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Whitehall Manor Homeowners Association

Architectural Standards

&

Specifications

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## **An Important Message from your Neighborhood Architectural Committee:**

The primary purpose of the Architectural Committee is to preserve and maintain the property values and the natural beauty of our development. Our charter is to promote the general architectural and landscape standards that give our neighborhood its distinctive look. The Committee is the Association’s architectural approval authority. The accompanying standards and specifications are provided for your review and information

As your representative, our intent is to maintain and nurture the wonderful setting of our neighborhood and thereby preserve its reputation as one of the most attractive and desirable communities in Apex. To accomplish these goals, it is our intention to review all requests and approve them based on their positive impact on the aesthetics of our neighborhood. We encourage changes which enhance the natural setting and are consistent with the architectural integrity of the neighborhood.

The intention of the Committee is to encourage and maintain consistent standards, while accommodating changes requested by the homeowners and driven by their lifestyles. These standards are intended to be flexible, reflect our neighborhood values and allow for individual creativity of design, with each request being reviewed on its own merits.

To accomplish these goals we need the cooperation of each home owner by requesting the formal submission of an *Architectural Request Form* when any substantive change or modification is made to the exterior of any home or property as described in the attached *Architectural Standards and Specifications*. This document is divided into four major sections: Overview, Standards and Specifications (must do guidelines); Process (paperwork) and Appendixes with guidelines (should do guidelines). We ask that you respect and comply with the Standards, and follow the approval process which involves your neighbors prior to making any modifications to your home or existing lot.

We appreciate your continued support and cooperation in helping us maintain the quality of the Whitehall Manor community. After review of the standards, if you have any questions or would like to propose changes of any type please contact HRW, Inc. @469-8661.

Whitehall Manor Homeowners Association  
Architectural Committee

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**I. PURPOSE AND POLICY**

The Architectural Standards and Specifications (hereafter referred to as the Standard) were established by **Article VII** of the *Declaration of Covenants, Conditions and Restrictions for Whitehall Manor*. Their primary purpose is to preserve and maintain the property values and the natural beauty of the development. Article VII also establishes the Architectural Committee (Committee) with review and approval authority for the Subdivision. Article X provides additional use restrictions.

A part of the charter of the Architectural Committee is to maintain and promote consistent standards while remaining open-minded to changes in our neighbors’ and our lifestyles. This standard is intended to be a flexible document that allows for individual creativity of design, with each request being reviewed on its own merits. This document is not intended to be comprehensive; rather it is a guideline for residents considering modification to their lot or exterior of their home. The aesthetics of the modification will be a primary consideration of the Committee.

The Committee is composed of a minimum of three members with volunteers solicited during the annual homeowners meeting, all of whom must be approved or appointed by

the Board of Directors (see Architectural Committee). The purpose of the Committee is to review all architectural requests received by the Committee from HRW during the previous month and to approve or disapprove requests.

## II. RESPONSIBILITIES

THESE ARE THE RESPONSIBILITIES OF ALL PARTIES AS THEY RELATE TO THE ARCHITECTURAL STANDARDS AND SPECIFICATIONS.

### A. Board of Directors

The Board of Directors is responsible for the final interpretation of the Covenants and Restrictions, and for making decisions about violations and related penalties or legal remedies.

### B. Architectural Committee

The Architectural Committee is responsible for reviewing requests, making site inspections (both before and after the modifications), and approving or disapproving all architectural requests. The Architectural Committee is also responsible for updating these standards, as required, for approval by the Board of Directors.

### C. Homeowners

Each homeowner has the responsibility to properly complete and submit an Architectural Request Form to the Committee in accordance with the requirements of this Standard. Each homeowner is also responsible for adhering to this policy, complying with the decisions made by the Committee, and reporting any problems or violations to the Committee.

## III. OVERVIEW

It is the interpretation of the Committee and the Whitehall Manor Homeowners Association Board of Directors that the provisions of Article VII apply to a wide variety of aesthetic considerations in the neighborhood. Every attempt has been made to include in this Standard those considerations that have the potential to affect property values. Suggestions for improvement of this document should be submitted to the Committee.

The following are examples of the types of changes, additions or deletions that would either (1) require submission of an Architectural Request Form, (2) not require a submission, or (3) are prohibited.

While every effort has been made to identify aspects of change requiring approval, the homeowner who has any doubt if his/her situation is adequately addressed should contact the Committee for guidance. When in doubt, assume a submission is required.

