

B. GUIDELINES APPLICABLE TO SINGLE FAMILY HOMEOWNERS

BLANKET APPROVAL. To facilitate matters for the homeowners, structures, alterations or additions as delineated below need not be formally approved. Any item *not* listed below must be submitted for approval to the Committee and/or BOD. Within the guidelines of blanket approval, conformance to the guidelines is still required. If in doubt, inquiry to the Managing Agent, ARC Committee, or BOD is recommended.

1. Attic Ventilators:

- a. Location: They should be located on the rear of the roof and not extend above the ridgeline.
- b. Color: They should be aluminum or galvanized steel, painted to blend with the roof or the house trim.
- c. Design & Structure: Lattice ventilators or other mechanical apparatus requiring penetration of the roof should be as small in size as is functionally possible. Wind powered vents are not permitted.

2. Exterior Lighting:

- a. No exterior lighting shall be directed outside the applicant's property. Light fixtures which are proposed in place of the original fixtures should be compatible in style and scale with the applicant's house.
- b. Low voltage accent lights are permitted.

3. Gutters & Downspouts:

- a. Location: The drainage patterns on adjacent property shall not be adversely affected, and no direct drain onto common or neighboring sidewalks is allowed.
- b. Color: Gutters and Downspouts shall match the trim color of the house or be white.
- c. Design & Structure: A factory applied finish is required.
- d. Underground Drainage Pipe: Black plastic underground drainage pipe is permitted and may be buried.

• 4. House Numbers:

- a. Are required to be placed ON EACH AND EVERY HOME IN THE COMMUNITY. The Fire Department encourages the use of large (at least three (3) inches) house numbers. They should be located in an area that is highly visible and in close proximity to the front entrance or on the mailbox.
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5. **House Trim & Color:**
a. Blanket approval will be given to homeowners maintaining home's color and trim with original and same colors, any change to the color in siding or trim must be submitted for approval by the ARC Committee and/or BOD.

6. **Storm Doors:**
a. Storm doors compatible with the architectural style are acceptable provided they are painted to match either existing house trim color, Front Door Color. Raw or galvanized metal or clear anodized aluminum storm doors will not be allowed. Storm doors must be one and one-quarter (1¼) inches thick rustproof screening and frame. Storm doors will not have any decorative grillwork and/or bars attached over the glass portion of the door. They must be attached flush to the original door jam.
1. Front Storm doors: Storm doors must be full-length glass doors (no cross buck doors). The glass must be clear safety panels and have no frosting. The storm door may have interchangeable glass.
2. Rear Storm doors: Storm doors may be one-half (1/2) to full-length glass doors depending on the style of the rear door of the house. The glass must be clear safety panels and have no frosting.

7. **Storm Windows:**
a. Storm window frames must be compatible with the color of the house trim, or white. Raw or galvanized metal or clear anodized aluminum will not be allowed. If temporary lightweight plastic film storm windows are used, they must be applied only to the interior of the window.

8. **Seasonal Decorations:**
a. Seasonal decorations may be displayed on the property, but should be removed within 30 days of the said holiday.

REQUIRES APPROVAL: Written applications for the items listed below are required to be submitted to the Architectural Committee or BOD for review and approval.

9. Air Conditioning Units:

- a. No window air conditioning units will be approved for the main house. Window A/C units will be permitted for garage/sheds, so long as the unit is not on the front plane of the house. Exterior air conditioner or heat pump units may be added or relocated only when the unit does not interfere visually or acoustically with neighbors.

10. Awnings:

- a. In general, exterior awnings will be prohibited unless demonstrated to be clearly compatible with the architectural design and qualities of the home, and screened from the view of adjoining neighbors due to the proposed location of installation. The ARC must approve awnings and applications will be considered on an individual basis.

11. Clothes Lines

- a. Permanent clothes lines or similar apparatus for the exterior drying of clothes will not be permitted.

•12. Decks: Defined as a permanent structure attached to the rear of the house with weather exposed flooring and railing (typical).

- a. **Materials:** Decks must be constructed of either redwood or pressure treated outdoor/deck lumber, composite, vinyl or PVC. This includes the substructure, flooring, railing, stairs, and permanent accessories.
- b. **Building Codes:** All construction must be able to meet all Jefferson County Codes. Note however, that approval for construction by the Spring Hill Homeowner Association does not guarantee that the structure will meet code. It is the homeowner's responsibility to ensure that the structure will pass. Care should be exercised to ensure that concrete footers are large enough and deep enough to pass code requirements, and to support the structure throughout its lifetime, without sinking or settling.
- c. **Design:** Decks are suitable for at grade and above grade (often as much as seven (7) feet or more above) use. If more than twelve (12) inches above grade at any point on the deck, a safety rail is mandatory. Porch swings suspended below the decks, partial

trellises, and similar accessories should be included in the application for architectural change.

