

Architectural Guidelines/Rules & Regulations for Country View Estates Homeowners Association

December 13, 2018

The following Architectural Guidelines and Rules and Regulations were developed by the County View Estates Homeowner's Association in accordance with the Covenants and ByLaws of the County View Estates Homeowner's Association. These are reasonable guidelines designed to protect property values as well as promote community harmony and safety.

The Guidelines, Rules & Regulations have been extracted and condensed from the aforementioned documents. They are not meant to be comprehensive of all the Guidelines, Rules & Regulations but duplicative and supplemental thereto. The intent is to clarify some of the rules already in existence and write out others that are not explicitly defined there.

New homes or **ANY** capital or building project **MUST** have prior approval by the Architectural Committee. Projects include but are not limited to storage sheds, pergolas, additions, fences, swimming pools, decks, tree houses & playhouses.

I. Secondary Structures

1. Storage Sheds and/or Out Buildings (Requires Architectural Review Committee (ARC) approval)
 - a. Architecture: Windows and doors required. Details to be submitted to ARC exactly as planned, for review and approval.
 - b. Placement: back yard plane only (back of house to back of property)
 - c. Size: to be determined by ARC based on size of property, other backyard structures, placement on property and proximity to neighbors.
 - d. Siding: match the exterior material of the dwelling
 - e. Siding Color: match or approximate dwelling trim. (Sample to ARC)
 - f. Trim Color: match dwelling trim
 - g. Roof: match dwelling shingles (no metal, no fiberglass), no curved or "barn style" roof shapes. Roof pitch (6/12 or greater) and standard residential style overhang much be in keeping with dwelling.
 - h. Foundation: cement slab or footings (includes sonotube) and, if raised, must be concealed. Wood floor joist system also acceptable.
 - i. Construction: must be built and erected by licensed contractor (kits erected by homeowner are acceptable on a case by case basis as are pre-built structures). If approved, self-performed work must be finished within a 90 day period.

- j. Any utilities servicing the secondary structure must be underground. No above ground utilities of any type will be permitted.
- k. The requesting property owner is responsible for the maintenance of all structures on his/her property. No items may be stored outside the secondary structure or attached to the secondary structure. Secondary structure doors should be kept closed and latched when not in use.
- l. The Board and ARC strongly recommend the sharing of plans with affected neighbors as a courtesy before processing a secondary structure request.

Compliance with Federal, State and County building regulations is required, the determination of which is the responsibility of the home-owner making the request.

2. Pools (Requires ARC approval)
 - a. no above ground swimming pools.
3. Temporary Structures (canvass awnings, umbrellas, playhouses, etc.)
 - a. Must be maintained against color fading, structural settling and general disrepair causing an unsightly presentation as determined by ARC.
4. Mailboxes
 - a. Uniform post office box or mail receptacle in accordance with such size and design is required.
5. Other
 - a. Details to be determined by ARC

II. Signs

1. No sign shall be permitted on any residential lot except a single sign offering property for sale. Maximum size is 24 inches wide by 20 inches high.
2. Security signs shall not exceed 144 sq. in.
3. Open house signs are allowed on common property for 1 week only. Such common property shall be designated by ARC.

III. Fences (ARC approval required)

1. Height: minimum 4 feet, maximum 6 feet. No earthen berms are permitted other than those existing as of the writing of this document.
2. Construction Material: Wood, metal (includes aluminum) or vinyl are the preferred materials. If chain link, it must be covered in black vinyl.

3. Maintenance Requirements: maintain in upright position (no leaners), maintain stain (no fading), maintain structure (no rot).
4. Footing of supporting posts: cement
5. The finished side of the fencing must be installed facing neighbors and street.
6. Property line determinations must be cleared with relevant neighbors before fence construction begins.

IV. Play Equipment

1. Temporary and permanent basketball hoops and backboards are permitted on the driveway from the front of house to the back of the property.
2. Play sets are generally permitted behind the dwelling (not visible from road).
3. Trampolines are generally permitted behind the dwelling (not visible from road).

V. Parking

1. Parking Policy: Vehicles shall only be parked in driveways and enclosed garages. Vehicles must be operable and display current license plates at all times unless they are fully enclosed in a garage. Street parking is only permitted on a short-term basis and at no time over night. Special event street parking is permitted on one side of the street only.
2. Parking is not permitted on the grass.
3. The only commercial vehicle permitted to park on the street overnight (one night only) is a moving van being used by a residence. This requires prior approval from the Board or Property Manager. Requests should be submitted 2-7 days before the need.

VI. Community Speed Limits

1. The speed limit for all streets in County View is 25 MPH.

VII. Solar Panels (Must be approved by ARC)

1. Solar panels must be installed by a licensed professional.
2. Panels must be black. No blue panels are allowed.
3. Panels must be parallel and installed flat to the roof surface. No angled panels are allowed.
4. Panels must not be seen from the front street view of the home.

5. All installations will minimize viewable auxiliary equipment such as conduit and supporting structures.
6. Only property owners who are in good standing with the HOA will be considered.

VIII. Maintenance Responsibilities

1. Homeowners are responsible for keeping the exterior surfaces of their homes clean. This includes siding and windows.
2. Lawns are to be mowed, and hedges and shrubs are to be trimmed. Flower beds are to be weeded.
3. Homes and structures on lots must be repainted or repaired as needed.

IX. Pets

1. Only dogs, cats or caged birds are allowed for the pleasure of the occupants. (Not more than two of each)
2. No animals are allowed if kept, bred, or maintained for any commercial purpose.
3. No livestock, poultry, or beehives of any kind are allowed.
4. Pets must not constitute a nuisance or cause any unsanitary conditions.

X. Miscellaneous

1. Trash cans, wood piles and clothes drying yards must be located so they will not be visible from the street.

XI. Enforcement

1. Violation of these Rules results in at least one notice letter being sent to the member.
2. If the violation is not cured, written notification will be sent via certified mail.
3. If the violation is still not cured, monetary fines may apply at the HOA Board's discretion. The amount of the fine will depend upon the seriousness and the specific circumstances of the violation. Minimum fine will be \$50.00.

These guidelines may be amended by a majority of the Board of Directors at a duly called meeting.

End.