

Round Tree Estates Architectural Review Standards (Rules and Regulations)

Version 6.4 (November 18th 2022)

1. Architectural Review Committee Members:

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1 Construction Approval Process

1.1 Application must be submitted and approved before any construction can begin. The ARC decision will comply with the CC&Rs.

1.2 The Construction application can also be updated after approval and during construction of any changes or additions. The committee will respond and initial the changes indicating approval by the review board.

2 Responsibilities

2.1 It is the responsibility of the ARC to provide a timely response to all applications submitted.

2.2 It is the responsibility of the owner to update their application with changes or additions decided after initial approval of the application.

2.3 Any changes to the standards will be reviewed by the ARC and if passed it would then be voted on by the HOA. Once published and in use, the committee as a group should visit each home and evaluate whether the guidelines were effective in improving the aesthetics of the home or the community.

3 General

3.1 Committee Membership

3.1.1 Architectural Review Committee (ARC) Members of the ARC are homeowners in the Round Tree Estates who volunteer to serve and are confirmed by the Board. There are at least 3 people on the ARC however they can get input from as many as required to come to a decision.

3.1.2 After the ARC has voted, the chair of the ARC will notify the homeowner in writing of the committee's decision. (See Declaration of Covenants, Article 6.5)

3.2 Whenever there is a change of ownership for a developed property the Estoppel Certificate for that property should be reviewed and signed by the new owner within 6 months after taking possession.

4 ARC purpose and architectural standards:

4.1 The RTE Homeowners Association Architectural Review Committee (ARC) reviews homeowners' proposals for changes or additions to their property, including, but not limited to, the following:

4.1.1 Grading, elevation work, landscaping, or tree work

4.1.2 Construction, installation or modification of any structure such as a greenhouse or tool/garden shed, guest house, sunroom, garage, pool, pool house, hot tub, deck, patio, porch, fence, gate, gazebo, arbor, wall, walkway, driveway, parking pad, stonework around culverts, fountain, fish pond, children's play house or swing set

4.1.3 Improvements such as screening-in a room, changing exterior paint colors, adding up-lights or other exterior elements Article VI of the Declaration of Covenants, Conditions, Easements and Restrictions for Round Tree Estates Subdivision (hereafter Declaration of Covenants) provides that no changes or construction shall begin until a homeowner has obtained written approval from the RTE ARC.

5 Preparation for Preliminary and Final Review Submittals 5.1

The applicant will prepare for the review by doing the following: 5.1.1 Obtain the RTE Architectural Review Standards (this document) guidelines 5.1.2 Obtain the RTE ARC Construction submittal application

(RTEArchitecturalReviewApplication.docx) – recent copy

5.1.3 Prepare for ARC review by submitting all required documents. *5.1.3.1 The ARC will complete their review and provide their findings within two weeks.*

6 Preliminary Review

6.1 It is highly recommended that applicant submit a preliminary review.

Preliminary Review will consist of:

6.1.1 Site plan – Showing all buildings and septic systems

6.1.2 Floor Plans with building elevations

7 Applicant is required to submit the following for review:

7.1 Construction and Final Review Application

7.1.1 1 set of reduced plans in 11x17 formatted to a readable scale.

7.1.2 Topographical site plan should show:

7.1.2.1 Property boundaries

7.1.2.2 Topography of site sufficient to satisfy local government grading ordinance standards 7.1.2.3

Dimensioned location of the buildings

7.1.2.4 Walkways and decks

7.1.2.5 Foundations

7.1.2.6 Existing trees and rock outcroppings

7.1.2.7 Driveway and parking areas

7.1.2.8 Any underground utilities

7.1.3 Applicant will provide a string layout showing all structures, driveways and decks that are to be built on the site.

7.1.4 Floor plans

7.1.5 Building elevations

7.1.6 All exterior lighting

7.1.7 Exterior materials and colors, including masonry. Provide paint chips for all colors being used

7.1.8 Landscape plans showing all water, fencing, or lighting

8 Design Review fees and deposits

8.1 Design Review refundable deposit of \$2000.00 for single family and detached buildings. The Deposit will be refunded if the building and landscaping are completed per the approved plans and meet all ARC standards and requirements, conditions and design guidelines. If any cleanup or repairs are required it will be deducted from this deposit. In case that the repairs exceed the deposit the owner will be responsible for the difference.

