



## *Greens of Park Ridge Homeowners Association* **ADMINISTRATIVE RULES AND PROCEDURES**

### **INTRODUCTION**

The Greens of Park Ridge Community Association [hereinafter "Association"], acting through its Board of Directors, has the obligation and authority to adopt and enforce Administrative Rules and Procedures in order to effectively carry out the responsibilities imposed on the Association by the Declaration of Covenants, Conditions and Restrictions, Articles of Incorporation, and By-Laws [hereinafter "Governing Documents"]. Accordingly, the Board of Directors has adopted the following Administrative Rules and Procedures in order to:

- Preserve and enhance property values;
- Maintain consistency with the overall Greens of Park Ridge design concept;
- Promote harmonious architectural and environmental design qualities and features
- Maintain the visual and aesthetic appearance Greens of Park Ridge;
- Provide for fair and uniform interpretation and enforcement of the Greens of Park Ridge architectural controls.

These Administrative Rules and Procedures are in addition to those which must be followed and which are set forth in the applicable ordinances for Stafford County, Virginia.

### **MATTERS WHICH REQUIRE APPLICATION AND APPROVAL**

Except as specifically provided herein, every exterior addition or modification to a house or lot in Greens of Park Ridge requires advance application and approval. The basis for this requirement is found in Article VI, *Restrictive Covenants*, Section I "*No dwelling unit, building, fence, wall or other structure shall be commenced, erected or maintained upon [any lot] nor shall any exterior addition to or change or alteration therein be made [including change in color] until the plans and specifications showing the nature, kind, shape, height, materials, and location of same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association...*"

Article VI of the Restrictive Covenants expressly prohibits certain activities and uses upon lots in Greens of Park Ridge. Accordingly, such activities and uses cannot be approved.

### **ROLE OF THE ARCHITECTURAL REVIEW BOARD**

The Architectural Review Board has been appointed by the Board of Directors to:

## **MATTERS WHICH DO NOT REQUIRE APPLICATION AND APPROVAL**

The following exterior additions or modifications do not require approval by the Architectural Review Committee. If there is any doubt as to whether a proposed exterior change is exempt from design review and approval, homeowners should seek clarification from the Architectural Review Committee before taking any action.

1. Building exteriors may be repainted or restained with continuity or compatibility of color and finishing materials with the original construction and or surrounding dwellings. Similarly, exterior-buildings components may be repaired or replaced so long as there is continuity or compatibility of materials and colors with the original construction and surrounding dwellings.
2. Minor landscape improvements do not require approval. This includes foundation plantings, or single specimen plantings. In general, landscape improvements of a small scale which do not involve a change in topography or grade and which are not of sufficient scale to constitute a natural structure will be exempt from the design review process. As defined by Article VI, *Restrictive Covenants*, Section 4.
3. Items listed on the Greens of Park Ridge standard exterior addition and modification list forth coming.

## **APPLICATION AND REVIEW PROCEDURES**

All applications for proposed additions or modifications must be submitted in writing. Applications must be complete in order to commence the review process. Supporting documentation will be required for many types of improvements. Examples of supporting documentation which may be required include: site plan showing location and dimensions of the proposed improvement; architectural drawings or plans; landscape plan; material and/or color samples; a Stafford County building permit.

Incomplete applications will be returned to the applicant with a statement of deficiencies that must be remedied in order to be considered for review. To avoid any delay caused by an incomplete application, applicants are encouraged to use and carefully adhere to the application form approved by the Architectural Review Committee.

Applicants will be given written notice of the Architectural Review Board's decision, [including requests for supplemental documentation if needed] within 45 days from the date of receipt of a properly completed application. Any application that is not acted upon within the forty-five day period is deemed to be approved. However, the forty-five day review period will only commence upon the *receipt* of a complete application form, including any necessary supporting documentation. Applicants contemplating substantial improvements are strongly advised to first ensure that they are aware of all required supporting documentation prior to submitting a design review application.

## **Automobiles and Trucks**

Only automobiles owned for the private, non-commercial use of the owners, properly licensed and inspected and in operable condition, may be kept on any portion of the GoPR community Property, including any Lot and the Private Street. Parking on lots is restricted to paved driveways.

## **Basketball Backboards**

Freestanding, mobile basketball backboards are permitted subject to the following:

- Must be placed at least 4 feet from the edge of the curb.
- Placement is not permitted on the common areas, sidewalks, streets and easements.
- Must be on or adjacent to the driveway.
- Backboard must be positioned so as not to encourage playing in the street.

