reviewed and approved by the Architectural Control Committee (ACC).

The ACC. does not intend to restrict individual creativity or personal preferences, but help assure a continuity in design which will help preserve and improve the appearance of the community and enhance the individual property values of the community.

The following are guidelines used to specify standards and requirements used in evaluating an application. These guidelines could be amended from time to time as the circumstances, conditions or opinions of the ACC. dictate.

EXTERIOR PAINTING:

- *Paint samples are to be submitted to the ACC. prior to application.
- *Earth tone blend colors will be considered. The color of neighboring homes will be taken into consideration along with the applicant's house brick features.
- *Painting of brick is prohibited unless a variance is granted by the ACC.
- *Houses being re-painted the original color scheme do not require prior approval from the ACC.

LANDSCAPING:

- *All landscaping work, plantings, and installation of sprinklers shall remain aesthetically consistent with the design of the home and must remain consistent with the overall scheme of the neighborhood.
- *The owner or occupant shall at all times keep all weeds and grass cut in a sanitary, healthful and attractive manner.

WALLS, FENCES AND HEDGES:

- *No wall, fence or hedge shall be erected or maintained nearer to the front lot line than the front building line.
- *No side or rear fence, wall or hedge shall be more than six (6) feet in height.
- *Acceptable materials for fence construction, repair or extension shall be wood cedar. Any variance must have ACC approval.
- *Fence may not be altered in any form or fashion to incorporate any artistic design, cut-outs, wagon wheels, etc.
- *Replacement or repairs of fence must be made with similar materials and construction details as used in original fence.

WINDOW TREATMENT, STORM WINDOW/DOOR, SCREEN DOOR

- *Frames should be of a color compatible with the exterior house color.
- *No reflective glazing will be allowed on any front or side facade.
- *Glass tinting will be considered. Mirror finishes will not be approved.
- *The use of a security grille on the exterior of any window which is visible from a front, rear or side street is not permitted.
- *Storm windows/doors or screen doors will be considered.
- *Solar screens are allowed on windows. Colors and must be acceptable to the ACC.

EXTERIOR LIGHTING:

- *Exterior lighting should not be of a wattage or lumen count which will affect neighboring homes.
- *Colored lens covers will be considered in landscape applications only. Colored lens covers for porches, sidewalks or for illuminating the area are prohibited. Bug lights will be allowed.
- *Yard lights may be gas or electric single lamp only. Maximum height six (6) feet, may be in front yard, and black, brown or white in color, depending on color of house.

STORAGE BUILDINGS:

- *Limited to not more than eight (8) feet in height and one hundred twenty (120) ^{10x12} square feet of floor space.
- *Materials should match those of the main residence in both size and color. Small prefabricated metal storage buildings must be of a color that blends with the main residence.
- *Building must be maintained at least three (3) feet away from the side and rear property lines. If the building is to be placed on a concrete slab, the ACC. will not approve such buildings unless written consent is provided by the utility company.

PLAYHOUSE/FORT STRUCTURES, SWING SETS, ETC.

- *The highest point of the structure may not exceed eight (8) feet. This includes shades, roof, flagpoles, any play area, slide, steps or other elevated platform.
- *Location must be considered for neighbors privacy. Any structure that provides an opportunity for a visual overlook into an adjacent lot or street will not be approved.
- *No structures may be constructed in any side yard to the main residence.

GAZEBOS:

- *Must not exceed eight (8) feet at it's highest point, and be maintained a minimum of three feet away from the side or rear property line.
- *The ACC. will review the structure for quality of design, overall appearance, quality of construction, and degree of visibility from the street.

ANTENNAS/SATELLITE DISH:

- *Antennas and satellite dishes should be placed in exclusive-use areas
- *Exclusive-use areas:
 1. Screened in the back yard

2. Unscreened in the back yard
3. Under eave of roof on back or rear of side of house
4. On rear roof but below roof line
5. On the chimney

SIGNS, ADVERTISEMENTS, & BILLBOARDS

- *Signs advertising the selling or rent of a house must be of standard Realtor signs.
- *Garage sale signs, because of their temporary nature, are not subject to ACC approval. They must be removed from all subdivision locations immediately following the sale.
- *Garage sales must have ACC approval and will be limited to no more than two per year per homeowner or resident.
- *Signs or window stickers identifying the security system in use must be displayed in a reasonable location.
- *All other signs, advertisements & billboards must be approved by the ACC.