9 Standards for Approval

- 9.1 The purpose of the review process by the ARC and the Board is to ensure that any additions or improvements on a homeowner's property maintain and enhance the appearance of the neighborhood.
- 9.2 Article VI of the Declaration of Covenants provides that approval or disapproval may be based upon any grounds including negative impact of neighborhood property values or neighbors. These decisions are at the sole discretion of the ARC.
- 9.3 Each proposal is unique and requires consideration specific to the elements of the plan. However, in general, the finished project should harmonize with the homeowner's house and other structures and should fit in with the entire neighborhood. For example, structures such as guest houses and detached garages should be similar to a homeowner's house in terms of surface material (brick, stone, siding), color, style, proportion, and trim detail; windows should be of similar appearance, material and proportion; and roof shingles should match those on the main structure. Many proposals for structures will require landscaping to screen the new structure from the street and/or neighbors. Landscaping proposals should take into consideration the need for foliage during the winter months.
- 9.4 Special consideration should be given to the placement of structures. Accessory building and fences should be placed behind the front of the house. Regardless of the house placement on the lot, the front is considered the point of the house closest to Rowan ct.

10 Design Guidelines

10.1 In addition to Article 4 in the CC&R's below are additional design specs to be used as a minimum when considering building standards use. Some things that are not allowed are: Cell towers and wind farms. In general anything that would impact your neighbor will be discouraged.

10.2 Fire suppression

10.2.1 County Requires Fire suppression system in all homes. See county requirements for more detail.

10.3 Awnings

10.3.1 All proposed awnings and or patio covers will be submitted for review and written

approval. The awning shall blend in with the architecture of the building, matching color and composition.

10.4 Setbacks

10.4.1 All setbacks will match the county ordinance; additionally it is a goal to maintain a setback of at least 50 feet from the front property line.

10.5 Burning

10.5.1 Burning is covered by the local fire department rules and regulations

10.6 Concrete

10.6.1 It is the responsibility of the owner to make sure any concrete washout is done on the owner's property.

10.7 Drainage

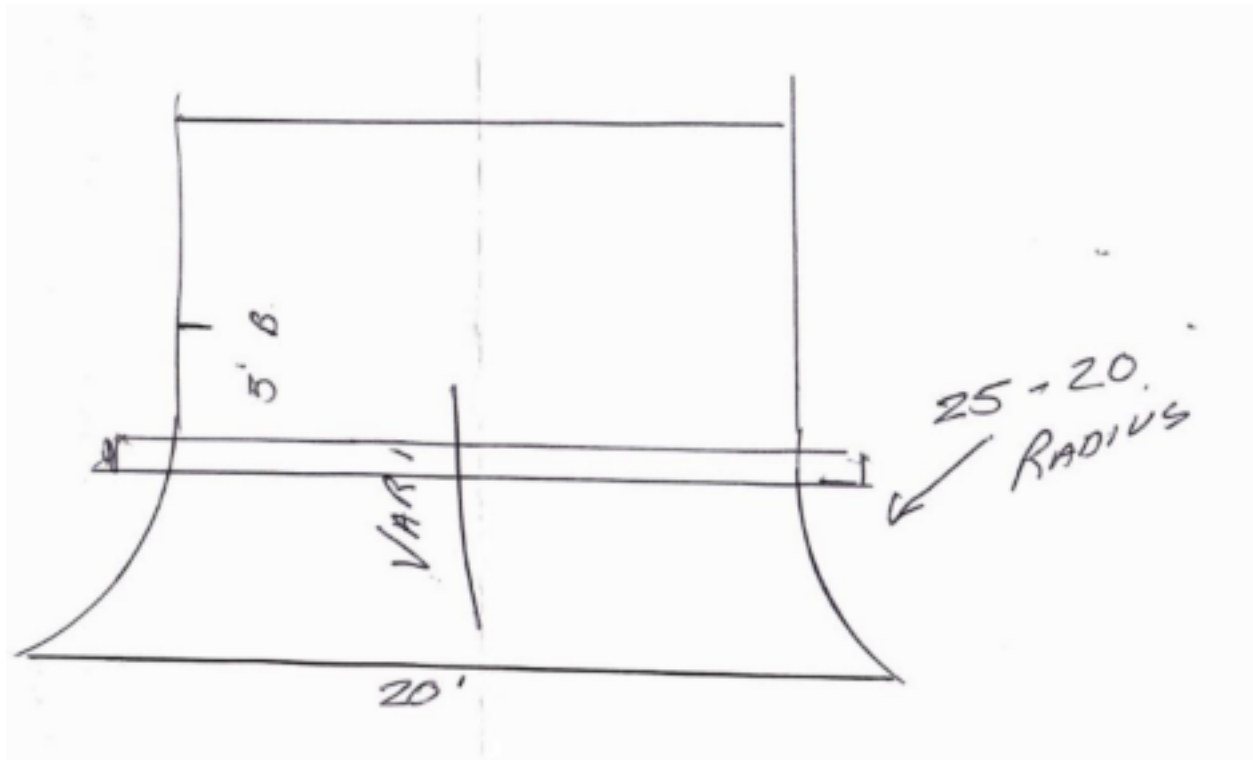
10.7.1 Drainage of roof water and all displaced water will be the responsibility of the owner. Owners are responsible for independent professional review of their drainage risk factors and specific on site solutions.

