

SILVER SPRINGS SINGLE FAMILY HOMEOWNERS ASSOCIATION

ARCHITECTURAL COMMITTEE RULES

Revised September 25, 2003

The following Architectural Committee (AC) Rules have been prepared under the direction of the Silver Springs Single Family Homeowners Association (SSSFHOA), Board of Trustees (BOT). These rules have been derived from, and are in compliance with the Silver Springs Single Family Covenants, Conditions, and Restrictions (CC&Rs) as recorded with the Summit County Recorder, approved by the membership of the SSSFHOA. [CC&R Article VII, Sec. 5]

The *general* objective of these rules is to create and maintain a large residential district characterized by the following: Spacious estates; large homes; private parks and playgrounds; well kept lawns, trees and other plantings; minimum vehicular traffic; and quiet residential conditions favorable to family living.

The *specific* objective of these rules is to achieve an overall community aesthetic harmony and commonality while encouraging a lively variety of individual homes and landscapes. All design, details, and advisory comments have one purpose - *to protect and enhance each of our individual investments.*

These AC rules have been developed to be used as a checklist when evaluating new construction, as well as renovations or modifications to existing properties. These AC Rules should be used to provide home builders/remodelers and owners with guidelines in advance of construction.

AUTHORITY

1. The AC is composed of three (3) members of the SSSFHOA, appointed by the elected BOT for terms not to exceed three (3) years. [CC&R Article VII, Sec. 7]
2. The responsibility of the AC is to review all lot improvement plans, including construction, exterior remodeling, additions, fencing, landscaping, color scheme selections, building design, and materials to ensure they are in harmony with the general ambiance of the SSSFHOA. [CC&R Article VII, Sec. 2]
3. The AC shall not give consent to the proposed improvement unless, in the opinion of the AC, the improvement is properly designed. The design, contour, materials, shapes, colors, and general harmony of the surrounding landscape, existing structures on the lot and on neighboring lots, should be designed and located so as to minimize the disruption to the natural land forms and vegetative cover. [CC&R Article VII, Sec. 2]
4. The decision of the AC is binding and final on all of the parties affected. At no time will the AC unreasonably restrict or refuse any proposed improvement. [CC&R Article VII, Sec. 3]
5. The AC Rules may be amended or repealed by a majority vote of the BOT. [CC&R Article VII, Sec. 5]
6. Neither the AC nor any member thereof may be liable to any owner or third persons for any damage, loss or prejudice suffered or claimed on account of (a) the approval or disapproval of any plans, drawings and specifications, (b) the construction or performance of any work, or (c) the development of any property within the subdivision. [CC&R Article VII, Sec. 8]
7. A petition may be filed for an appeal or a variance by any member. The AC will review the appeal or variance petition and make a recommendation to the Association BOT. The BOT may, by a simple majority vote of its members allow reasonable variances to any of the CC&Rs on such terms and conditions as it shall require.

DOCUMENTATION REQUIREMENTS

Property owners and builders **must** consult with the AC during the design, planning and construction of the improvement in order to clarify understandings and receive answers to questions before they develop into problems. Please allow a minimum of ten (10) days and a maximum of thirty (30) days for application processing and approval. You will receive approval or disapproval in writing within thirty (30) days by the Committee. [CC&R Article VII, Sec.3]

New Construction - No construction may begin without AC approval. The following items are required:

- I. Two complete sets of plans and specifications for the proposed improvement must be submitted to the Committee for approval. The submitted plans and specifications must clearly show and explain:
 - i) An overall view of the proposed improvement (site plan).
 - ii) The location of the improvement on the lot.
 - iii) Floor plans for each floor level.
 - iv) The basic structural system and the materials used.
 - v) Elevation views of all exterior surfaces.
 - vi) A basic landscaping sketch with exterior lighting and mailbox design.
 - vii) Driveways and parking areas.
 - viii) Design and layout of sewage lines to sewer system.
 - ix) Proposed time schedule for construction completion.
 - x) A survey acceptable to the Committee locating lot corners and the proposed building position.
 - xi) Specifications for water-conserving plumbing fixtures.
 - xii) Any additional requirements for culinary or irrigation water.
- II. A written proposal describing the proposed improvement.
- III. A two thousand dollar (\$2,000.00) performance deposit. The \$2,000.00 performance deposit, less any incurred costs by the AC, will be refunded to the owner/builder after construction is completed and the AC confirms compliance with the submitted and approved plans and specifications. The sole purpose of this deposit is to ensure compliance with CC&Rs. Our intent is to return this deposit as soon as possible after renovations are completed. A one hundred dollar (\$100) application fee will be assessed if approval is not received prior to commencement of any construction. The deposit resides in a non-interest bearing escrow account. [CC&R Art. VII, Sec. 1]
- IV. We can begin the approval process as soon as we receive your compliance deposit and application.

Remodeling, Renovation or any Alteration to the Exterior of the Home - No work may begin until AC approval has been attained. The following items are required:

- I. Two complete sets of plans and specifications for the proposed improvement must be submitted to the AC for approval. The submitted plans and specifications must clearly show and explain:
 - i) A basic landscaping sketch with exterior lighting and mailbox design (if applicable).
 - ii) Complete list of exterior materials to be used in basic construction.
 - iii) If a driveway or garage is to be altered, an elevation thereof will be required.
- II. Proposed time schedule for construction completion.
- III. A written proposal describing the proposed improvement.
- IV. A one hundred dollar (\$100) application fee and a one hundred dollar (\$100) compliance deposit. The \$100.00 deposit, less any incurred costs by the AC, will be refunded to the owner after construction of the proposed improvements is complete and the AC confirms compliance with the submitted plans and specifications. The \$100 application fee will be returned provided the homeowner applied for and received AC approval prior to any construction. The sole purpose of this deposit is to ensure compliance with CC&Rs. Our intent is to return this deposit as soon as possible after renovations are completed. The performance deposit resides in a non-interest bearing escrow account. [CC&R Art. VII, Sec. 1]
- V. We can begin the approval process as soon as we receive your compliance deposit.