NOTE: It must be recognized that the submission and approval process is administered by volunteers on their own time (nights and weekends) and is inherently lengthy. The Committee and the Board of Directors meet once within each calendar month. It is the responsibility of each homeowner to **plan in advance** and allow for the process time required.

Throughout this document the term “changes” shall include additions, alterations, improvements, removal or relocation.

A. Types of Changes Which Require Submission

- i. Changes to the Exterior of the home, such as but not limited to
  - a. Decorative lighting (gas lights, low-voltage landscape lights, etc.)
  - b. Buildings/Storage Sheds
  - c. Decks, deck skirting or screening, and patios
  - d. Driveway extensions and parking pads
  - e. Enclosures
  - f. Fences
  - g. Hedges and screen plantings
  - h. Landscaping
  - i. Mailboxes
  - j. Parking
  - k. Poles, free-standing (basketball goals)
  - l. Recreation or sports equipment
  - m. Signs
  - n. Structures
  - o. Swimming pools and hot tubs
  - p. Tree removal (live) or tree additions
  - q. Dog runs
  - r. Rooms
  - s. Porches
  - t. Garages
  - u. Windows

- v. Doors
- ii. Changes to appearance, such as but not limited to:
  - a. Color
  - b. Materials (such as siding)

B. Specific Changes Which **Do Not Require a Submission**:

- i. Flower boxes which are painted to match exterior color approved for home
- ii. Minor landscaping (see Section IV)
- iii. Periodic repainting and restaining with the existing color for maintenance
- iv. Removal of dead trees
- v. Small garden plots which meet Guidelines for Vegetable Gardens (Appendix D) and are located behind the residence out of view from the street

C. Specific Changes Which are Prohibited by the covenants on each lot's deed:

- i. Animals other than household pets
- ii. Commercial advertising sign
- iii. Encroachment on other property
- iv. Metal storage sheds
- v. Parking of RV's, boats or trailers on streets overnight
- vi. Vehicles regularly parked on the lot or street
- vii. Permanent clotheslines or those installed on the exterior of the home or property
- viii. Pools, above ground
- ix. Any items not specifically described as being allowed in compliance with neighborhood covenants

## IV. STANDARDS AND SPECIFICATIONS

The specifications and details listed below apply to both items requiring submission and not requiring submission and are those that have been identified by the Committee as requiring a specification. For items detailed below, which do not require a submission, the expectation is that the minimum detail will be met.

A. Animals

1. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that: Household pets may be kept, provided that they are not bred or maintained for any commercial purpose.

B. Clotheslines

1. Permanent exterior clotheslines are prohibited.

C. Exterior Antennas or Dishes **MAY BE REVISED**

1. No exterior antenna, tower, disc or dish shall be erected or placed upon any lot (requests for installation of 18 inch dishes will be considered if the installation is hidden from view).

D. Permanent Basketball Goals

1. Recognizing that the scenic views across front yards and along all roads are community property for the enjoyment of all and well worth protecting, any proposed installation of a basketball goal will require the completion of an Architectural Request Form. The written acknowledgement of adjoining neighbors and any neighbors with a view of the “basketball goal, and the written approval of your Architectural Committee.
2. Subject to the approval of the Committee, one pole-mounted basketball goal may be proposed for the edge of the driveway provided that its placement does not block the front yard sight lines of adjoining neighbors and the placement is no closer than 10’ from the side and 30’ from rear adjoining property lines.
3. Submissions for basketball goals should include construction and installation details and should meet Guidelines for Basketball Goals (Appendix C).

E. Signs

1. No signs, advertisements, billboards, or advertising structures of any kind may be erected, maintained or displayed on any Lot or common area without approval of the Committee.

The Committee may enter upon any lot, and remove and/or destroy any unauthorized sign or other advertising matter.

F. Parking

1. No industrial or commercial type trucks, or tractors, or inoperable automobiles, or boats, campers, or recreational vehicles may be regularly parked outside on the lot or on the street.

G. Storage

1. No trade materials or inventories may be stored on residential lots.

2. Temporary storage of materials for modification projects should be discreetly placed and orderly maintained.

#### H. Swimming Pools

1. Pools must meet setback requirements, as specified by the Covenants (i.e., 10' from side lot line, 30' from rear lot line, and 50' from front lot line).
2. Runoff from pool drainage must be considered in overall landscape plan.
3. Above-ground pools are prohibited.