ROOFS, ROOF ACCESSORIES, SKYLIGHTS & SOLAR PANELS:

- *The roof shall be constructed or covered with asphalt composition shingles or fiberglass composition shingles. The color shall be of wood tone, earthtone, in harmony with earthtone or other color approved by the ACC.
- *New or replacement roofs will be subject to written approval by the ACC. prior to installation.
- *All exposed metal roof accessories (stack vents, roof flashing, attic ventilators, metal chimney caps) shall be located on the rear slopes of roofs.
- *Skylight, location and design, shall have written approval of the ACC. before installation. No skylight will be allowed on the front slope of any roof.
- *Solar panels shall be prohibited.

MECHANICAL EQUIPMENT:

- *All air conditioning compressors, power and meter boxes, and pool equipment shall be completely screened from public view.
- *All living areas of the home, including any room additions, must be centrally air conditioned. Window air conditioner units are prohibited.

SWIMMING POOLS AND SPAS:

- *Swimming pools and spas will be permitted provided the pool or spa, or the decking, does not encroach into any utility easement, unless the utility companies involved have granted their written consent.
- *Location shall be at least three (3) feet from a side and rear lot line.
- *Pool pumps and equipment must be contained within the fenced back yard and must not be visible from any street.
- *Only those pool completely enclosed within a fenced area may be approved.
- *Above ground pools will receive special consideration. Above ground pools should not be over four (4) feet in height. Decking around the pool cannot be over 18"

above ground so to ensure privacy of neighbors. No part of the pool or its railing shall be visible above the six foot fence.

DRIVEWAY EXTENSIONS/ SIDEWALKS:

*Driveway extensions, sidewalks, or any addition of concrete beyond the original package driveway or sidewalk will be prohibited.

GARAGE CONVERSIONS/CARPORTS:

*Carports are prohibited.

*Garage conversions are permitted provided there are no exterior changes to the front or side of the garage. The garage must maintain the outward appearance of a garage.

ROOM ADDITIONS/SOLARIUMS/SUNROOMS:

*All alterations and additions shall be in keeping with the overall aesthetic nature of the community. Exteriors shall be constructed with the materials that conform to the type, quality, character and detailing of the existing dwelling.

*Detailed plans must be submitted to the ACC. shall include the following:

Roof plan -- show all existing and new roofs with pitches, overhang, and materials.

Floor plan -- indicate all walls, columns, openings and any condition or feature that will affect the exterior design of the building.

Elevations -- indicate exterior elevations of the existing and new building drawn to scale.

*Drawings shall show the nature, kind, shape, dimensions, materials, and location of proposed improvements.

*Room additions may not encroach into any utility easement.

*Solariums and sunrooms of an aesthetically acceptable quality and design will be permitted upon review and approval of the ACC. They must be compatible with the existing dwelling and their location on the lot with respect to their degree of visibility from the street.

PATIO COVERS:

*Should be constructed of materials which complement the main structure.

*Baked enamel aluminum patio covers must be of earthtone colors. Unfinished metal will not be approved.

*Natural pressure treated wood such as cedar, fir, redwood, may be used. Treated pine must be stained or painted. Painted wood is to match the trim of the house.

*Fiberglass is acceptable and earth tone colors such as tan, brown, beige, clear may be used. No green or yellow is allowed.

*Canvas roofing material must be of earth tone color and must be kept in quality condition, or its removal will be requested.

*Patio covers may not encroach into any utility easement unless the utility companies have granted their written consent.

*Patio covers must be situated on the lot to provide drainage solely into the owner's lot..

*If attached to house, must be integrated into existing roof line (flush with eaves), and if it is to be shingled, shingles must match roof. Entire patio cover and posts should be trimmed ought to match house. Supports must be painted wooden or metal columns. No pipe is allowed.

*Patio covers may not be visible from the street in front of the lot.

BASKETBALL GOALS:

*Basketball goals will only be permitted in the back yards and not visible from the front street. On corner lots, the backboard must be located behind the house and on the side of the yard closest to the adjacent lot. so as to minimize its visibility from the side street.

*The basket ball goal backboard, net and post must be maintained in excellent condition at all times.

*Portable goals must be stored out of public view when not in use.

DECKS:

*Decks may not encroach into any utility easement unless the utility companies involved have granted their written consent to such encroachment.

*Location of the deck should not pose a problem to the effective drainage of the lot or neighboring lot.

*Decks cannot be higher than 18".

*Paint color should blend with or match the house.