10.8 Roadway and Driveways

10.8.1 Builder's and Builder/Owner are responsible for any damage occurred on the road or driveway prior to the release of the ARC deposit.

10.8.2 Owner must put a minimum of a 10' (deep) x 20' (wide) asphalt driveway (See below for an example asphalt skirt sketch) upon completion of the general construction of the house. Till the asphalt is installed the owner is responsible for keeping the gravel off the road by sweeping it once a day or as needed. Furthermore the edge will be protected from breaking by applying a 2in gravel base above the asphalt road. This will help keep the asphalt clean and undamaged during construction.

10.8.2.1 Below is an example of the asphalt skirt



10.9 Excavation

10.9.1 Each building site will be developed with minimal disruption to the existing topography. All excavation spoils must be removed and all disturbed area restored to its natural look or part of the new landscaping.

10.10 Exterior Colors and Stains

10.10.1 All exterior colors are to be reviewed by the ARC. This goes for both initial painting and repainting of all exterior buildings. Earth tones are generally accepted and Bright/loud colors are not.

10.11 Flagpoles

10.11.1 Flagpoles, flags and banners require ARC approval before installed. Size and color of pole and pavement will be considered in ARC approval. The height of the pole is limited to 20 ft. unless otherwise approved by the ARC.

10.11.2 The United States flag may be flown on a standard flagpole that is mounted to the house as long as it complies with the [Federal Flag Code](#). If homeowners wish to erect a vertical flagpole they must get approval from the ARC.

10.11.3 Residents may fly these flags below the U.S. flag:

10.11.3.1 Official state flags

10.11.3.2 U.S. Army, Navy, Marine Corps, Air Force, or Coast Guard flags

10.11.3.3 POW/MIA flag

10.12 Basketball Hoops

10.12.1 All basketball poles must be painted black or match the home's exterior and must be a predominantly neutral color (gray, black, white or clear).

10.12.2 When not in play, portable basketball hoops are prohibited in the front of a lot. They must be removed and stored so as not to be visible from the streets or neighboring properties.

10.12.3 Metal or chain nets are "expressively prohibited." Only nylon or similar cord nets are acceptable.

10.12.4 The following constitutes "immediate removal:"

10.12.4.1 Broken backboards

10.12.4.2 Bent rims

10.12.4.3 Torn nets

10.12.4.4 Peeling paint

10.13 Garbage and Trash Removal

10.13.1 Owners are responsible for all clean up during and after construction. At the very least providing weekly removal of trash and construction debris.

10.14 Gutters and Downspouts

10.14.1 All gutters and downspouts will be designed as continuous architectural design feature. Any exposed gutters will blend in with the surface they are attached to. All drain pipes will be concealed from view of neighboring properties. In addition all drainage must be accommodated on the owner's property.

10.15 Heating and Cooling Systems

10.15.1 All exterior elements of the heating and cooling systems are to be concealed from view of neighbors, roadways and must limit noise transmission to acceptable levels. Materials used for screening must match or compliment the adjacent building materials and be approved by ARC.

10.16 Chimneys and Flues

10.16.1 Any unfinished exposed metal flues are not permitted. Metal must be painted to match surrounding materials and kept in good appearance.

10.17 Mailboxes

10.17.1 Individual Mailboxes are prohibited but group mailbox is provided at the entrance

10.18 Maintenance

10.18.1 All property owners are required to keep their land free of weeds, debris and building material. All owners are required to keep the landscaping and all improvements in good repair and attractive condition.