DESIGN REQUIREMENTS FOR NEW CONSTRUCTION AND REMODELING

The AC has the responsibility to each member of the SSSFHOA to ensure that improvements are properly designed and that the design, contour, materials, shapes, colors, and general character of the improvement shall be in harmony with the surrounding landscape and the improvements shall be so designed and located upon the lot so as to minimize the disruption to the natural land forms and vegetative cover. [CC&R Article VII, Sec. 21]

Detailed descriptions of many of these Design Requirements for new construction and Remodeling are located after this section and are entitled Detailed Design Guidelines (DDG). Please refer to the DDG for more details.

1. No single family dwelling or associated building shall be erected or placed on any lot having a width of less than eighty (80) feet at the property lines. Setbacks must be at least thirty (30) feet from the road right-of-way line and twelve (12) feet from the rear and side property lines. [CC&R Article X, Sec. 4] [CC&R Article X, Sec. 3]
2. Dwelling style, design, alterations or additions will conform to standards contained in the CC&R's. [CC&R Article X, Sec. 20a]

Note: Extreme designs or designs including unusual size, mass or shapes, or using materials not appropriate for the mountain setting will not be approved. Specific designs that will not be approved include those incorporating gambrel or mansard roofs, curvilinear and domed shapes, A-frames or quonset roofs. No Art-deco, English Tudor, Southern Colonial or Log Homes will be allowed.

3. Exterior construction material: Unless specifically approved by the AC, only the following exterior wall surface materials are allowed: Cedar siding, redwood siding, stone natural stone veneer, cement backed siding, and stucco without "tudor" wood breaks. The amount of stucco utilized shall not exceed 30 % of the exterior wall surface. The AC may, at its sole discretion, approve other siding materials in addition to the siding materials specified in this paragraph provided such siding materials are highly durable and maintain a strong resemblance to wood. Textured plywood, metal, vinyl, masonite or similar manufactured siding materials are prohibited. There shall be no more than two separate exterior wall materials on any wall surface. [DDG: MAJOR EXTERIOR CHANGES]
4. Exterior wall colors must harmonize with the site and surrounding buildings. The predominant tone should be earth tone, whether in the natural color or patina of the weathered color of the wall surface itself or the color of the stain or other coating. Fascia and trim shall also remain in the earth tone spectrum. When re-painting or staining existing structures, color selections must be approved by the AC. If window color is lighter than the home or trim color, no more than one (1) inch of the window may be visible around the edge of the window/trim. Color samples must be provided to the committee. [CC&R Article X, Sec. 20b] [CC&R Article VII, Sec. 1] [DDG: EXTERIOR PAINTING]

Note: Color samples of paint/stain and samples of actual siding must be included in the application. The AC will approve or disapprove materials and color selections at the time of the submission of the written application.

5. No reflective finish other than glass shall be used on exterior surfaces other than surfaces of hardware fixtures. [CC&R Article X, Sec. 20b]

Note: The Architectural Committee will approve or disapprove materials and color selections at the time of the submission of the written application.

6. Roof design shall be limited to a minimum of a 4/12 pitch (four feet of rise in a twelve foot run) unless otherwise approved by the AC. Roofs shall be constructed so that no reflective surfaces are visible by other property owners. Roofs shall not extend closer than 7 feet to the ground. Roofs shall not be a substitute for walls. Roof shape and slope is a major contributor to the general character and appearance of a building. The massing and slope of the roof shall contribute to the general uniformity and aesthetic quality of the overall development. [CC&R Article X, Sec. 20c]
7. Roofing materials selection is important to the general character of the building. The roof surface material shall be chosen to blend in with the surrounding landscape, buildings and neighborhood. The preferred colors of roofing materials must be approved by the AC and samples must be provided with your application. All roofing must be approved by the AC prior to installation. The following are suggested: [CC&R Article X, Sec. 20c]

- a) Architectural grade asphalt shingles
 - b) Fire resistant wood shingles
 - c) Other roof types on a case by case basis
8. Fences or walls shall be made of wood, stone or brick only. No fences or walls of chain link, or unpainted concrete block shall be allowed. Fences and walls shall not exceed six (6) feet in height. No fences shall be allowed in the front yards of any property exceeding front line of house. Corner lots are considered as (2) two front yards and fencing shall not exceed front line of house. [CC&R Article X, Sec. 2g] Wire mesh shall be allowed with ranch style fence only and cannot exceed four (4) feet in height. Landscape shall not be considered fencing. [CC&R Article X, Sec. 20f] [DDG: FENCES]
 9. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two (2) and six (6) feet above the roadway shall be placed or permitted to remain on any corner lot within the rectangular area formed by the street property lines and a line connecting them at points twenty-five (25) feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines. [CC&R Article X, Sec. 16] [DDG: FENCES]
 10. No trees, shrubs, bushes or other natural foliage shall be removed except as absolutely necessary for the ingress and egress and construction of the dwelling and other permitted structures on the lot. [CC&R Article X, Sec. 2]
 11. All properties are to be maintained by the owners/tenants to maintain the aesthetic quality of the neighborhood. No unsightliness will be permitted which will detract from the overall atmosphere and value of existing and future homes. Without limiting the generality of the foregoing:
 - a) Any unsightly structures, equipment, tools, boats, ski doos, snowmobiles, construction/business trailers or storage vehicles, vehicles other than automobiles, objects and conditions shall be stored within an approved building or appropriately screened from view, except equipment being used during construction, maintenance or repairs.
 - b) No trailers, mobile homes, truck campers or trucks other than pickup trucks shall be kept or permitted to be stored upon the property except in accordance with CC&R Article X, Sec. 9.
 - c) No vehicle, boat or equipment shall be constructed, reconstructed or abandoned upon the property.
 - d) No lumber or other building materials or supplies, grass shrub or tree clippings, metal bulk materials or scrap shall be kept, stored or allowed to accumulate on the property.
 - e) Lawns are to be cut on a regular basis with the grass height not to exceed six inches and weeds are to be controlled using appropriate measures. [DDG: LANDSCAPE AND GROUND MAINTENANCE]
 - f) Exterior surfaces must be kept in a proper state of repair (no peeling, chipping or lack of paint/stain, rotting or missing wood, shingles, fencing, etc.).
 - g) Damaged driveways are to be repaired.
 - h) Garage doors must be installed and maintained in an attractive manner. Garage door color should match main color of house unless door is made of natural wood or natural wood look in which case they should be "clear coated" or lightly stained. Metal doors should match the main home or trim color.
 - i) Roofs must maintain their structural soundness.
 - j) Mailboxes are to be kept structurally sound and their surface properly maintained (i.e., painted/stained) as appropriate. [Article X, Sec. 7, 18] [DDG: MAILBOXES]
 12. Only one, immediate single family residence may be allowed on any zoned single family residential lot, and no more than one family shall occupy any residence. [CC&R Article X, Sec. 2a]
 13. The minimum structure size for a single level home is 1650 square feet of enclosed living area. The minimum structure size for two-story dwellings is 1210 square feet on the ground level and 660 square feet on the second floor. These figures are for enclosed living area and exclude garages, patios and decks. [CC&R Article X, Sec. 2b, c]