Permanent posts must be approved prior to installation.

No backboard may be attached to the house.

The equipment shall not be used in any manner that causes damage or inconvenience to adjacent homeowners.

## **Clothes Lines**

Clotheslines or similar apparatus for the exterior drying of clothes are prohibited.

## **Decks**

All decks require application and approval. The following additional factors will govern approval of decks:

1. Location. Decks shall be located in rear yards
2. Scale and Style. The size of a deck [particularly elevated decks] must be compatible with the size of the home and lot, adjacent homes and the environmental surroundings.
3. Color and Materials. Decks made from wood may be left to naturally age. Decks that are painted or stained should be stained natural or with an approved wood color. Applications for decks to be made of vinyl or any other material will be evaluated on a case by case basis.
4. Under-deck Storage. The area underneath elevated decks can have a negative visual impact on adjoining neighbors, particularly when used as an informal storage space. If the area under the deck is to be used for storage space the use of decorative screening or landscaping to minimize adverse visual impact is required.

1. Review and recommend to the Board of Directors written applications for additions or modifications to houses and lots in accordance with the Governing Documents;
2. Conduct periodic inspections to determine compliance with the Greens of Park Ridge architectural standards and review plans for alterations;
3. Recommend architectural rules and design guidelines for adoption by the Board of Directors;
4. Adopt procedures for the exercise of its duties;
5. Maintain complete and accurate records of all actions taken.

## DESIGN REVIEW CRITERIA

To the extent possible, specificity has been incorporated into these declarations. However, total specificity is neither possible nor desirable. The appropriateness and acceptability of a particular addition or modification depends on a number of circumstances and factors, which must be documented and evaluated on a case-by-case basis.

The criteria listed below provide the basis for both the development of design guidelines and evaluation of individual design proposals by the Architectural Review Committee:

1. Design Compatibility. The proposed addition or modification should be compatible with the architectural design, appearance and character of the applicant's house and the neighborhood in general. Compatibility is defined as similarity in architectural style, quality of workmanship, and similar use of materials, color and construction details.
2. Scale. The scale of the proposed addition or modification should relate to the size of the applicant's home, the location and size of the lot and surroundings. This criterion applies to both structural and landscape modifications.
3. Impact on Neighbors. The proposed addition or modification should relate favorably to the landscape, the applicant's home and the neighborhood. *Consideration will be given to both visual and functional impacts on neighbors.* Visual impact refers to the aesthetic appearance of the proposed improvement, which includes consideration of design, quality, scale, location, and architectural compatibility. Functional impact refers to such concerns as view, sunlight, and structural additions which would cause a material loss of sunlight or ventilation to a neighboring dwelling, or an alteration in topography which would change natural drainage patterns to the detriment of a neighboring property. Some applications will require the signatures of neighbors most affected by the addition or modification. This will ensure their awareness of the application and afford them an opportunity to provide comments, if any, to the Architectural Review Committee.
4. Color and Materials. Continuity or compatibility of color and finishing materials with the original construction and surrounding dwellings.
5. Relationship to Environment. The proposed addition or modification should not have a negative impact on the natural environment. The removal of trees or other vegetation, grading or other topographical alterations will be assessed for potential adverse impacts, such as a material change in the rate and/or direction of storm water run-off and soil erosion.

## **APPELLATE PROCEDURE**

An appeal of denial of an application or violation may be made to the Board of Directors by submitting a written request to the Board of Directors, through Taft, along with a complete copy of their application. This request should include any new information that could clarify the appropriateness of the requested addition or modification. Applicants will be given written notice of date in which they may appear before the BoD for a hearing or decision, within forty-five days from the date of receipt of the written appeal.

## **ENFORCEMENT**

The Board of Directors has the authority and obligation to enforce compliance with the Association's Governing Documents. All lot-owners and residents of Greens of Park Ridge are legally bound to comply with all of the Association Governing Documents. Failure to comply with the Association Governing Documents shall be grounds for action to suspend voting rights and use of common areas, assess charges for violations, impose liens, and seek any available judicial relief. Such range of actions stated is for illustrative purposes and is not all-inclusive or exhaustive. The following enforcement rules and procedures will be employed to ensure compliance with the Association Governing Documents.

