

# SUMMERFIELD ESTATES HOMEOWNER'S ASSOCIATION

## ARCHITECTURAL GUIDELINES AND STANDARDS

*Dear Summerfield Homeowner:*

To assist you in preparing plans for architectural approval, the Board of Directors and Architectural Review Committee have developed the following guidelines:

### I. PURPOSE

In order to maintain the architectural character and aesthetics of Summerfield community, it is imperative that modifications of structures, materials and colors be compatible with the original architectural design.

The Board of Directors sets the standards, and the Summerfield Homeowner's Association Architectural Committee applies those standards to all exterior alterations. This process assures the continuity of character, which helps preserve and improve the appearance, thus enhancing the overall value of the property.

The Summerfield Homeowner's Association Architectural Committee shall hereafter be referred to as the "Architectural Committee".

Approval from the Architectural Committee is required prior to construction for all additions or alterations as defined in the Declaration of Covenants, Conditions and Restrictions for Summerfield Homeowner Association.

### II. APPLICATION PROCEDURES

1. Each owner will submit their proposal for an exterior addition, alteration or improvement to the Architectural Review Committee in writing using the "Architectural Improvement Application and Review Form". The proposal will include a description of the project, including the height, width, length, size, shape, color, materials, and location of the proposed improvement. Photographs or sketches of similar projects will aid in the consideration. If the alteration affects the existing drainage pattern, the proposed drainage pattern must be included.

2. Oral requests will not be considered.

3. Each alteration or addition must be specifically approved, even though the intended alteration or improvement conforms to the Declaration (CCR's), and Architectural Guidelines, and even when similar or substantially identical alterations or additions have been previously approved. The only exceptions to this are the pre-approved items published in the Architectural Guidelines.

4. The applicant will be informed in writing of the decision.

5. Applicants have sixty (60) days from the date of approval of the application to complete their project. An extension of an additional sixty (60) day period may be granted by the committee when requested in writing by the applicant, and for good cause shown.

6. In the event a request is denied, the applicant may request a reconsideration, provided new or additional information which might clarify the request or demonstrate its acceptability can be provided to the committee.

7. Any member may appeal the final decision of the Architectural Review Committee to the Board, provided that all parties involved comply with the decision of the Architectural Committee until such time, if any, as the Board amends or reverses the Architectural Committee decision.

Approval of any project by the Architectural Committee DOES NOT WAIVE THE NECESSITY OF OBTAINING THE REQUIRED COUNTY PERMITS. In turn, obtaining county permits DOES NOT WAIVE THE NEED FOR APPROVAL BY THE ARCHITECTURAL COMMITTEE PRIOR TO CONSTRUCTION.

FAILURE TO OBTAIN THE NECESSARY APPROVALS PRIOR TO CONSTRUCTION CONSTITUTES A VIOLATION OF THE DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS. SUCH FAILURE MAY REQUIRE MODIFICATION OR REMOVAL OF UNAUTHORIZED WORK AT THE EXPENSE OF THE HOMEOWNER, AND/OR MAY INCLUDE PAYMENT OF THE ASSOCIATION'S ATTORNEY FEES IF LEGAL ACTION IS INSTITUTED TO SEEK COMPLIANCE.

# ARCHITECTURAL GUIDELINES

## 1. BASKETBALL GOALS:

- a. Must be mounted on house or on garage or placed on the side of driveway, recognizing a setback equal to a minimum of the building line, and side lot easements.
- b. The backboard may be mounted onto the roof of one story houses by use of a small, metal commercial grade mounting structure, the mounting structure must be painted to match the shingle color.
- c. Backboard must be regulation size and color.
- d. The basketball goal backboard, net and post (as applicable), must be constructed with high quality commercial grade materials and must be maintained in excellent condition at all times.
- e. All basketball goals are permissible in the locations shown on Exhibit A.
- f. Shall be reviewed on an individual basis only, and require prior approval of the ACC Committee.

2. ANTENNAS of any type description which are installed outside of a dwelling or garage are prohibited except for Satellite Dish Antennas as written below:  
A SATELLITE DISH ANTENNA DEFINITION: An electronic element utilizing a parabolic dish to receive or transmit telecommunications signals such as radio or televisions transmission.

Satellite dish antenna installations shall conform to the following Architectural Guidelines:

- a. Satellite dish antennas are to be installed only within fenced backyard areas of premises.
- b. Satellite dish antennae shall be located at least five feet (5') from property fence lines.
- c. Satellite dish antennae shall be no larger than ten feet (10') in diameter.
- d. No part of the satellite dish antennae shall be greater than two feet (2') above the six foot (6') fence line.
- e. Satellite dish antennae shall be either black mesh or, painted black or dark brown if constructed of solid material, so as to be further obscured from neighbors' view.