14. No single family dwelling shall be erected to a height greater than thirty (30) feet above a point representing the average grade at the front setback line. [CC&R Article X Sec. 5]
15. Every single family dwelling must have a minimum of a two car garage. A maximum garage capacity is four cars. Driveway parking must accommodate two cars parked side-by-side. [CC&R Article X, Sec.2d, e, f]
16. The contour of the land may not be changed at any property line. No lot shall be re-contoured in excess of four (4) feet excluding grading for purposes of basement construction without prior written approval of the Architectural Committee. [CC&R Article X Sec. 6]
17. The exterior construction of all new construction and remodeling construction shall be completed within a period of one (1) year following commencement of construction. [CC&R Article VII, Sec. 6]
18. The front yard of each lot shall be completely landscaped within a period of one (1) year following completion of exterior construction. Rear yards have two years to be fully landscaped. During this one or two year period the yard must be kept in clear and free of debris, tall grass, etc and must never present an unsightly appearance. [CC&R Article VII, Sec. 6]
19. Glass greenhouses for private use only are permitted as an accessory building. No temporary storage sheds or temporary structures; horse-trailer, mobile home, camper, or non-permanent out building shall ever be placed or erected on any lot except with the approval of the AC and then only during construction. One small storage shed is permissible with proper AC approval. [CC&R Article X, Sec. 2d, 8] [DDG: STORAGE SHEDS]
20. No individual sewer disposal system or water supply system shall be permitted on any lot nor may any owner pump water from or impound any stream, waterway or pond at any time for any purpose. [CC&R Article X, Sec. 13]
21. All garbage, recycle and refuse containers must be stored in a concealed manner (i.e., garaged). Air conditioning equipment, and utility pipes, etc., must be placed at the rear of the dwelling and located on the site in such manner as not to be conspicuous from the frontage street. No permanent clothes drying lines allowed. [CC&R Article X, Sec. 20d] [DDG: TRASH CONTAINERS]
22. Any light used to illuminate garages, patios, parking areas or for any other purpose shall be arranged as to reflect light away from adjacent residences and away from the vision of passing motorists. [CC&R Article X, Sec. 20e] [DDG: EXTERIOR LIGHTING]
23. All owners at the time of construction shall be required to furnish and install a mailbox, the type and location of which shall be in accordance with the specifications and requirements of the Architectural Committee. [CC&R Article X, Sec. 22]
24. No antenna of any sort (including satellite dishes) either installed or maintained which is visible from the front of neighboring properties shall be allowed. A variance to this CC&R is permissible when a legitimate need is proven. Any satellite dish must be approved in advance by the AC. Please contact the AC for specific guidance regarding satellite dishes. [CC&R Article X, Sec. 28] [DDG: ANTENNAS/SATELLITE DISHES]
25. No sign of any kind shall be displayed to the public view on any lot except legal notices and one professional sign of not more than two (2) square feet, one sign of not more than three (3) square feet advertising the property for sale or rent, or signs used by the builder to advertise the property during the construction and sale.
26. All permanent water, gas, electrical, telephone, and television cables, other electronic pipes and lines within the limits of the property must be buried underground and may not be exposed above the surface of the ground. [CC&R Article X, Sec. 17]
27. Builders/Owners must contain the debris of their construction processes with the use of dumpsters or other large containers and to ensure that no construction materials or debris inadvertently finds its way onto adjacent properties and/or roadways. [CC&R Article X, Sec. 18]
28. In addition to these Architectural Committee Rules, owners and builders are strongly encouraged to review the complete documentation of CC&R applicable to their lot.

DETAILED DESIGN GUIDELINES

The purpose of these guidelines is to present a greater explanation of the general policy, review procedures and Design Guidelines for homeowners intending to make any changes to their property or to the exterior of their residence in Silver Springs. The Board of Trustees (BOT) is responsible for policy formation, implementation and interpretation. The BOT reserves the right to make policy changes at any time. Changes will be made to reflect amended policies, covenants and procedures consistent with the needs of the Association. As changes occur, appropriate material will be forwarded for placement in your Residence Guide. These Detailed Design Guidelines (DDG) are also intended to serve as a reference for members of the Architectural Committee (AC) of the Silver Springs Single Family Homeowners Association (SSSFHOA) in reviewing projects submitted by homeowners. This document is not intended to be all inclusive or exclusive, but to serve as a guide for making improvements in the community. In general, the DDG is designed to guide the development of Silver Springs with the following objectives:

1. To provide uniform guidelines for the AC in reviewing applications based upon the goals set forth in the Declaration of Covenants, Conditions & Restrictions (CC&Rs) of the Association.
2. To assist homeowners in preparing and submitting an acceptable application to the AC.
3. To illustrate basic design principles which will aid homeowners in developing exterior improvements which are in harmony with the community as a whole.
4. To increase homeowners' awareness and understanding of the rules and regulations of the association.