#### I. Trees

1. The removal of a live tree requires approval unless the tree is less than ten inches (10") in diameter at a height above the ground of two (2') feet.
2. Removal of dead trees does not require submission, regardless of size. It is the homeowner's responsibility to assure that the tree is dead.

#### J. Landscaping

1. Landscaping, such as naturalizing an area of yard and /or adding shrubs, trees, flowers, etc., requires approval for alterations costing in excess of \$1000.00 (combined labor and materials if completed by a contractor).
2. Other types of landscaping which represent more significant projects that may be structural, have an impact on adjacent property, or require strong aesthetic consideration, and will require submission:
  - a. Retaining walls.
  - b. Drainage, swale, and runoff: careful consideration should be given to landscaping that will regulate current drainage/runoff to adjoining property. Details should be contained in submissions. Should future problems develop, correction is the responsibility of the homeowner who made the modifications even if Committee approval has been granted.
  - c. Garden plots. Small, discreetly located garden plots shall be submitted in accordance with Guidelines for Vegetable Gardens (Appendix D). Any requests deviating from Guidelines, should be submitted with details of screening.
  - d. Ornaments/figurines to be placed in public view (front yards, corner lots, etc) should be submitted with a picture. This applies to permanent placements like bird baths, but not to the temporary installation of seasonal visuals (Halloween, Christmas, etc.).

#### K. Hedges and Screen Plantings

1. No side lot line hedge or screen planting shall be erected or permitted to remain on any lot closer to the front lot line than the front of the home.



2. Hedge or screen plantings which form a barrier between properties should have:
  - a. Concurrence of the adjoining property owner.
  - b. Agreement for maintenance access.
  - c. Setbacks to allow for plant growth, i.e., hedge to remain on installer's property when fully grown.

L. Materials and Colors

1. Periodic repainting and re-staining with the existing color for maintenance does not require submission.
2. Only exterior materials comparable to those on existing structures, and compatible with the architectural character of Whitehall Manor Subdivision will be approved, **with possible exceptions including the following:**
  - a. **Porch railings and spindles should be the same color as the trim of the house and exceptions will be reviewed on a case-by-case basis.**
  - b. **Gutters and downspouts should match the trim color of the house. Exceptions will be reviewed on a case-by-case basis.**
3. Brick will remain unpainted, unless painted as part of the original, approved construction.
4. Color changes
  - c. Keep all colors low in intensity (saturation or chroma).
  - d. Color changes from original require Architectural Committee approval.
  - e. Colors must blend with the colors of the homes in the immediate vicinity.
  - f. Actual color samples must be included with a request for a color change.
  - g. Please note that you may not use the same color as any of your neighbors within 3 lot lengths.

LI. Out Buildings

1. No trailer, tent, shack, or barn may be erected or placed on any home site. All storage sheds will require Committee approval before beginning construction.

N. Vegetable Gardens

1. Proposed installation of garden screening must first be submitted, in writing, including plant types and locations, to your Architectural Committee for approval prior to installation of screening and garden.

The garden plot is to be located within any available low area of the rear yard, at least 10' removed from the side and 30' from the rear adjoining property lines. See Guidelines for Vegetable Gardens, Appendix D.

O. Mailboxes

1. In order to keep the same look throughout the neighborhood, the only mailboxes to be used should be ordered from one of the following:

- **Eric at Z-Box**, 919-280-7506,  
[eric@zboxinc.com](mailto:eric@zboxinc.com), [www.zboxinc.com](http://www.zboxinc.com).
- **Mailbox Medix, Bob Reardon**, 919-757-2253,  
[mailboxmedix@gmail.com](mailto:mailboxmedix@gmail.com).

## V. PROCESS

Changes, additions, removal or relocation that have been previously identified as requiring submission, or that the homeowners believe may require submission, shall follow the process described in this section. The process will be the same for all submissions with the required details varying depending upon the type of change.

### **Reminders**

No construction shall begin without Committee written approval of the submission. Therefore, no commitment for labor and/or materials should be given to contractors prior to receipt of written approval. No Town of Apex Building Permit shall be applied for prior to having Committee approval. Allow enough time for processing and approval in planning for construction or landscaping. In general, the review and approval cycle is between 10 and 30 days.