10.19 Metals and Plastics

10.19.1 All exterior metals and plastics must be screened from view and be painted to blend in with the adjacent surrounding material. All utility meter housings must be painted to match the building.

10.20 Pets

10.20.1 During construction all contractors, sub-contractors shall restrain dogs by tether or by confining them.

10.21 Satellite Dishes and Antennas

10.21.1 No exterior satellite receiver or transmitters, television antennas, radio antennas or other receiving devices be placed on any lot or home sites without prior approval of ARC. It is encouraged for the homeowner to place the dish so it is out of sight of Rowan Ct. Landscape screening may be required to conceal placement.

10.22 Service Yard/Trash Enclosures

10.22.1 Each lot shall have a screened service yard that will be used to enclose garbage, recycling and any trash containers. The service yard may be detached from the house but must be screened from view of the roadway or any other buildings.

10.23 Skylights and windows

10.23.1 All glass, plastic or other transparent skylight or solar devices must be treated to eliminate reflective glare. Clear, bronze or gray glazing is preferred. White or other colored skylights are prohibited. Flat skylights are preferable to domes and the use of Sol-tube type skylights is approved.

10.24 Staging Area

10.24.1 Each construction approval must contain a designated area for material staging. ARC approval must be provided and weekly cleanup of staging area must be done.

10.25.1 All connections from trunk lines to individual structures must be underground.

10.25.2 All phone and TV cable boxes must be recessed in a wall, not exposed on exterior of building.

10.25.3 All utility meters and junction boxes must be painted to match the building.

10.26 Exterior Lighting

10.26.1 ARC must approve any external lighting, all fixtures are to be shown on site plans and exterior elevations of all construction submittals. Driveway, walkway and landscape lighting may be included later with the landscape plan. All exterior light fixtures installed without ARC review and written approval must be removed. See Declaration of Covenants, Article 4.18 for more details.

10.26.2 The intent of this restriction is to reduce glare, minimize annoyance to adjacent property owners and passerby while allowing the homeowner the freedom to install the lighting of their choice. To this end the guidelines are as follows:

10.26.2.1 Line voltage (120vac) lights are limited to 900L and low voltage or solar (e.g. driveway and walkway lights) are limited to 185L per light fixture.

10.26.2.2 All light fixtures should be “fully shielded” (See note “A” for definition) or International Dark Sky Association approved
(<https://www.darksky.org/our-work/lighting/lighting-for-industry/fsa/>).

10.26.2.3 Up to two light fixtures can be an exception to fully shielded lighting but are limited to 3000k for the color and turned off when not in use. If the exception is used to enhance landscaping such as trees and water features the lights would not be required to be turned off at night. These types of fixtures must not glare into adjacent properties.

10.26.2.4 Outdoor Christmas holiday lighting is allowed between Saturday before Thanksgiving and the second weekend in January. All Christmas holiday lighting will be removed by the end of January. Other seasonal lighting (e.g. Halloween, 4th of July, etc...) is also allowed, however lights should only stay up for a week before the holiday and two weeks after.

10.26.2.5 Security/Motion detector lights with a maximum of 10 minutes motionless on time are allowed. Any nuisance motion detected (e.g. light turning on without cause) must be resolved in a timely manner.

10.26.2.6 If a lot owner feels that a neighbor’s lights are shining onto their lot, they should first attempt to rectify with the neighbor and if an agreement cannot be reached, they can file a complaint with the Board. The Board will render a final decision after hearing from both sides and observing firsthand the issue.

10.26.2.7 Flagpoles with solar lights are limited to 200 Lumens. Note it is still the responsibility of the owner to ensure the solar batteries continue to provide enough light to illuminate the flag and comply with “Federal Flag code”.

10.26.2.7.1 Here is an example of one solar light which meets this standard:

https://www.amazon.com/dp/B00YBDA7DC/ref=emc_b_5_i

10.26.3 Reference links

10.26.3.1 Color temperature chart

1. <http://www.westinghouselighting.com/color-temperature.aspx>

10.26.3.2 Watt to Lumen conversion

2. <https://www.rapidtables.com/calc/light/lumen-to-watt-calculator.html>

10.26.3.3 IDA (International Dark Sky Association)

3. <https://www.darksky.org/our-work/lighting/lighting-for-industry/fsa/>

10.26.4 Notes

10.26.4.1 (A) A fully shielded (full cut-off) light fixture has a solid barrier (cap) at the top of the fixture in which the lamp (bulb) is located. The fixture is angled so the lamp is not visible below the barrier (no light visible below the horizontal angle). Here’s a picture of what a fully

shielded light fixture looks like;



2. Reference:

<https://drive.google.com/file/d/1wTEOi1uFhtC-RcuqRrAT5lgaczTxr40/view?usp=sharing>

10.26.4.2 *Note all lighting approved by the ARC prior to July 2020 is grandfathered in. However

anything newly installed or replaced must comply with the new rules.