ANTENNAS/SATELLITE DISHES

General Considerations & Guidelines:

The Federal Communications Commission ("The FCC") adopted a rule effective October 14, 1996, preempting certain association restrictions on Satellite Dishes that are one meter (39.37 inches) or less in diameter. This type of Satellite Dish CANNOT BE PROHIBITED, but reasonable restrictions on location and installation requirements are permitted as long as these restrictions do not cause unreasonable expense or delay.

1. Satellite Dishes that are one meter or less in diameter may be installed according to the following restrictions:
 - a. Placement must be in the back yard, below the wall level, if reception is available at that location. If not, then placement should be on the back or side of the house below the roof line, if reception is available at that location.
 - b. If no reception above, then placement can be above the roof line or in the front of the house. Any front of house or front yard installation must be screened from view.
2. Residents are encouraged to get AC approval before any installation, but to avoid undue delay; residents may notify the AC within 10 days after an installation.
3. If it is found that an installation did not follow the placement priority listed in 1a. above, the Satellite Dish may have to be relocated and reinstalled.
4. Antennas and satellite dishes larger than one meter in diameter are not covered by the 10/ 14/96 FCC rule. These satellite dishes still require prior written approval of the Architectural Committee before installation.
5. The placement or installation of a satellite dish larger than one meter in diameter on a Lot will be approved and authorized if the highest point of the dish's structure does not extend above the top of the fence and wall on the Lot on which the satellite dish is installed and the structure is not visible from ground level at any point outside of the Lot. The satellite dish may need to be depressed in the ground.
6. The placement or installation of a disguised satellite dish that extends above the top of the fence or wall on the Lot on which the disguised satellite is installed will be approved and authorized if the AC deems that:
 - a. the structure of the disguised satellite dish is screened so that such structure is not visible at ground level from adjoining lots or the street(s) bordering the lot on which it is installed, or
 - b. in the sole opinion of the AC the appearance of the structure of the disguised satellite dish, visible at ground level from adjoining lots or the street(s) bordering the lot on which it is installed, is in harmony

with the aesthetic appearance of the particular or surrounding locations concerned or the property as a whole.

7. All satellite dishes installed on lots must be silent in their operation, i.e., creating no operation noise to disturb the tranquility of neighboring homeowners.

Submission Requirements:

Complete the Application for Architectural Committee Satellite Antenna Installation Form.

ARBORS

General Considerations & Guidelines:

1. Arbors require prior AC approval.
2. Arbors to provide support for plantings should be anchored firmly in the ground with screw anchor ties or with proper concrete foundations.
3. All Arbors must be maintained in good condition.
4. Arbors can be painted or stained to match the trim of the house, may be painted an earth tone color, "clear-coated" or slightly pigmented preservative and have a "matte" finish.

Submission Requirements:

1. A completed AC Renovation Application.
2. A copy of the existing site plan (plat) showing the house, existing decks, patios, fences, and/or accessory structures, significant vegetation, property lines and easements and the location of the proposed Arbors.
3. A plan, to scale, showing the existing house and decks (if any), and the proposed arbors including dimensions, placement, construction detail, and materials.

BASKETBALL HOOPS/GOALS

General Considerations & Guidelines

1. Permanent: Permanently installed basketball hoop/goals are preferred.
2. Portable basketball hoops are permitted but must be maintained in good condition as well as surrounding areas.
3. Basketball backboards may be attached to the front or sides of any single family dwelling to allow play from existing paved driveways.
4. Backboards may be no closer to the street than half way between the home and street. Backboards, whether permanent or temporary, may not be placed in or near the road right of way.
5. These rules are retroactive.

Submission Requirements:

1. Application is not required if the above requirements are met.
2. If above requirements are not met, call the AC.

DECKS

General Considerations & Guidelines:

1. All decks require prior approval by the AC.
2. Maintenance - All decks must be maintained in good condition. If a deck is not properly maintained by the Homeowner, the SSSFHOA may make any necessary repairs and bill the homeowner for said repairs.
3. Permits - All decks must be in compliance with all governing bodies, building rules and regulations. The homeowner must obtain a Summitt County Building Permit (if required). All AC approval is contingent upon governing body approval.
4. Location - Decks shall maintain a setback from all property lines as required by Summitt County regulations.
5. Decks are permitted in the rear yards. Requests for side and front yard decks shall be evaluated on a case-by-case basis.

Materials:

1. All decks shall be constructed of pressure-treated wood or other rot resistant wood such as cedar, redwood, or cypress.
2. Alternate materials, such as Trex, may be permitted for non-structural flooring only. All other proposed uses of alternate materials must have a strong resemblance to wood and may be approved on a case by case basis. A sample must be provided.
3. Railing pickets should be 2" x 2" vertical members with no ornamentation (i.e., spindles).
4. Decorative elements will be approved on a case-by-case basis.
5. Decks should be painted or stained to match the trim of the house or may be painted an earth tone color. Decks may be treated with a "clear-coat" or slightly pigmented preservative and have a "matte" finish so long as the resultant color is of an earth tone nature.

Submission Requirements:

1. A completed AC Renovation Application.
2. A copy of the existing site plan or plat showing the house, existing patios, fences, and/or accessory structures, significant vegetation, property lines and easements and the location of the proposed deck.
3. Deck plans, to scale, showing the existing house and decks (if any), including dimensions, elevation drawings showing height above grade, railing and stair detail (height, style, picket size), material to be used and any other proposed elements including, but not limited to benches, planters and privacy screens.