#### A. Planning and Preparation of Submission

1. Using this standard, determine if a submission is required. If yes, continue.
2. Prepare the Architectural Review Form (copy available from the White Manor Web site) and attach any drawings, sketches and supplemental documents for the Architectural Committee review. A complete submission will **FULLY** describe/depict the change and stand on its own without need for further explanation or clarification.
3. Sign the form
4. Present the complete submission to all adjoining property owners and neighbors who may be visually impacted by the change, and obtain their signatures. This signature only reflects that each neighbor has seen the complete submission. It is NOT an approval of the submission.
5. After completing step 1-4 (above), present the submission to HRW, Inc. at the address on the top of the Architectural Request form. Incomplete or illegible submissions will be returned immediately to the homeowner. Upon receipt of a **complete and legible** submission, the review process will begin.

#### B. Architectural Committee Review

1. The Committee will review submissions. Also, any responses by adjoining property owners will be reviewed and taken into consideration.
2. The submission will be voted on by the Architectural Committee, who will reach a consensus decision for approval, approval with modifications (recommended changes to the original concept), or disapproval.  

Note: Disapproval may be on any grounds, and the details will be communicated to the homeowner by the Committee.
3. The Committee will contact HRW who will then complete a standard response letter indicating the Committee's decision, and mail to the homeowner. (This may also be done via E-Mail.)
4. Approval of any submission or portion thereof does not ensure approval of similar submissions, as each submission will be considered on its own merits.
5. A proper submission approved by the Committee is equivalent to a contract to comply with the specific details. Significant alterations/deviations from the plan reviewed and approved by the Architectural Committee will require resubmission.

#### C. Appeals/Resubmissions

1. To appeal a disapproved submission, the homeowner should submit a written response including specific detailed information that clarifies why the submission should be reconsidered. The homeowner may also request a meeting with the committee or the Board to further discuss the submission.

#### D. Time Frame for Construction

1. Construction should begin at the indicated start date or within three months after the date of the written approval by the Committee. Work must be completed within a maximum of one year after the start of construction. The Committee will state the maximum time to complete a particular project with the approval.
2. Approval for projects that are not begun as specified above will lapse, and the applicant must resubmit the proposal or a written request for extension to the Committee Chairperson.

#### E. Details for Submission

In some cases many attributes or details of a proposed change, addition or deletion are required for the Committee to make sound responsible decisions. In other cases the nature of the change will be simple and straightforward, as will be the submission. The following items may be used as a method of describing or visually depicting the requested change (as applicable).

1. Pictures, magazine cutouts, etc.

2. Color chips.
3. Plot plans – top down drawing showing location of existing structure(s), property boundaries in relation to adjoining property(s), and location of proposed change(s).
4. Elevation drawings – a side view that will show height, topography of land, and visual image of the change.
5. Written description of the types of materials to be used or a contractor’s bill of materials.
6. Written and/or visual depiction of construction details.
7. Location for building material storage during construction, soil disposal plan, drainage plan, and landscaping or re-vegetation plan (as applicable).
8. Any other aids that will assist the Committee in their review.
9. Identification of the party responsible for performing the improvement (homeowner, contractor name, etc.).

Drawings needs to be to scale to show a relationship to location, height, etc., with the dimensions and scale used clearly marked on all drawings. For major construction projects such as additions, sunrooms, dormers, etc., for which a hired contractor is used, the design drawing should suffice, showing roof-lines and other such detail.

#### F. Inspection

The Architectural Committee may, from time to time be directed by the Board of Directors to do random on-site inspections to assure compliance with approved submissions. Homeowners are asked to cooperate during such inspections. If deficiencies or significant deviations are noted, the homeowner will be notified in writing by the Committee, with a response expected within 30 days.

#### G. Violations

Violations will be handled by the Board of Directors.

## VI. VIOLATIONS AND REMEDIES

There are essentially two types of violations that must be dealt with by the Whitehall Manor Homeowners Association:

- Implementing a change, addition, or deletion without approval of a properly completed submission, and
- Deviation or noncompliance with an approved submission.

#### A. Remedial Process

The Architectural Committee generally expects to amicably resolve violations and disputes regarding interpretation of the Standard through straight forward discussions with the homeowners.

After all attempts to resolve a violation have been exhausted, including the opportunity for a hearing, the Architectural Committee will select the appropriate remedy and notify the Property Owner of such action. The Board of Directors is hopeful that homeowners will act as good neighbors and therefore minimize the time and expense associated with unpleasant legal remedies.