- f. Satellite dish Antennae shall be completely screened from view on all sides facing adjacent Lots (or public streets applicable to corner Lots) with a four foot (4') by eight foot (8') lattice panel consisting of one inch (1") by two inch (2") treated lumber or red wood so that no portion of the satellite dish antenna, or any components thereof, is visible from eye level, which screening device must be approved in advance by the Architectural Control Committee.
3. **STORAGE SHEDS AND GAZEBOS** are permitted when approved by the Architectural Committee. *They shall not exceed eight (8') feet in height and be painted the same color as the dwelling.* They shall be located in the enclosed portion of the back yard so as to minimize visibility from neighboring properties and shall be five (5') feet away from the property line. *Storage sheds may be of all metal or wood construction when painted the same color as the dwelling.* Gazebos shall conform to the materials, colors and character as established in the existing dwelling. Roof shingles, for storage sheds and gazebos when utilized, shall be the same color as those on the dwelling roof.
4. **PATIO COVERS** are permitted when approved by the Architectural Committee. Patio covers shall conform to the materials, color, character and detailing as established in the existing dwelling. They shall be of the same color as the dwelling and shingles shall be of the same color as installed on the dwelling. Other patio covers shall be reviewed on a case by case basis.
5. **FRONT YARD PLANTINGS** shall be maintained in a manner consistent with that originally installed and shall be kept free of weeds and debris. Replacement of the existing plants with consistent plantings to maintain the original installation and location is permitted without approval of the Architectural Committee. *Any improvement, upgrade or addition requires the approval of the Architectural Committee.* No planting or object which obstructs sight lines at elevations between two feet (2') and six feet (6') above the roadways within the triangular area formed by the intersecting street property lines and a line connecting them at points twenty-five feet (25') from the intersection of the street property lines or extension thereof shall be placed, planted or permitted to remain on any corner Lots. The entire front yard must be landscaped, which means coverage by plant material.
6. **FOR SALE SIGNS** Each owner shall be entitled to place in their front yard one (1) Real Estate sign of standard size used in the Real Estate Industry (not to exceed nine [9] square feet in total size), which states the property is being offered For Sale or Lease. All signs must be professionally designed and constructed. Real Estate signs do not require specific prior approval of the Architectural Committee provided the above guideline is followed. However, the Committee reserves the right to determine compliance with the guidelines noted above.
7. **WROUGHT IRON** door, window and screen coverings are permitted, when approved by the Architectural Committee, and shall be painted the same color as the dwelling, black or bronze.

8. **PREMANUFACTURED SWING SETS**, jungle gyms, and patio umbrellas installed in the back yard do not require approval of the Architectural Committee so long as they are not visible from the front of the house. Those items that are "Homemade" and are visible from neighboring property, require approval by the Architectural Committee, and will be reviewed on a case by case basis.
9. **FENCES** shall be maintained as originally installed. Replacement is permitted without the approval of the Architectural Committee, when such replacement matches exactly the fencing installed at the time of development. *Clear fence sealants are permitted without Architectural Committee approval. Colored fence stained must be reviewed on a case by case basis.*
10. **EXTERIOR PAINTING** when of the same color as the original need not be approved by the Architectural Committee. All other colors shall be approved by the Architectural Committee and should be one of the original color/trim combinations of the initial development, and shall not match either adjacent neighbor's dwelling.
11. **GARAGES** are not permitted to be converted to any use that would prevent the parking of vehicles.
12. **CLOTHESLINES** are not permitted in the back yard when visible from neighboring property. Clotheslines below the fence line do not require approval from the Architectural Review Committee and since clotheslines that are above the fence line are not permitted by the CC&R's variances cannot be reviewed by the Committee.
13. **TRASH CANS** are required and therefore, permitted without individual approval by the Architectural Committee. All trash and garbage must be placed in a container with a tight fitting or self-closing lid, and said container placed such that it is not visible from neighboring property except to make the same available for collection, and then only for the shortest reasonable time. Plastic bags etc. are not permitted as trash containers.
14. **ROOF PENETRATIONS**, such as but not limited to jacks, vent pipes and gravity vents are permitted when approved by the Architectural Committee, and shall be installed to the back of the dwelling, so as not to be visible from the front yard, and are to be painted the average color of the roof, so as to minimize their visual impact.
15. **FIREPLACE CHIMNEYS** are permitted when approved by the Architectural Committee. Prefabricated metal chimneys must be enclosed of similar material to that of the dwelling, shall comply with roof penetration requirements, and be limited to the back of the roof.
16. **ROOF SHINGLES** need not be approved by the Architectural Committee when of the same color and style as originally installed throughout the subdivision. All others need approval of the Architectural Committee and will be approved on a case by case basis.

17. **RAIN GUTTERS** need not be approved by the Architectural Committee when they are professionally installed and painted the same color as the surface on which they are mounted. For example, the gutter is to be painted the same as the fascia, while the downspout will be painted the same as the wall. The Committee reserves the right to determine compliance with the Guidelines noted above.
18. **OTHER EXTERIOR IMPROVEMENTS**, including but not limited to sunshades, trellises, flag poles, exterior lights, exterior painting, hedges, basketball backboards shall be subject to prior review and approval by the Architectural Committee.
19. **EXTENDED WIDTH OF DRIVEWAYS** whereas it is better to allow modifications of existing driveways to allow off-street parking rather than have on street parking the Architectural Committee makes the following recommendations for guidelines; each modification must be submitted to the Architectural Committee for review and will be reviewed on a case by case basis. The extension must be located on the sideyard side of the original drive, not in front of the house; must not restrict existing drainage flows; must be a hardscape material such as concrete, brick pavers, etc. No asphaltic concrete, gravel, etc. will be permitted; and extension must be designed in such a way that it is an integral part of the original design.
20. **FLAG POLES** are permitted when approved by the Architectural Committee. The flagpole must setback from the street property line the height of the flagpole (45%*d*). The flagpole shall be prefabricated brushed aluminum, or white with a maximum of five feet (5') at the base. The flagpole height shall be no more than sixteen feet (16') diameter maximum inclusive. The maximum flag size is three feet (3') by five feet (5').

**SUMMERFIELD COMMUNITY ASSOCIATION  
ARCHITECTURAL GUIDELINES  
ADDENDUM**

1. **Portable Basketball Goals:** All portable basketball goals must be stored up against the home or in the driveway when not in play.
2. **Holiday Lights:** Holiday lights must be removed by February 1 each year.
3. **Trash Cans:** Trash cans may be put out the day of pickup only and must be stored out of sight at all other times.

Dated March 2001