DECORATIVE OBJECTS

General Considerations & Guidelines

1. These guidelines include seasonal decorative objects.
2. Objects will be judged based on, but not limited to, their size, color, location and aesthetics.
 - a. Holiday decorations are exempt from these requirements. However,
 - b. Holiday decorations should be removed no later than thirty (30) days after the holiday.

Location:

1. Decorative objects greater than 12 inches in height and those further than four (4) feet from the foundation* and are located in either the front or side yard require prior AC approval.
2. Items located in the rear yard or within a yard enclosed by a fence do not require prior approval.

*Foundation of the house is defined as the base on which the house stands. This does not include staircases, sidewalks, decking, and/or patios attached to the house.

Submission Requirements:

1. A completed AC Renovation Application.
2. A copy of the existing site plan (plat) showing the house, existing decks, patios, fences, and/or accessory structures, significant vegetation, property lines and easements and the location of the proposed exterior decorative object(s).
3. A photo or picture of the proposed exterior decorative object(s).

DOG HOUSES

General Considerations & Guidelines

1. Dog houses must be located in rear yards where visually unobtrusive and must be compatible with applicant's house in color and material or match a natural wood fence.
2. All dog houses must be maintained in good condition.
3. Enclosed dog runs are prohibited.
4. Dog houses contained within a yard enclosed by a six (6) foot fence do not require prior AC approval but must meet the above standards.
5. These guidelines are retroactive.

Submission Requirements:

1. A completed AC Renovation Application
2. A copy of the existing site plan (plat) showing the house, existing decks, patios, fences, and/or accessory structures, significant vegetation, property lines and easements and the location of the proposed dog house.
3. A photo, picture or dimensional drawing of the proposed dog house.

DRIVEWAYS

General Considerations & Guidelines

1. Driveways must be maintained in a safe and attractive manner.
2. Materials should consist of concrete, asphalt or stone only unless a variance is approved by the AC.
3. Stamped or colored driveways must be approved in advance by the AC and will be judged by their effect on the existing home and surrounding properties.
4. Asphalt driveways must be trimmed with a material other than asphalt such as stone or brick which complements the home and surrounding area. Submission Requirements:

Submission Requirements:

1. If driveway size or location is not altered, submit a request letter with all pertinent details.
2. If driveway is altered, submit a completed AC Renovation Form.
3. All Driveway modifications must be pre-approved.

FENCES

General Considerations & Guidelines

All fences require prior approval by the AC. Temporary fencing will be permitted for a maximum time not to exceed one month with prior approval. Absent prior approval, the fence must be removed immediately.

Maintenance:

1. All fences must be maintained in good condition and straightened as required.
2. If a fence is not properly maintained by the homeowner, the SSSFHOA may make any necessary repairs and bill the homeowner for said repairs.

Location:

Fences must follow the property line unless a variance is requested and granted (see exception for single-family corner lots below).

- a. No front yard fencing is permitted.
- b. Side yard fencing is permitted; however, fencing may not be installed further forward than the furthest point of the dwelling unless a variance is requested and approved.
- c. Homeowners are encouraged to build open style fences.

Construction:

The unfinished side of the fence (showing the posts and other supporting members) shall face the interior of the lot on which the fence is erected.

- a. If the ground slopes, the fence must be parallel to the ground.
- b. "Stair-stepped" fences will be approved on a case-by-case basis.

Height:

Fences shall not be shorter than 3.5 feet (42 inches) or taller than six (6) feet.

Materials:

1. All fences shall be constructed only of pressure-treated wood or other rot resistant wood such as cedar, redwood, or cypress. Stone or brick is also authorized.
2. Fences shall be unpainted and unstained; however, fences may be treated with a "clear-coat" or slightly pigmented preservative and have a "matte" finish.
3. Chain link, vinyl coated or other galvanized metal wire fencing will not be permitted.

Fence Style:

1. Fence style will be approved on a case-by-case basis.
2. Nonfunctional Fencing - Nonfunctional, partial fencing is considered an exterior decorative object - see "Exterior Decorative Objects" for guidelines.

Submission Requirements:

1. A completed AC Renovation Application.
2. A copy of the existing site plan (plat) showing the house, existing patios and decks, existing fences, accessory structures, significant vegetation, property lines and easements and the location of the proposed fence.
3. A drawing, photo, or brochure of the proposed fence design, including dimensions and material to be used.

FIREWOOD

General Considerations & Guidelines

1. Firewood shall be kept neatly stacked in the rear yard only.
2. Under no circumstances shall firewood be stored on the common areas.
3. Piles larger than two (2) cords require AC approval.
4. Piles longer than six (6) feet should be two (2) rows deep at a minimum.
5. Piles should not exceed four (4) feet in height for safety reasons.

Submission Requirements: N/A

FLAG POLES

General Considerations & Guidelines

1. Temporary flag pole staffs which do not exceed six (6) feet in length and are attached to the front wall or column of the dwelling do not require prior AC approval.
2. All other flag poles require prior AC approval.
3. One flag maximum will be permitted.

Submission Requirements:

1. Letter to AC describing flag pole.
2. Detailed description of flag pole including applicable drawings.

GUTTERS AND DOWNSPOUTS

General Considerations & Guidelines

1. Gutters and downspouts should match those existing in color and design.
2. Gutters and downspouts must not adversely affect drainage at adjacent properties or common areas.
3. Gutters should be painted to match the corresponding existing house/trim color beneath the gutter.