- d. Placement: Decks will be located at the rear of single-family houses. Placement of a deck should not require the removal of any trees of more than six (6) inches in base trunk diameter. No deck should wrap around the side laterally or protrude beyond the rear edge of the home. All property boundaries and easements must be considered in placement.
- e. Deck finishes will be approved by the ARC.

• 13. **Dog houses:**

- a. Dog houses shall be constructed of pressure treated lumber, T-111 wood, aluminum, or vinyl siding. All other materials shall be submitted for approval to the Committee and BOD.
- b. Height, size style and placement shall be reviewed by the Committee and BOD.
- c. Roofing color and materials shall match the existing home.
- d. No dog pens or dog runs shall be permitted. Facilities for other animals are not permitted without written approval of the BOD.

• 14. **Driveways:**

- a. Any change, alteration, widening, or modification to the original driveway must be submitted for approved by the Committee and/or BOD. Residents are encouraged to provide proper routine maintenance to the driveway.

15. **Exterior Antennae:**

- a. Roof top television antennae are to be approved on a case by case basis.
- b. Satellite receivers do not require an application provided the following guidelines are maintained. Design standards contained herein cover satellite dishes, which cover direct broadcast satellite service. Satellite receivers may be erected in accordance with the following guidelines.
 - 1. The Satellite receiver is 1 meter (39.97 inches) or less in diameter.
 - 2. The device may not adversely affect the view, lifestyle, safety, or right of enjoyment of neighboring homeowners in their property. For reasons of safety, the system shall not emit electromagnetic radiation which is either

harmful, or which interferes with the operation of any appliance, or biomedical device in proximity of the installation of satellite receiver.

3. The satellite receiver shall be placed in a location, which, while providing the homeowner with an "acceptable quality signal", minimizes the visual impact to neighbors and roadways. The homeowner shall make a reasonable effort to ensure that the receiver, once erected, will not be visible from the street or right-of-way in front of the property.
4. The satellite receiver shall be of a color and material which are compatible with the colors and materials of the home to which it is attached, or painted to match the mounting site.
5. Cables must be hidden from view.
6. When any satellite receiver is no longer in use as such, it shall be removed by the owner of the property upon which the device was installed.

• 16. **Fencing:**

a. Non-Decorative: It is intended that such fencing completely enclose the rear yard of the property.

1. Such fencing shall not be erected forward of the rear foundation wall without the written approval of the Committee and/or BOD.
2. Consideration is to be given to applicable County restrictions with regard to proximity to existing right-of-way.
3. Primary acceptable style of fencing is Picket. Privacy (Stockade) style will be approved on a case by case basis. Thin wire fencing can be used in conjunction with a split rail or similar style fencing for the purpose of enclosing pets. Thin wire fencing must be placed on the interior of the fence and cannot extend beyond top rail of the fence.
4. The Aristocrat ornamental iron fence can be used *only around pools. It is not suitable for yard fencing.*
5. Maximum height is six (6) feet high unless county code specifies a lower minimum height, but in under no circumstance will the fence exceed 6 feet in height.

6. Finish is to be natural, white paint, or redwood stain on the wood.
 7. Materials used are to be wood, vinyl or PVC. The vinyl or PVC preferred color is white; however, colors that match house may be used as well.
- b. Decorative: It is intended that such "fencing" is added to provide decorative accent to the property and does not enclose the property.
1. Must conform to non-decorative guidelines 2 through 6.
 2. No more than one (1) ten foot section, except for corner accents as discussed below.
 3. Corner accents, to border driveways or corner of lots only, cannot extend more than one (1) ten foot section, with one (1) additional ten foot section perpendicular to the first section being allowed.
 4. Decorative fencing to the height of one (1) foot around flower beds in front yards, so long as they are constructed of one of the following: unpainted brick, landscaping timbers and field stone.

17. Patios:

- a. No higher than six (6) inches above the ground.
- b. Material allowed: Concrete (reinforced), brick, block or flagstone. Note: wood, vinyl or PVC patio structures are considered decks.
- c. If brick is used, then a sturdy barrier must surround the perimeter if the patio unless brick is at ground level.
- d. Must not be located beyond the rear foundation wall or extend outside or beyond the building unless fenced.
- e. Patio must be attached to the rear of the house

18. Playhouses / Play Equipment:

- a. Defined as semi-permanent play equipment, which either constitutes a structure or it's appurtenant to an existing structure, requires approval.