1. Homeowners wishing to report a potential violation must contact The Taft Corporation in writing or via telephone. The Taft Corporation will then contact the Architectural Review Board and an investigation will commence.
2. The Architectural Review Board will be responsible for investigating the alleged violation and, in so doing, will refer to the Association Governing Documents. The Architectural Review Board must conclude its investigation and notify the complainant of its action ["no violation" or "potential violation"] in ten [10] business days.
3. If the Architectural Review Board determines that a violation exists, a written notice of the violation shall be mailed to the offending lot-owner at the address on record with the Association. The notice of violation shall stipulate the specific violation, citing the supporting provisions of the Association Governing Documents and enforcement actions that may be taken.
4. The lot owner may appeal the violation in writing within ten [10] business days from the postmark of the violation notice. If appealed, a formal hearing shall be scheduled at a reasonable and convenient time and place within the Board of Directors' discretion. If, after proper notice has been given, the offending lot-owner fails to respond or appear, the hearing may continue as scheduled and the Board may take final enforcement action. Immediately after the hearing, the Board shall notify the offending lot-owner in writing of its final decision and the enforcement action taken.
5. In addition to any other available enforcement action, the Board of Directors may, in accordance with the Virginia Commonwealth Property Owners' Association Act, assess charges against any lot-owner for any violation of the Association Governing Documents, including these Administrative Rules and Procedures, for which the lot-owner, family members, tenants, guests, builder, subcontractor, or other invitees are responsible. The amount of any charges so assessed shall be fifty dollars [\$50.00] for a single offense or

ten dollars [\$10.00] per day for any offense of a continuing nature. Such charges are individual assessments and shall be collectible as such and shall also constitute a lien against the lot to the extent permitted under Virginia Commonwealth law. Charges assessed by the Board of Directors will relate back to the time the violation occurred.

6. All costs incurred by the Association in taking any enforcement action shall be assessed against the offending lot-owner. For example, if legal counsel is employed, liens are filed or judicial action taken, the assessment shall include these and any other direct or collateral costs incurred in connection with the enforcement action. The Association shall make every effort to minimize enforcement costs and to ensure they are reasonable.

## **GENERAL ARCHITECTURAL RULES AND DESIGN GUIDELINES**

Except as specifically provided herein, every exterior addition or modification to a house or lot in the Greens of Park Ridge requires advance application and approval. The Board of Directors has adopted the following General Architectural Rules and Design Guidelines:

### **Animal Control**

While not a part of the Architectural Standards, animal control within the Greens of Park Ridge is required per Stafford County Code/ Animal and Fowl, Sec. 5-24(a), (b), and (c). All dogs within subdivisions must be under the control of the owner by leash, cord or chain. To permit a dog to remain unconfined, unrestricted, or not penned up, is a violation of County Code and should be reported, by the observer, to the Stafford County Animal Control. It is the responsibility of the owner to clean up after the animal as per Stafford County Ordinance Section 5-36. Animal owners failing to observe these regulations can be reported to the Stafford County Animal Control authorities; in addition they may be subject to GoPR Homeowners Association enforcement procedures which may include loss of access to the open areas.

### **Animal Enclosures**

Animal enclosures [e.g. doghouses, dog runs, etc.] must be compatible with the applicant's house in color and material they must be located within the rear yard of the owner's property and they must be visually unobtrusive, i.e. no higher than the fence. An application is required.

### **Attic Ventilators**

Attic ventilators mounted on the gable end of the house must be painted to match the siding or trim color of the house. Attic ventilators or turbines mounted on the roof, if painted, must be painted to match the roof. Also, if mounted on the roof, they must be located so as not to be visible from the street.

## **Disturbances**

No noxious or offensive activities shall be carried on upon the Properties, nor shall anything be done which may be or become a nuisance or annoyance to the neighborhood.

## **Driveways**

Concrete or Asphalt driveways are required. Driveways are to be maintain and in good repair. Driveway extensions must be approved.

## **Exterior Air Conditioners**

Individual air conditioning units extending from windows are prohibited.

## **Exterior Decorative Objects**

Approval will be required for all exterior decorative objects, which are visible to the public, whether natural or man-made, which were not part of the house as delivered. Examples include, but are not limited to: sculptures, statues, figurines, bird houses, bird baths, driftwood, stone beds, rock gardens, weather vanes, fountains, free standing poles of all types, house address numerals, and any items attached to approved structures. Approval of exterior decorative objects will be evaluated in terms of their general appropriateness, size, location, compatibility with architectural and environmental design qualities and visual impact on the neighborhood and the surrounding area.