**B. Homeowner Association Remedies**

1. Enforcement of this Standard is detailed in Article XII, Section 1 of the Covenants and Restrictions.
2. Remedies include but are not limited to:
  - a. Suspension of voting rights and privileges.
  - b. Obtaining a Restraining Order to prevent an action.
  - c. Obtaining a Court Order to require the homeowner to remove a project.

## VII. Appendices

### **Appendix A. Guidelines for the Construction of Fences**

It is the intention of this guideline to allow a specific type of fencing so that the homeowner has the option of creating an enclosed or semi-enclosed backyard for privacy, security, or protection of small children, using a fence that is both long lasting and provides aesthetic continuity. Electronic “invisible” fences, which are in use by many homeowners, are suggested for containing pets.

The Architectural Committee shall review all proposed fence locations and details. Each case shall be reviewed on an individual basis. Quality materials and construction methods shall be employed. The following architectural guidelines for fencing will assist the Committee and protect the total development.

**A. The fence guidelines provide minimum standards to assure:**

1. Sound, long lasting construction
2. Aesthetic continuity

**B. Styles**

1. Solid or, Picket
2. Additional considerations are:
  - a. No chain-link yard fences
  - b. No wire backed fences
  - c. Compatibility with the surrounding aesthetics
  - d. No above ground electric pet restraining wiring

- e. Fences facing right of ways must include landscaping between the fence and the right of way to soften the look of the fence.

#### C. Materials

1. Fence siding material should be wood or heavy vinyl
2. Fence posts should be 4x4 cedar or pressure-treated
3. Metal, wire, chain, chain-link fences or concrete will not be approved

#### D. Treatment

1. It is recommended that fences should be left unfinished to weather naturally or may be stained with a stain to remain compatible with the color scheme.

#### E. Height

1. No fence should be higher than seventy two (72) inches, measured from the ground to the top of the posts.
2. Posts should extend no more than three (3) inches above the fence line.
3. In general, a uniform or patterned height should be maintained parallel to the ground line.
4. When topography or landscape affect height or pattern, a detailed explanation and/or elevation drawings must be included with the submission.
5. Obstruction of views or breezeways of adjoining properties will be given consideration in all cases.

#### F. Location

1. Submit a top down map (surveyor's plat) to indicate the exact location of the fence in relation to the house and property lines.
  - a. Dimensions should be included.
2. It is strongly recommended that fences be set back at least six inches from the property line.
3. In general, fences should extend from the rear property line forward no more than half way between the front and rear building line of the home.
4. No fence should extend beyond the front line of the dwelling.
5. Setbacks may be required for landscaping.
6. A landscaping plan should be submitted with the request for approval of the fence.

7. Property owners are cautioned that building a fence that infringes on easements or access right-of-ways may result in removal or destruction of the fence.

- a. Such building is done entirely at the risk and expense of the property owner.

8. Consideration should be given to access and ease of maintenance when selecting location and treatment.

The property owners are requested to attempt to reach an agreement with adjoining property owners as to a common location for a shared fence. In the event an agreement between adjoining property owners cannot be reached, property owners will be required to install the fence 30 inches within side property lines to ensure ease of maintenance.

9. Any trees to be removed during the installation of the fence require prior approval of the Committee.

10. Natural or landscaped drainage must not be disturbed during the installation of the fence.

#### G. Process

1. No construction shall begin without Committee approval of the submission.
2. No Town of Apex Building Permit shall be applied for prior to having Committee approval.
3. Allow enough time for processing and approval in planning for construction.

### **Appendix B. Guidelines for Swing Sets, Forts, Tents, Sand Boxes, Trampolines and Tree Houses**

Recognizing that Whitehall Manor is a community largely populated by families having young children, your Committee has adopted the following guidelines governing exterior, semipermanent play facilities. It is the purpose of these guidelines to encourage youthful play while minimizing the visual impact of bright colors against the natural foliage.

- All semi-permanent play facilities are to be installed in the rear yard of residences at least 10' removed from side adjoining property lines and 30' removed from rear adjoining property lines (standard Covenant set back).
- Construction materials should be natural wood or earth tone, with neutral canvas covers where applicable. The installation of brightly colored metal or plastic play facilities is discouraged.
- Children's play houses may be proposed provided that their exterior size is less than 8' wide by 8' deep by 8' high (roof peak). The play house is to be installed in the rear yard of residences at least 10' removed from a side lot line, and 30' removed from a rear lot line (standard Covenant set back).