10.27 Parking and Screening

10.27.1 A minimum of two off street parking places are required for each single-family home. No parking whatsoever is allowed in common roadway. See Declaration of Covenants, Article 4.10 for more details

10.28 Roofing

10.28.1 Slate and concrete tiles, concrete and wood simulated shakes, metal roofing (min 29 gauge with OSB backing) and composition roofing (with at least 30yr warranty) are approved. Wood shakes and shingles are discouraged due to fire danger. **10.29 Walls**

10.29.1 Approved:

10.29.1.1 Wood that is treated with semi-transparent or solid body stains or paints, shingles and the use of lap wood and cement based siding material is approved. Board and batten, metal type siding (appearance shall be of lap siding style with a min 26 gauge and OSB backing), heavy timber and log style buildings are also subject to ARC approval. 10.29.2 Prohibited Materials and conditions

10.29.2.1 Panel siding (e.g. T1-11)

10.29.2.2 Vinyl lap or sheet materials

10.29.2.3 Seams on sheet (plywood or pressboard type) products

10.29.2.4 Exterior Walls must be at least 2x6 construction using Green and Good Sense technology is encouraged.

10.30 Windows and Doors

10.30.1 Wood, vinyl or prefinished metal frames and sashes are allowed. Clear or 'low E' glazing are required. No tinted or mirrored glass is allowed without prior approval of the ARC. Aluminum windows, door frames and skylights must be vinyl clad bronze anodized, unless other treatments are specifically authorized by the ARC.

10.30.2 Entry and overhead doors shall be wood, embossed metal or fiberglass. Wood or fiberglass shutters are allowed. Interior window treatment shall harmonize with exterior façade.

10.31 Duplication

10.31.1 In cases where similarity in building design or appearance is deemed a concern by the ARC, modification to design may be required to eliminate similarities.

10.32 Pump Houses

10.32.1 Pump houses will use as a minimum 6/12 roof pitch, no shed style roofs will be permitted. Pump houses which are shared do not need to match homes but must comply with materials and paint colors allowed by the ARC.

10.33 Shops and Outbuildings

10.33.1 Both metal and wood Pole buildings are permitted. Where metal is used the roof must be minimum of 29 gauge with OSB backing and walls are required to be a minimum of 29 gauge. Any damage sustained to the building, if an Act of God or human caused, repairs are to be made in a timely manner. See CC&R section 4.16.

10.33.2 With ARC approval Metal buildings will be allowed, however no Quonset Hut shaped buildings will be allowed.

10.33.3 All outside building (shops, sheds, garages, stables, etc.) must not exceed the 20foot in height or as approved by ARC based on placement.

10.33.4 The contents in any lean to shed or storage building shall be mostly hidden from Rowan. If the contents are not able to be mostly hidden through the use of screening then it

must be fully enclosed. Per CC&R Section 6.7 the ARC may inspect any structure and if it is found to be out of compliance the owner will be required to fully enclose the building.

10.33.5 If a Shop is the first building constructed you must start construction on the home within 1 year of completing the shop, unless otherwise pre-approved by the ARC in writing. The ARC Construction application will indicate the start and completion date of each building (shop and home). If the construction on the home has not been started within the pre-approved timeframe or an extension has not been approved the Association will levy a \$2000 dollar per month fine on the owner. Living in the Shop/RV is still disallowed unless you are actively building your home, this is defined by County Codes.

11 Landscaping

11.1 The following guidelines should be adhered to when submitting a Landscaping request

11.2 After ARC approval, other lot owners can request that non preexisting trees be topped or removed if they obstruct a view. If the lot owners cannot agree on a resolution a complaint can be submitted to the ARC. The ARC will consider the following:

11.2.1 The obstruction must be from the home owner's deck or primary viewing area and has to be a group of trees causing the obstruction.

11.2.2 The trees must be introduced (newly planted) trees that were not there when the house was built.

11.2.3 Trees that cause the community a nuisance (e.g. Cottonwoods) are not allowed to be planted. Furthermore no invasive trees or plants are allowed to be planted. The following links will help in making sure the best trees, shrubs and plants are being used.