Submission Requirements: N/A

LANDSCAPE AND GROUND MAINTENANCE

General Considerations & Guidelines

1. All major exterior changes require prior AC approval.
2. Each Homeowner is responsible for ensuring his/her home's lawn is mowed and properly maintained.
 - a. Lawn height shall not exceed six (6) inches in height.
 - b. Lawn should be free of weeds and in good repair.
3. All property must be maintained in good condition.
 - a. If not properly maintained by the homeowner, SSSFHOA may make arrangements for any necessary maintenance and bill the homeowner for said maintenance.
 - b. Trees and shrubs should be planted so that they do not obstruct sight lines of vehicles.
 - c. COMPOST – Compost must be properly maintained in a container designed for compost. The compost container must be located in the rear yard only.
4. All landscaping requires prior AC approval except where noted below:
 - a. Front yard or side foundation landscaping does not require approval if it is located within four (4) feet of the base of the home or walkways and consists of trees, shrubs, or flowers.
 - b. Back yard landscaping does not require prior AC approval if there is no adverse drainage on adjacent properties and it consists of plant materials. Landscape edging, such as railroad ties, garden timbers, stone, brick, or other materials used to construct a border or retaining wall does not require prior AC approval if it is less than 18 inches tall and is located within four (4) feet of the base of the home or walkway and meets the basic characteristics of neighborhood ambiance.
 - c. Replacing damaged, diseased, or disfigured trees does not require prior AC approval; however, they should be replaced with trees of similar type. Trees should be placed so that the projected canopy (of a mature specimen) remains largely within the property line. Trees should not be planted on property lines to avoid impeding fencing or fence maintenance.
 - d. Small plantings around mailboxes or in the immediate vicinity of the home do not require prior AC approval.
 - e. No prior AC approval is necessary when reverting previously landscaped areas back to grass.

Submission Requirements:

1. A completed AC Renovation Application.
2. A site plan (plat) at scale, showing the house and existing decks, patios, fences, and/or accessory structures, significant vegetation, property lines, easements and the proposed landscaping.
3. Detailed description of proposed landscape materials, including size (current and at maturity).

LIGHTING/ELECTRONIC INSECT TRAPS

General Considerations & Guidelines

1. Low voltage landscape lights installed within 18 inches off the ground do not require prior AC approval.
2. AC approval is not required when replacing existing exterior light fixtures with fixtures of similar style and finish.
3. All other exterior lights including, but not limited to, security lights require prior AC approval.
4. Electronic insect traps require AC approval.

Submission Requirements:

1. A completed AC Renovation Application.
2. A copy of the existing site plan (plat) showing the house, existing decks, patios, fences, and/or accessory structures, significant vegetation, property lines and easements and the location of the proposed lighting.
3. A photo of the existing house showing the location of the proposed lighting.
4. A photo or picture of the proposed lighting.

MAILBOXES

General Considerations & Guidelines

1. Mailboxes/mailbox stands must be approved by the AC.
2. Mailboxes must be maintained in good condition.
3. Mailboxes must be located in accordance with postal regulations.
4. Mailboxes must be made of metal or plastic only.
5. High visibility, three (3) inch house numbers are preferred by the US Postal Service and rescue workers.

Submission Requirements: Call the AC for the latest guidance.

MAJOR EXTERIOR CHANGES (ADDITIONS/ALTERATIONS)

General Considerations & Guidelines

1. All major exterior changes require prior AC approval.
2. Major exterior changes are those which substantially alter an existing structure in size or appearance and include the addition or deletion of structures as well as decorative elements.
3. Elements subject to the requirements of this section include, but are not limited to the following:
 - a. Driveways and garages.
 - b. Covered porches (screened or unscreened), roof extensions, covered entries, sub-grade entries.
 - c. Greenhouses (attached or detached from the main structure).
 - d. Fireplaces and chimneys.
 - e. Exterior stairs accessing the main entrance and any full enclosed additions.

Design:

1. The design of major exterior changes must be compatible with and complementary to the design of the existing structure to be altered in terms of the structures' original design, scale, massing, roof pitch, materials, windows, color, trim detail, etc.
2. The "existing structure" for the purposes of this section is considered to be any existing improvement on a single family lot.
3. Proposed additions which adversely impact the use or value of adjacent properties will not be approved.
4. The AC review will consider the impact of a proposed addition on the view, day lighting, grade and drainage of adjacent properties.

Permits:

1. All major additions must be in compliance with all governing bodies building rules and regulations. The homeowner must provide copies of the Summit County Building Permits and Final Inspection.
2. All AC approval is contingent upon governing body's approval.
3. Permits must be submitted prior to initiating construction.

Construction:

The quality of construction of any proposed addition must be at least equal to that of the existing structure in terms of materials, construction details, and finish.

Design Approval:

Following design approval by the AC, applicant must submit documents which indicate the method and materials of construction.

Submission Requirements:

1. A completed AC Renovation Application.
2. A dimensional site plan, at scale, clearly showing the location of the proposed improvement, as well as existing house and existing decks, patios, fences, and/or accessory structures, significant vegetation, property lines and easements.
3. The plan must also show the location of all existing improvements on each adjacent property.
4. Applications for additions as described above must include architectural design drawings (floor plans, elevations, roof plans, etc.), which fully delineate the proposed addition and it's relationship to the existing structure.
5. All applicable Summit County Building Permits must be submitted prior to initiating construction.

PAINTING

General Considerations & Guidelines

1. All painting and/or repainting requires prior AC approval **including** same paint color.
2. All painted exterior surfaces must be maintained in good condition.
3. Garage door(s) must match either the home or trim color. No more than two colors per home are permitted.

Submission Requirements:

1. A completed AC Painting Application.
2. A photo of existing structure to be painted showing its original color.
3. A paint sample of the proposed color of suitable size so as to make an accurate determination. Minimum size sample acceptable is 6"x12".

PATIOS

General Considerations & Guidelines

1. A patio is defined as a structure less than 24 inches in height (from grade) and not otherwise considered a deck.
2. All patios must be maintained in good condition.
3. Changes in grade or drainage pattern must not adversely affect adjoining properties.
4. Rear and side yard patios do not require AC approval if the proposed patio is contained within a yard enclosed by a six (6) foot tall privacy fence provided it is not visible at eye level from adjoining properties.
5. Any patio that is visible at eye level by a neighboring property must have prior AC approval.