## **Exterior Lighting**

Lighting which is part of the original structure may be replace without prior approval of the Board of Directors so long as it is consistent in original style and scale. Proposed replacements which are not consistent with the original style and scale, or additional fixtures must be approved. No exterior lighting shall be directed outside of the applicant's property. Proposed additional lighting shall not be approved if it will result in an adverse visual impact to adjoining neighbors due to location, wattage, or other features.

## **Exterior Painting/Staining**

An application is not required in order to repaint or restain an object to match the original color. However, all exterior color changes must be approved. This requirement applies to siding, doors, shutters, trim, roofing, and other appurtenant structures. Deck and fence stain color must be approved by the Architectural Review Board.

## **Fences**

In choosing a fence, it is important to remember that there are various site-specific and neighborhood interests which must be considered and accommodated. Neighbors will share fences even if the neighbors are only to look at the other side of it. The uncoordinated placement of a fence can box-in and destroy the view of immediate neighbors as well as adversely affect overall visual characteristics of the Greens of Park Ridge. To avoid fencing that can detract from the appearance and character of the community, the following additional factors will govern approval of fences:

1. Design. In general, fences may be open rail, picket or privacy. No fence shall exceed six feet in height. Gates must be compatible with design and material.
2. Location. Any fence constructed on a lot shall not extend forward of the rear building line of the dwelling.
3. Materials. All wood fencing must be constructed of pressure treated wood with fence posts located to the interior [style permitting] and the finished side facing out. Wire mesh may be used in conjunction with open rail fences in order to enclose the lot for pets and small children. Wire mesh shall be attached on the inside of the fence and shall not extend above the top rail; in addition, it shall be properly maintained and aesthetically neutral. Materials other than pressure treated wood require that a sample of the material be included with the approval request. Chain link fences are prohibited.
4. Screening. A landscaped buffer may be required in some cases in order to minimize any negative visual impacts from the road.

## **Festive Lighting and Decorations**

For holiday and festival decorations, a formal application is not required. Holiday lighting and decorations may be installed for a period not to exceed six weeks. After the period of use, all temporary lighting and decorations shall be removed.

## **Fireplace**

Exterior direct vent fireplace units must be submitted to the Architectural Review Board.

## **Firewood**

Firewood shall be kept neatly stacked and shall be located to the rear of the residence or in such a manner as to avoid adverse visual impact for adjoining properties. As a general rule, firewood should be stacked in piles which do not exceed eight feet in length, four feet in height, and four feet in width [one cord] for both aesthetic and safety considerations. A landscaped buffer may be required in some cases in order to minimize any negative visual impacts.



## **Garage Conversions**

Garage conversions are not permitted.

## **Garage Door Windows**

The decorative pieces that were originally installed can be wholly removed without prior application. If a decorative piece is broken, it shall be replaced with an identical piece or all pieces must be removed from the windows. All windows shall appear uniform. Any new style must be approved before installation.

## **Grills [permanent]**

All permanent grills must be approved.

## **Gutters and Downspouts**

Replacement of gutters and downspouts shall match the original in color and design.

## **Hot Tubs & Spas**

Exterior hot tubs or spas must be located in the rear yard adjacent to the house. The incorporation of hot tubs as an architectural feature of decks and/or patios is encouraged. The exterior finish of an elevated tub should blend with the exterior finish of the home, deck or patio to which it is attached or most closely related.

## **Landscaped Buffer**

The use of trees, shrubs and other vegetation to screen objectionable, incompatible or restricted lot uses from view of adjoining lots and from the road is encouraged and may at times be required. Lot uses which may require screening by a landscaped buffer include, but are not limited to, fencing, sheds, video signal receivers, certain elevated decks, storage areas, dog houses, decorative yard items, and front foundations three [3] feet or more above ground level. When required, a landscaped buffer shall ordinarily consist of enough evergreen trees, shrubs and other vegetation to conceal within two years, at least 75% of the specific lot use.

## **Landscaping**

In general, a design review application is not required for minor landscape improvements. Approval is required for the following:

1. Plantings located in the front yard on a property line intended to form a hedge or natural screen and which shall attain more than two feet in height.
2. Installation of railroad ties, garden timbers or similar structures that will form a wall over 24 inches high.
3. Any improvement which is of such scale or type as to be inconsistent with the existing design features of the home, adjacent homes and the surrounding area. Examples include the substantial\* or total removal of turf and replacement with another material, such as mulch or gravel.

\*Substantial landscaping is considered to be 50% or more of either the front yard, back yard, side yard or immediate area being landscaped, including any previous landscaping that has been done.