11.3 List of what is considered invasive/noxious in Oregon:

11.3.1 <http://www.oregon.gov/oda/programs/weeds/oregonnoxiousweeds/pages/aboutoregonweeds.aspx#>

11.4 Shows native plants for Oregon:

11.4.1 <https://oregonstate.edu/dept/ldplants/native-or.htm>

11.5 Provides a list of federal and state invasive species:

11.5.1 <https://www.invasivespeciesinfo.gov/plants/main.shtml>

11.6 If your trees cause an issue i.e. leaves or branches falling onto another property and the owner is concerned with those leaves or branches falling on their property then the tree owner shall be responsible for cleanup.

11.7 Vegetation Barrier: To protect plants and trees from animals a barrier may be installed. The height may not exceed 8 feet and should be constructed of an open mesh material that allows a clear view through the barrier. Colors of barrier material and posts must blend into the natural colors of the landscape. Landscape submissions to the ARC should include both tree/plant and barrier plans. This does not violate paragraph 4.13 of the CC&Rs since its intent is to protect vegetation.

12 RV and Utility trailers

12.1 This is to clarify CC&R section 4.3.1 with regards to RV use on RTE. RTE adopts Crook County code title 18, chapter 18.132 for both property owners and their guests. It states “an individual may stay in a self-contained RV on a parcel or lot owned by the individual for up to 14 days in a 90-day period but all wastewater must be properly disposed of in an approved septic system or dumping station.” The RTE HOA adopts this with the understanding the RV is mostly out of sight from Rowan Ct which complies with standards already in place.

12.2 RTE also allows the following during construction (as per county code); “An RV may be placed on a lot for which a valid building permit is issued for a residence. The RV may be occupied for no more than one year.”

12.2.1 County link:

<http://co.crook.or.us/Departments/CommunityDevelopment2/CodeEnforcementHome/RV/tabid/2144/Default.aspx>

12.3 RV's must not be parked on the frontage of Rowan Ct where visible from the road for no more than 3 days per month. This will allow the owner to work on their RV but not have it permanently parked in front of their house. Otherwise RVs should be covered and stored mostly hidden out of sight of Rowan Ct. While a structure is being built for RV storage the ARC may approve a temporary location for RV parking.

12.4 Additionally utility trailers, quads, tractors and other equipment shall be stored so they are mostly out of sight of Rowan Ct.

13 Additional Considerations

13.1 CCRs section 4.3.2 is amended to measure height from grade level vs. street level. The intent is to allow no more than a two story house to be built. 13.2 Inaccurate or Missing Data. Any plans or specifications that contain inaccurate or missing data or information when submitted shall not be deemed to be approved.

13.3 Changes and revisions. Any changes a homeowner makes to an approved plan, whether required by Crook County or for any other reason, require approval by the ARC prior to construction or installation.

13.4 Approval by other entities. Approval by a builder or County does not constitute approval by the ARC. Once a homeowner takes possession of his or her house, approval for any changes must be obtained from the ARC. A homeowner may also need approval from the County.

13.5 Right to inspect work. Members of the ARC and the Board have the right to enter upon any lots during site preparation or construction to inspect the work being undertaken and to determine that such work is conforming to the approved plans and specifications.

13.6 Written approval. Homeowners must obtain written approval from the ARC. Even if a member of the ARC provides verbal approval of a plan, a homeowner must obtain written approval from the chair of the ARC.

13.7 If you have any questions at any time, please feel free to contact the Chair of the Architectural Review Committee or any Board member.