Submission Requirements:

1. A completed AC Renovation Application.
2. A copy of the existing site plan (plat) showing the house, any existing deck, fencing, and accessory structures, significant vegetation, property lines and the proposed location of the patio.
3. A plan, to scale, depicting the house and the proposed patio, including dimensions, materials, colors and any changes to grade.
4. Detailed construction drawings of any railings, steps, benches and/or planters to be incorporated into the general design of the proposed patio.

PERMANENT BARBECUE GRILLS

General Considerations & Guidelines

Permanent barbecue grills contained within a yard enclosed by a six (6) foot fence do not require prior AC approval provided approved construction materials are used and the grill adheres to the general ambiance of the community.

Submission Requirements:

1. A completed AC Renovation Application.
2. A copy of the existing site plan or plat showing the house, existing decks, patios, fences, and/or accessory structures, significant vegetation, property lines and easements and the location of the proposed barbecue grill.
3. A photo, picture or detailed drawing of the proposed barbecue grill.

PRIVACY SCREENING/LATTICE WORK

General Considerations & Guidelines

1. All lattice work or similar privacy screening devices require prior AC approval.
2. All lattice work must be maintained in good condition.

Construction:

Lattice may not be installed as a fence or in place of deck railings. Lattice must be installed with framing and must be limited to eight (8) feet in total height, including deck railing.

Finish:

1. Lattice on decks may be used as a privacy screen and must match the color of the deck railings, whether painted, stained or left natural;
2. Lattice used as a privacy screen on patios may be painted or stained to match the trim of the house or may be left natural;
3. Lattice attached under a deck must match the color of the support beams. Wooden Lattice may be treated with a "clear-coat" or slightly pigmented preservative and have a "matte" finish.

Submission Requirements:

1. A completed AC Renovation Application.
2. A copy of the existing site plan or plat showing the house, existing decks, patios, fences, and/or accessory structures, significant vegetation, property lines and easements and the location of the proposed lattice work including placement, framing detail, etc.

RECREATIONAL EQUIPMENT

General Considerations & Guidelines

1. All equipment should be located in rear yards only.
2. Equipment may not be installed on common ground.
3. Recreational Equipment includes, but is not limited to: swings, swing sets, slides, playhouses and play forts.
4. A playhouse must conform to the same criteria as sheds (see "Storage Sheds" for guideline) and must not exceed eight (8) feet in height. A playhouse is defined as a structure with solid walls (with or without windows) and a solid roof.
5. A play fort must not exceed ten (10) feet in height. A play fort is defined as an open structure with or without railings.
6. All play structures must conform to applicable safety regulations.
7. All Recreational Equipment must be maintained in good condition.
8. Recreational Equipment as described above does not require prior AC approval.

Submission Requirements:

1. A completed AC Renovation Application.
2. A copy of the existing site plan (plat) showing the house, existing decks, patios, fences, and/or accessory structures, significant vegetation, property lines and easements and the location of the proposed lattice work including dimensions, placement, framing detail, etc.

ROOFS AND ROOFING MATERIALS

General Considerations & Guidelines

1. All roofing must be approved by the AC prior to installation.
2. Roof design shall be limited to a minimum of a 4/12 pitch. Roofs shall be constructed so that no reflective surfaces, other than roof valleys or flashing, are visible by other property owners.
3. Roofs shall not extend closer than 7 feet to the ground. Roofs shall not be a substitute for walls.
4. Roof shape and slope is a major contributor to the general character and appearance of a building.
5. The massing and slope of the roof shall contribute to the general uniformity and aesthetic quality of the overall development.
6. Roofing materials selection is important to the general character of the building.
7. The roof surface material shall be chosen to blend in with the surrounding landscape, buildings and neighborhood.
8. The preferred colors of roofing materials must be approved by the AC and samples must be provided with your application.
9. Roofs must maintain their structural soundness.
10. New or replacement roofing must be class A fire rated - the most fire resistant kind
11. The following are suggested: [CC&R Article X, Sec. 20c]
 - (1) Architectural grade asphalt shingles
 - (2) Fire resistant wood shingles

Submission Requirements:

1. All roofing must be approved by the AC prior to installation.
2. A completed AC Roofing Application.
3. A reasonable size sample so as to determine quality and applicability.

SOLAR PANELS

General Considerations & Guidelines

Installation:

Homeowners have two options as far as installation is concerned.

1. The panels must be installed in the rear yard with no portion of the unit exceeding six feet in height from the ground below it. If it is visible from the street, then it must be painted to match the surrounding landscape.
2. For any other location, the homeowner must submit a written request to the Architectural Committee prior to commencing with the installation.

Any cabling must be black and run across the eaves or trim parallel to the edge of the structure and not at an angle to minimize exterior visual distraction. The cabling should be attached to the structure and not allowed to hang loose.

Owner agrees to:

1. Maintain the panels for appearance and safe working order.
2. Accept liability for all damages arising from installation or repair of the panel(s).
3. Indemnify the association from any liability or claims, demands, damages, costs or judgments related to the panel or its installation.
4. Obtain any necessary permits from Summitt County prior to installation.

Submission Requirements:

1. All solar panels must be approved by the AC prior to installation.
2. A completed AC Renovation Application.
3. Dimensional drawings and sample photos so as to determine quality and applicability.

STORAGE SHEDS

General Considerations & Guidelines

1. Sheds must be designed to respect the "visual rights" and aesthetic interests of neighbors.
2. Sheds may not exceed eight (8) feet in height from existing grade.
3. Shed roof color must match the roof color of the home. All other roof colors require prior AC approval.
4. Sheds must be located in the rear yard of an unfenced home.
5. Sheds enclosed by a six (6) foot privacy fence may be located in the rear or side yard within the fenced area.
6. Sheds must not interfere with any drainage.
7. All sheds must be maintained in good condition.
8. In a rear yard enclosed by a six (6) foot privacy fence, a shed no taller than six (6) foot may be installed without AC approval provided the shed meets the conditions above.
9. All other sheds require prior AC approval and will be reviewed on a case by case basis.