### **Pathways**

Pathways should be set back at least four feet from the property line and installed flush to the ground. Only stone, brick, concrete or similar durable construction material should be used. The scale, location, and design should be compatible with the lot, home, and surroundings.

### **Recreation and Play Equipment**

All semi-permanent play equipment such as a sandbox, playhouse, or swing-set requires application and approval. The following additional factors will govern approval of such equipment:

1. Location. Equipment must be placed in rear yards.
2. Scale and Design. The size of the play equipment must be compatible with the size of the home and lot, adjacent homes and the environmental surroundings.
3. Color and Materials. Equipment constructed of pressure-treated wood is encouraged.

All such play equipment will be maintained in such a manner as to remain safe for use and satisfactory in appearance.

### **Security Apparatus**

In general, the use of exterior security bars or grates on windows and doors will be prohibited. Exceptions may be made where the security apparatus will not be visible from the street and from adjoining properties. Approval forms from adjoining neighbors with direct line of sight must accompany requests.

### **Signs**

No sign of any kind that is illuminated and/or larger than two [2] square feet shall be displayed to the public view on any Lot, except temporary real estate signs not more than four

[4] square feet in area advertising the property for sale or rent and except as provided in Article VI, *Restrictive Covenants*, Section 1. All signs advertising the property for sale or rent shall be removed within three [3] days from the date of execution of any agreement of sale or rental.

Alarm company signs [e.g. ADT, Brinks, etc] may be displayed within 5 feet of the outside wall of the house.

### **Skylights**

Must be located to the rear of the roof peak.

### **Solar Panels**

Solar panels are prohibited.

### **Storage Sheds**

All sheds require application and approval. The following additional factors will govern approval of storage sheds.

1. Location. Sheds shall be located in rear yards, either abutting the house or located flush with the rear property line.
2. Scale and Design. The size of a shed must be compatible with the size of the applicant's home and lot, adjacent homes and the environmental surroundings. No storage shed shall exceed ten [10] feet in width, eight [8] feet of interior height, as measured on the sidewalls, or ten [10] feet in length.
3. Color and Materials. A shed shall be compatible with the applicant's house. Compatibility is defined as substantial similarity in quality of workmanship, types and uses of materials, color schemes and other exterior construction details. Metal sheds are prohibited.
4. Screening. A landscaped buffer may be required in order to minimize any negative visual impacts.

### **Storage of Boats, Trailers, Campers, Mobile Homes, Commercial Vehicles and Recreational Vehicles**

Only automobiles owned for the private, non-commercial use of the Owners, properly licensed and inspected and in an operable condition, may be kept on any portion of the property, including any Lot and the Private Streets. No junk vehicles, inoperable vehicles, unlicensed or uninspected vehicles, recreational vehicles, house trailers, or commercial industrial vehicles, such as but not limited to, moving vans, trucks, tractors, trailers, vans, wreckers, hearses, busses, boats, boating equipment, travel trailers or camping equipment shall be regularly or habitually

parked within the property except upon the written approval of the Board of Directors. The Association shall not be required to provide a storage area for these vehicles. After ten [10] days written notice to the owner of any vehicle parked in violation of this covenant, the Association may remove such vehicle at the expense of the owner.

No commercial truck, commercial bus or other commercial vehicle of any kind shall be permitted to be kept or parked overnight upon any portion of the property, including any Lot or the Private Streets.

No vehicles of any kind maybe parked on the landscape, walking paths, or grass areas of the properties.

### **Storm-Screen Doors**

The Board of Directors must approve storm-screen doors. Doors must be painted the same color as the exterior door or house trim. Please refer to the Standardized List for approved storm-screen doors.

### **Swimming Pools**

All swimming pools except for children's wading pools require application and approval. The following additional factors will govern approval of swimming pools

1. Location. Swimming pools shall be located in rear yards.
2. Scale and Design. The size of a swimming pool must be compatible with the size of the home and lot, adjacent homes and the environmental surroundings. Large, semi-permanent, aboveground pools are not permitted.
3. Screening. A landscaped buffer may be required in some cases in order to minimize any negative visual impacts.
4. Safety. If your rear yard is not fenced, child wading pools must be emptied each night in the interest of safety. In ground pools require installation of a privacy fence in adherence of Stafford County ordinance.

