



Nottingham at Heritage Park

Summary of Architectural Committee Restrictions

As summarized from Description of Restrictions Document dated December 1999.

Please note: This is only a general overview of restrictions. It is the responsibility of each home owner to read the specific Description of Restrictions document.

Suspension of Membership. During any period in which a member shall be delinquent in the payment of any assessment levied by the Association as provided in the Declaration, the voting rights of such member and rights of a member to receive services provided by the Association and the right to use any Common Areas in or available to the Subdivision shall be suspended by the Board of Directors until such assessment has been paid. Such rights of a member may also be suspended by the Board of Directors, after notice and hearing, for a period not to exceed 90 days, for violation of any of the rules and regulations established by the Board of Directors governing the use of the Common Areas in or available to the Subdivision.

Approving party: Homes Association (or with respect to Exterior Structures and other matters assigned to it, the Architectural Committee).

Architectural Committee: A committee comprised of at least 3 members of the Homes Association, all of whom shall be appointed by and service at the pleasure of the Board (subject to the term limitations and other provisions of Section 14, Declaration of Restrictions).

Building Material Requirements:

Exterior walls of all residences and all appurtenances thereto shall be of stucco (but no stucco board or staccato board siding), brick, stone, wood shingles, wood paneling, Masonite or wood lap siding, plate glass, glass blocks, or any combination thereof. Except for "woodsman" siding, no exterior walls shall be covered with materials commonly known as sheet goods that when installed have uncovered seams or seams covered with batts, such as, without limitation, 4 feet by 8 feet panels

Windows: No windows or exterior doors may be silver or other bright finish.

Roofs:

Shall be covered with wood shingles, wood shakes, slate or pre-colored concrete tile, all of the specific types and colors approved by the Developer in writing.

Any building materials or products that may be or come into general or acceptable usage for dwelling construction of comparable quality and style in the area, as determined by the Architectural Committee in its absolute discretion, shall be acceptable upon written approval by the Architectural Committee in its absolute discretion.

In the event the City or other government agency with jurisdiction and authority requires specific building materials not authorized above or requires that Owners have additional choices of building materials not authorized above, the Architectural Committee shall have the right, in its discretion, to establish and regulate in writing the specific types, colors and other aesthetic features of such new or additional building materials.

All applicable exterior components (excluding roofs, brick, stone, stucco and similar components) shall be covered with a workmanlike finish of two coats of high quality paint (which may include a primer coat) or stain. No residence or Exterior Structure shall stand with its exterior in any unfinished condition for longer than five months after commencement of construction. All exterior basement foundations and walls which are exposed in excess of 12 inches above final grade shall be painted the same color as the residence or covered with siding compatible with structure.

Exterior Structure:

No Exterior Structure may be erected upon or moved onto any Lot unless and until the building plans, specifications, exterior materials, location, elevations, lot grading plan, general landscaping plan, and exterior color scheme have been submitted to and approved in writing by the Architectural Committee.

Following completion of construction of any residence or Exterior Structure: No significant landscaping change, significant exterior color change or exterior addition or alteration shall be made thereto unless and until the change, addition or alteration has been submitted to and approved in writing by the Architectural Committee.

Fences or Privacy Screens:

Only wood or wrought iron (or similar) fences or privacy screens in the specific styles and colors approved by the Developer shall be permitted on the Lots.

All fences, boundary walls and privacy screens shall be ornamental and shall not disfigure the property or neighborhood or interfere with drainage.

All fences and privacy screens shall be constructed with the finished side out.

No chain link or similar fence shall be permitted.

Unless approved by Architectural Committee,

(A) no fence, boundary wall or privacy screen shall exceed five feet in height,

(B) no fence, boundary wall or privacy screen shall be constructed or maintained on any Lot nearer to the street than the rear corners (as determined by Architectural Committee) of the residence,

(C) no fence shall be constructed or maintained on any Lot more than one foot from the property line of the Lot, except to the extent necessary for such fence to abut the residence,

(D) all fences must be joined to or abutting any previously existing fences on adjacent Lots,

(E) all Fences shall be stair-stepped to follow the grade of the lot, and F) no wood fence shall be painted.

Lot Grading:

No landscaping, berms, fences or other structures shall be installed or maintained that impede the flow of surface water.

Water from sump pumps shall be drained away from adjacent residences (actual and future).

No changes in the final grading of any lot shall be made without the prior written approval of the Architectural committee, and if necessary, the city.

Basketball Goals:

Shall be permanently installed (except as provided below), free standing and not attached to the residence.

Portable basketball goals shall be permitted only if stored in the garage at night.

All backboards shall be transparent or painted white and all poles shall be a neutral color.

Only one basketball goal per Lot.

The Board shall have the right to establish reasonable rules regarding the hours of use of basketball goals and any such rules shall be binding upon all of the Lots and Owners.

Recreational or Playstructures: Except where specifically authorized by the Architectural Committee in writing, all recreational or play structures shall be made of approved materials and shall be located behind the rear corners and within the sidelines of the residence.

Pools and Hot tubs:

No aboveground type swimming pools shall be permitted

All pools shall be fenced

All hot tubs shall be fenced or otherwise adequately screened.

All pools and hot tubs shall be kept clean and maintained in operable condition at all times.

Dog Houses:

All outside dog houses shall be located in the back yard near the residence, shall be painted with same color of the residence and shall have roofs that are compatible with the residence.

Other:

No television, radio, citizens' band, short wave or other antenna, satellite dish (other than provided below), solar panel, clothes line or pole, or other unsightly projection shall be attached to the exterior of any residence or Exterior Structure or erected in any yard.

Small satellite dishes (maximum 25 inches in diameter) may be installed, with the prior written consent and in accordance with the requirements of the Architectural Committee, so as not to be readily visible from the street and to render the installation as inoffensive as possible to other Owners.

No artificial flowers, trees or other vegetation shall be permitted on the exterior of any residence or in the yard.

Exterior holiday lights shall be permitted only between November 15 and January 31. Except for such holiday lights, all exterior lighting shall be white and not colored.

No speaker, horn, whistle, siren, bell or other sound device, shall be located, installed or maintained upon the exterior of any residence or in any yard, except intercoms, devices used exclusively for security purposes, and stereo speakers used in accordance with any rules specified by the Board.

In the event of vandalism, fire, windstorm or other damage, no residence or Exterior Structure shall be permitted by the Owner to remain in damaged condition for longer than three months.

Storage shall be permitted under a deck provided such area is screened as otherwise authorized herein.

No underground storage tanks of any kind shall be permitted.

Signs:

No sign, advertisement or billboard may be erected or maintained on any Lot (see Real Estate exemption).

One garage sale sign not more than three feet high or three feet wide, not to exceed a total of six sq. ft, is permitted on the Lot when the sale is being held and are removed within two hours after the close of the sale.

One political sign per candidate or issue not more than three feet high or three feet wide, not to exceed a total of six square feet, is permitted on the Lot for up to 3 weeks before the election but must be removed within 24 hours after election.

No signs offering a residence for rent shall be allowed in the Subdivision.