Submission Requirements:

1. A completed AC Renovation Application.
2. A copy of the existing site plan (plat) showing the house, existing patio, deck, fencing, and accessory structures, significant vegetation, property lines and the proposed location of the shed.
3. If pre-constructed, a catalogue photo or manufacturer's "cut sheets" of the shed, including dimensions, materials, and colors.
4. If the storage shed is to be constructed, include a plan and elevation drawings, to scale, with dimensions, materials, and colors. If built against the rear wall of the house, also include this elevation showing the proposed shed.

5. Where the use of fencing is proposed, include a drawing with dimensions, details and materials.

SWIMMING POOLS/HOT TUBS

General Considerations & Guidelines

1. Permanently installed hot tubs, spas, and in-ground swimming pools require prior AC approval.
2. All hot tubs, spas, and in-ground swimming pools must conform to all applicable Summit County regulations.
3. Permanently installed above ground swimming pools are prohibited.
4. Must be located in the rear yard only.

Submission Requirements:

1. A completed AC Renovation Application.
2. A copy of the existing site plan (plat) showing the house, existing decks, patios, fences, and/or accessory structures, significant vegetation, property lines and easements and the location of the hot tub/spa/in-ground swimming pool.
3. A photo, picture and plans of the proposed hot tub/spa/in-ground swimming pool.

TRAMPOLINES

General Considerations & Guidelines

1. Trampolines must be confined to the back yard of homes and out of view.
2. Trampolines may be used in side yards provided they are fenced with a fence of adequate height to screen the trampoline from public view.
3. Trampolines should not be setup or used in front yards or in direct public sight.

TRASH CONTAINERS & TRASH ENCLOSURES

General Considerations & Guidelines

All trash container enclosures must have AC approval on a case by case basis.

Maintenance:

All trash containers must be kept clean and must have lids. Homeowners are responsible for any trash that is scattered due to foraging wildlife.

Location:

1. Trash containers must be hidden from view, whether enclosed in a rear fenced yard, kept in a garage or enclosed in a trash container enclosure.
2. Trash container enclosures must conceal all containers.
3. Enclosures cannot be located at the front of the home.
4. Enclosures must be attached or appear to be attached to the house.
5. Trash enclosures may also be located on the side of the home.

Construction:

1. The enclosure must be tall enough to completely hide the trash containers, but is not to exceed five feet high and six feet in width which is wide enough for two containers.
2. Enclosures must be constructed of pressure treated wood or lattice.
3. Custom enclosures should be painted to match the house or the trim of the house or be treated with a "clear-coat" or slightly pigmented preservative and have a "matte" finish.
4. Any lattice must be framed and may be treated with a "clear coat preservative".
5. Manufactured plastic (e.g. Rubbermaid) is not permitted.
6. If the enclosure has a roof on it, it becomes a shed and therefore must follow the design guidelines of a storage shed and not a trash enclosure.

Submission Requirements:

1. A completed AC Renovation Application.
2. A copy of the existing site plan (plat) showing the house, existing decks, patios, fences, and/or accessory structures, significant vegetation, property lines and easements and the location of the proposed trash container enclosure.
3. A design drawing of the proposed enclosure with details of materials and desired finish.

TRELLISES (GARDEN)

General Considerations & Guidelines

1. All trellises must be maintained in good condition.
2. Trellises to provide support for plantings should be attached directly to the house siding.
3. Trellises that are free standing must be framed.
4. Trellises can be painted or stained to match the trim of the house or may be treated with a "clear-coat" or slightly pigmented preservative and have a "matte" finish.
5. Trellises that follow the above guidelines do not require prior AC approval.

ENFORCEMENT GUIDELINES

The Association shall have the right to enforce, by any proceeding at law or in equity, including injunctive proceedings, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Proper notice under this Section shall be defined to require written notice of any action authorized under this Section to be sent to the affected Member by certified mail at the Member's Lot address not less than ten (10) calendar days prior to taking any such action. Failure by the Association or by any owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter. Costs of such enforcement, including reasonable attorney's fees, shall be borne by the party in violation.

The following schedule of violation and subsequent fines will apply. Please be advised that it is not the desire of the AC or the BOT to impose fines. The intent is that these fines will act as a deterrent to violations of our CC&Rs and Architectural Committee Rules.

Any violation of CC&Rs or AC rules immediately invokes a \$25 fine. Homeowners will be granted 10 days to correct the violation or an additional \$25 will be assessed. Failure to comply within 10 days or failure to respond with the appropriate documentation and properly completed application will result in the violation being transferred to legal council for appropriate legal action. Failure to pay any assessed fine within 30 days will result in legal action for collection of fine.

Deemed Nuisances - Removal of Non-conforming Improvements

Every violation of this Declaration or the AC Rules or any part thereof is hereby declared to be and to constitute a nuisance, and every public or private remedy allowed therefore by law or equity against a Member or other Person shall be applicable against every such violation. The SSSFHOA, upon request of the AC, and after reasonable notice to the offender and to the Owner, may remove any improvements constructed, reconstructed, refinished, altered, or maintained in violation of this declaration or the AC Rules, and the Owner thereof shall forthwith reimburse the Association for all expenses incurred in connection therewith. [CC&R Article VII, Sec. 1] [CC&R Article X, Sec. 7]

SUGGESTIONS

**IF YOU HAVE ANY COMMENTS OR SUGGESTIONS FOR THE IMPROVEMENT OF THIS DOCUMENT
PLEASE LET US KNOW. WE WORK FOR YOU AND GREATLY VALUE YOUR OPINION.**