### **Trash Containers**

Trash, recycling, garbage and any other containers [including bags of grass clippings] shall be stored out of public view. Trash must be kept in a plastic container with tight-fitting lid. Containers shall not be placed for pickup prior to 7:00 pm the evening prior to, nor remain after 7:00 pm on the day of collection.

### **Tree Removal**

No native live trees with a diameter greater than two inches, or of a height of six feet or greater will be removed without the prior approval of the Board of Directors.

### **Video Signal Receivers [Satellite Dishes & Antennae]**

Exterior antennae are prohibited. Satellite dishes larger than one meter are prohibited. A single satellite dish one meter or less in diameter will be permitted subject to the following:

1. To the extent *reasonably feasible*, the satellite dish must be placed where it cannot be seen from the street. Placement of the satellite dish is reasonably feasible if it does not impair reception of an acceptable signal, and does not impose unreasonable installation costs in light of the cost of the equipment or services and the visual impact of the satellite dish.
2. Where it is not reasonably feasible to place the satellite dish where it cannot be seen from the street, the satellite dish shall be placed in the least visible location where an acceptable signal is available. It is recommended the dish be screened to blend into surrounding landscape.

### **Window Appearance**

Interior window dressings (blinds, curtains, shades, drapes) on windows facing the street will be maintained in good repair.

The Association shall have the authority to adopt such rules and regulations regarding this Article as it may from time to time consider necessary or appropriate.

## **STANDARD MODIFICATIONS TO HOMES**

Anything off of the list below shall be considered approved without official correspondence or approval action taken by the ARB. Additionally it is understood that no prior BOD or ARB prior approval or authorization will be required for construction, installations, and exterior home improvements projects that are done in compliance with existing Greens of Park Ridge Home Owners Association rules, by-laws and covenants.

### **List of Standard Items:**

#### **BAY WINDOW SIDING or STONE DESIGN**

The addition of siding or stone design to the exterior of bay windows does not require ARB approval provided the siding and stone design are of similar color as the original home or the trim on the window.

## **EXTERIOR LIGHTING**

“Tier” type/style lighting is the only type of lighting that does not require prior Architectural Review Board (ARB) approval. Other desired style(s) of lighting must be consistent with the following guidelines:

- **Color:** Black, white or a color that are consistent with the façade of the homeowner’s residence.
- **Size:** Lighting device should not exceed 5 1/8” (13.01cm) in diameter or have a height greater than 15 1/2” (39.37cm).
- **Design:** The basic design should be conservative in nature and consistent with approved neighborhood non-structure exterior lighting designs.
- **Installation:** It is ***HIGHLY*** recommended that wiring be installed below ground. The homeowner should have installed system checked by a certified electrician if installed by the homeowner.
- **Placement:** Lighting fixtures are to be placed along driveways, private sidewalks, and/or IAW acceptable landscaping designs on the homeowner’s property. All other front outside lighting such as that utilized for structures, decks and lamppost, will require ARB approval.

**ALL** other lighting styles and designs require ARB approval **prior** to installation. For added community safety and security purposes the ARB also recommends the above lighting fixtures have either a motion sensor and/or automatic dusk-to-dawn capability.

## **FENCES**

Fences that are identical in structure and form to any existing approved fences and are not more than six feet (6’) in height will not require ARB approval. No fence shall extend forward of the rear build line of the dwelling. Acceptable colors (not requiring ARB approval) include natural pressure treated lumber, natural wood color, and clear coat. All other preservatives, stains, paints, etc. will require ARB approval prior to application.

## **FRONT EXTERIOR STORM DOORS**

Storm door design, colors, and installation are also required to match the façade of the homeowners’ residence. Attached are examples of the storm doors that were selected for the Standardized List. They can be purchased at any home improvement center.

## YARD LANTERN ON POST

- **Color:** The post shall be black.  
The lantern shall be brass.
- **Size:** The post measures 3 inches in diameter and 80 inches in length.  
The lantern is 17 inches in height and 7 inches wide; base is 3 inches wide.  
After installation post /lantern assembly to measure 6'(min.)- 7'1" (max.) in height, as measured from grade to top of lantern.
- **Design:** Approved post is aluminum, has photo control dusk-dawn with cross arm.  
**Post model: CP 295-320 SKU 727-873**
- **Lantern model: Hampton Bay 2 Tier Blvd GLS SB60 W-PB SKU 240-565**
- **Placement:** Will be 10 feet from the base of the house and 3 feet from the edge of the driveway on the walkway side.

There will be no exception to the type of yard lantern and post placed in the front yard.