Revision Tracking	
Change Number	Change Adapted by date
1	Committee members formed (Randy, Rob, and Dalles) 5/6/2015 Committee Adopted General Rules
2	Minor updates, including updates to Flagpoles and Basketball hoops 1/15/2016
3	Removed "Fences should have a black wrought iron appearance to make them less noticeable." Statement. 3/8/16 Additional Considerations – amended CCRs for height of house.
4	Section "ARC purpose and architectural standards" – Changed Garden to Green House and removed reference to Bench 6/12/16 Section "Preparation for Preliminary and Final Review Submittals" – Clarified item c. Added "Pump House" section with minimum requirements Section "Roadway and Driveways" – Updated requirements for asphalt driveway entrance.
4.1	Updated ARC committee members – Removed Dalles and added Ed 2/17/17
4.2	The following updates; 4/5/17 Section "ARC Review Committee Members" – updated with email contacts and chairman. Section "Construction Approval Process" – Updated to have the ARC Application used to update during construction Section "Design Guidelines" – noted the CC&Rs article that should also be used in complying with design standards. Section "Satellite Dishes and Antennas" – modified the max size. Section "Roofing" – clarified that specific metal roofing is allowed. Section "Walls" - clarified that specific metal siding is allowed and removed Prohibited "Corrugated metal". Section "Windows and Doors" – require ARC approval for tinted or mirrored glass Added new section Shops and Outbuildings
4.3	Updated section "Shops and Outbuildings" to allow lean to sheds but limit location so the contents cannot be seen from Rowan Ct. 5/27/17 Also removed minimum of shop roof pitch to allow height to stay below 20ft. Updated section "Additional Considerations" to amend CC&R section 4.3.1 and limit where RVs can be stored.

4.4	Updated section "Shops and Outbuildings" with process and timeframe for building shop first than house. 9/1/17
4.5	Added "Landscaping" Section 4/15/18
4.6	Original 9/15/18 RTE Architectural Review Standards - Section - "Shops and Outbuildings" The contents in any lean to shed or storage building shall not be visible from Rowan Ct and if it is than it must be fully enclosed. RTE Architectural Review Standards - Section - "Additional Considerations" Otherwise RVs should be covered and stored out of sight of Rowan Ct. Additionally utility trailers, quads, tractors and other equipment shall be stored out of sight of Rowan Ct.
4.7	Update "RV and Utility trailers" section clarifying that RV Camping is allowed with restrictions. 3/2/19
4.8	Updated ARC Members – Removed Randy and Rob K. and added Dan R. and Rob F. 3/30/2020
5.0	Updated format of document to include format numbers 6/17/2020 Updated Lighting sections based on HOA approved vote Original – 2. Exterior Lighting ARC must approve any external lighting, all fixtures are to be shown on site plans and exterior elevations of all construction submittals. Driveway, walkway and landscape lighting may be included later with the landscape plan. All exterior light fixtures installed without ARC review and written approval must be removed. See Declaration of Covenants, <i>Article 4.18 for more details</i> . The intent of this restriction is to reduce glare, minimize annoyance to adjacent property owners and passerby. To this end the guidelines are as follows: a. All exterior fixtures are subject to ARC review and written approval regarding location, wattage and number installed. b. All fixtures must have downward directed light sources. Up to two fixtures may be in exception to this standard. c. No fixture is to glare onto adjacent properties d. Line voltage fixture is limited to max 60 Watts. Low voltage is limited to 20 Watts. e. Colored lamps are prohibited • A variance for outdoor special holiday lighting is only between Saturday before Thanksgiving and the second weekend in January. All holiday lighting will be removed by end of January. Updated the following to make it clearer that the intent is not to have buildings in front of the house. Original –

	<p>- 9.4 Special consideration should be given to placement of structures. Accessory buildings and fences should not be placed in front of a line extending out from the face of your house. All setbacks listed in our Declaration of Covenants should be followed.</p> <p>Added section for fire suppression - -10.2 Fire suppression County Requires Fire suppression system in all homes. See county requirements for more detail.</p>	
6.1	<p>Due to FCC regulations</p> <p>(https://spectrumam.com/fcc-regulations-satellite-dishes/) the following was removed from 10.21 (Board approved)</p> <p>10.21.2 Other considerations:</p> <p>10.21.2.1 Size of dishes used will be considered, but no large dishes will be allowed (<36in)</p> <p>10.21.2.2 Location of receiving devices must be inconspicuous and pre-approved before placement. Landscape screening may be required to conceal placement. 10.21.3 Dishes are to be installed so they are not readily visible from the street.</p>	12/31/2021
6.2	<p>Board approved the following addition:</p>	12/31/2021
6.3	<p>3.2 Whenever there is a change of ownership for a developed property the Estoppel Certificate for that property should be reviewed and signed by the new owner within 6 months after taking possession.</p>	
6.4	<p>Added section 10.26.2.7 and 10.26.2.7.1 for flagpole lights - voted by HOA members</p> <p>Updated ARC Members – Removed Randy and Dan. and added Lynn. and Leslie.</p> <p>Added section 11.7 Vegetation Barrier</p>	<p>2/27/2022</p> <p>11/18/2022</p>