- Swing sets should only be of a type that is commercially available.
- The Whitehall Manor Community is an aesthetically pleasing environment. However, the proximity of our homes dictates that we be especially mindful not to intrude on our neighbors' vistas.

Architectural Guidelines are subject to revision without notice. In all cases, your architectural committee is the final authority and judge of what is acceptable

### **Appendix C. Guidelines for Basketball Goals**

Given the interest in basketball in the area, your Committee has developed the following guidelines governing the installation of basketball goals and other permanently affixed recreational equipment.

- No recreational equipment of any type should be permanently affixed to the exterior of any residence, including the garage.
- To better preserve sight lines with minimal clutter, consideration should be given to installing sleeve-mounted or portable weighted base basketball goals which should be removed from sight when not in use.
- Basketball goals, approved for installation, should have a white or clear backboard and black or white pole.
- To be considerate of your neighbors, it is requested that play be limited to the hours of 10:00 a.m. – dusk (not later than 8 p.m.) weekdays and 10:00 a.m. – dusk (not later than 9 p.m.) weekends.
- The City of Apex asks that you do not set a temporary goal such as the game would be played in the city street.

Architectural Guidelines are subject to revision without notice. In all cases, your architectural committee is the final authority and judge of what is acceptable.



## **Appendix D. Guidelines for Vegetable Gardens**

To accommodate horticultural pursuits within the Whitehall Manor Community while preserving aesthetics, the following guidelines have been adopted by the Committee.

- Vegetable garden plots should be restricted to the rear yard of residential lots. No plantings of any kind are permitted in the common, easement, buffer or greenway areas.
- Vegetable gardens should not be used in the rear yards of corner lots where the garden would be visible from the street, unless the plot is screened from public view by low growing, evergreen shrubbery, installed by owner.
- Garden plot should not exceed 225 square feet in area, for example...15'x15' or 10'x22.5' or 5'x45' or other irregular shaped areas of 225 square feet or less.
- Planting trellises / supports should not exceed 3' in height and should be removed at the end of the growing season.
- Garden plot should be maintained in a conscientious manner including, but not limited to, regular weeding. All plants and planting materials should be removed and the plot tilled to ground level at the conclusion of the growing season.
- Insecticides and fertilizers having long lasting, malodorous qualities should not be used. All garden waste should be securely bagged and disposed of properly off-site.

Architectural Guidelines are subject to revision without notice. In all cases, your Architectural Committee is the final authority and judge of what is acceptable.

## **Appendix E. Guidelines for Decks and Patios**

1. The Board encourages creative designs and patterns for decks and patios, particularly in replacement of existing builder-supplied components. However, plans for such improvements shall be submitted to the Architectural Committee for approval.
2. There are no predetermined styles in this document for decks or patios.
3. Deck Materials
  - a. Deck materials are generally pressure treated wood.
  - b. Posts may be made of brick, pressure treated wood or other suitable material.
4. Patio Materials
  - a. Concrete slabs with smooth finish or exposed aggregate. Must be screened with landscape. Include landscape plan in request.
  - b. Bricks with sand fill or grout.
5. Height of decks, height of, arbors and screens
  - a. Decks should be of a reasonable height for their intended purpose.
  - b. Free-standing deck screens (e.g., lattice) shall not exceed six feet in height.
  - c. Screens as part of an arbor may extend to the arbor.
  - d. Underside of decks should be covered with lattice, screen, or plantings.
6. Location
  - a. Patios should be located behind the house, but may extend beyond, around corners, or be freestanding in other areas of a back yard.
  - b. Decks shall not extend outward beyond the rear corners of the building line.
    - i. Special cases may require an exception to this rule and will be determined after a site visit.
  - c. Obstruction of views or breezeways of adjoining properties will be given consideration in all cases.

## **Appendix F. Guidelines for Maintenance**

It is the primary responsibility of homeowners to maintain their property in a way that does not detract from the overall beauty of the neighborhood. It is hoped that each and every homeowner will take this responsibility seriously, as this can severely affect the value of all properties.

With the intent of neighborly consideration, the following is a list of areas that should be reviewed on a regular basis to insure that your home is in good repair:

1. Shrubbery, Trees, and Lawns
2. Driveways and Sidewalks
3. Decks
4. Fences

5. Playground Equipment
6. Roofing
7. Paint and Stain
8. Garbage Can Storage