1. **Location:** Such equipment shall be placed in the rear yard only and cannot extend past the rear foundation of the house. A site plan showing location of swing set will be submitted with the application. Consideration will be given on case by case basis if yard warrants.
 2. **Scale and Design:** The equipment should be compatible with the lot size. The design and any visual screening are additional considerations in evaluating whether or not there will be adverse impact.
 3. **Color and Materials:** Equipment shall be constructed of pressure treated lumber, T-111 wood, aluminum or vinyl siding. All other materials shall be submitted for approval to the ARC.
- b. Height, size, and placement shall be reviewed by the Committee and BOD.
 - c. Playhouses built on a platform or above ground shall have a safety railing.
 - d. If the swing set is metal, no rust or chipping paint shall be allowed to accumulate in any component of the swing set. The Board of Directors reserves the right to determine if a swing set is in need of painting.
 - e. If painting is required, the swing set must be painted to its original background color. All other colors require approval by the Covenants Committee and/or Board of Directors.
- 19. **Pools:** Pools are accepted in Spring Hill provided they meet the following requirements:
- a. All pools, above ground and in ground, shall be submitted to the ARC for approval.
 - b. Applicable County Codes for enclosing pools, above and in ground, shall be enforced to afford security and safety. Applicable code requirements will dictate height and style.
 - c. In the absence of County Code Requirements, fencing shall be as follows:
 1. Material to be wood or decorative wrought iron.
 2. Finish: Fencing may be left natural, or finished in a clear or colored transparent stain/sealer. Colored stains must

be selected to fit with the color scheme of the home, and must be submitted with the application. Paint, semi-opaque and opaque stains are not suitable for use on the fencing.

3. Minimum height to be (6) six feet. This does not supersede the county requirements set by County.
 4. Style must conform to fencing guidelines applicable to single family homes.
 5. Gates shall be self-closing and self-latching.
- d. Proper maintenance and cleanliness are the responsibility of the homeowner and subject to enforcement by the Board of Directors.
 - e. Homeowners assume all responsibility and liability for ownership of said pool.
 - f. All pools shall be located behind the front plane of the house.
- 20. **Porches:** Defined as a permanent structure attached to the front or rear of a house, with railing and a roof. Porches are sometimes screened in.
- a. **Materials:** Porch substructures should be constructed of pressure treated lumber. Because much of the porch is protected from direct exposure to the weather, standard building materials may be utilized in the roof and side structure, and for the flooring. Generally, gutters will be required around the roof's edge to avoid water damage to the structure.
 - b. **Building Codes:** All construction must be able to meet all applicable codes. Note however, that approval for construction by the Spring Hill Homeowner Association does not guarantee that the structure will meet codes. It is the homeowner's responsibility to ensure that the structure will pass. Care should be exercised to ensure that concrete footers are large enough and deep enough to support the structure throughout its lifetime without sinking or settling.
 - c. **Design:** All porches will be designed with side railing and a roof. The roof must be an exact match to the existing house's roof in terms of color, style, and physical connection. Porch designs are not suitable in cases where the floor would be above grade by more than three (3) feet.

- d. Finish: Porches will be painted to exactly match the color scheme of the house. As with the house itself, porches must be maintained and periodically repainted.

• **21. Sheds:**

- a. No metal sheds or exposed particle board shall be considered.
- b. All construction plans for sheds must be submitted to the ARC for approval. Height, size, style, and placement shall be reviewed and considered.
- c. Storage sheds attached to homes are not allowed.
- d. Storage sheds detached from the house shall meet the following criteria:
 - 1. Material to be pressure treated wood, T-111, aluminum or vinyl siding. All other material shall be submitted to the Committee and/or BOD for consideration and approval.
 - 2. Color: The walls of the shed shall match the exterior walls of the house. The trim may match the exterior walls of the house. The trim may match the walls or the trim of the house.
 - 3. The roofing color is to match that of the existing house.
 - 4. The maximum floor area is two hundred square feet (200) square feet. The highest part of the shed's walls shall not exceed eight (8) feet in height. Every effort should be made to ensure that the roof pitch matches that of the homeowner's house.
 - 5. Location of the Shed must be behind the rear plane of the house.

Note: Under-deck sheds shall be permitted provided that these are fully screened with pressure treated lattice. Other material shall be submitted to the ARC for review and approval.

- 22. **Skylights:** Skylights must be located such that they are not visible from the front of the dwelling unit.
- 23. **Solar Panels:**
- 24. Solar panels are permitted but cannot exceed more than one-fourth (1/4) of the roof area.
- 25. **Trees:**
 - a. ARC application must be submitted before a tree with a diameter of six (6) inches or more is removed.
 - b. Due diligence should be given to replace trees removed with new trees in other areas of the homeowner's property.
 - ? c. Removal of diseased damaged, and/or a tree that poses a safety concern does not require prior approval.