

**REUNION NEIGHBORHOOD ASSOCIATION, INC.**

**COMMUNITY-WIDE STANDARDS, ARCHITECTURAL GUIDELINES AND  
RULES & REGULATIONS**  
SINGLE FAMILY DETACHED HOMES

*Table of Contents*

\* APPLICATION INFORMATION

\* COVENANT ENFORCEMENT PROCEDURES

\* NEIGHBORHOOD ASSOCIATION GUIDELINES

Guideline No. 1.	Patios & Walkways
Guideline No. 2.	Exterior Decorative Objects, Front Porch Flowers, Lighting, Etc.
Guideline No. 3.	Garden Plots
Guideline No. 4.	Play Equipment, Play Houses & Tree Houses
Guideline No. 5.	Basketball Goals
Guideline No. 6.	Private Pools
Guideline No. 7.	Fences
Guideline No. 8.	Exterior Landscaping & Maintenance
Guideline No. 9.	Firewood
Guideline No. 10.	Decks
Guideline No. 11.	Exterior Building Alterations
Guideline No. 12.	Signs
Guideline No. 13.	Vehicles & Parking
Guideline No. 14.	Satellite Dishes

\* FENCING EXHIBITS

\*SATELLITE DISH PRE-INSTALLATION NOTIFICATION

\* REQUEST FOR MODIFICATION REVIEW FORM

## APPLICATION INFORMATION

1. The following exterior modifications, and only these modifications, do not require a Request for Modification Review Form ("Form") to be submitted if certain conditions are met:
  - Patios (Guideline 1)
  - Exterior Lighting and Flag Poles (Guideline 2)
  - Garden Plots (Guideline 3)
  - Play Equipment (Guideline 4)
  - Basketball Goals (Guideline 5)
  - Children's Wading Pools (Guideline 6)
  - Ornamental Trees and Shrubbery (Guideline 8)
  - Repainting with same color (Guideline 12)
2. A complete Form must be submitted through the Covenants Committee for all other types of modifications. **The verbal approval of any sales agent, John Wieland Homes and Neighborhoods' employee, and/or association representative is not sufficient. All modification approvals must be in writing.** When plans are required, they must be submitted with the Form. A Form is attached to these Guidelines. Additional Forms are available from the John Wieland Homes and Neighborhoods Sales Office or the Covenants Committee.
3. The Covenants Committee ordinarily meets on a regular basis, except when a holiday postpones a meeting. Owners generally receive a response to their request within ten days after the meeting at which the request is considered.

## COVENANT ENFORCEMENT PROCEDURES

1. Apparent covenant violations - as reported by any source - must be submitted in writing to the Covenants Committee to be referred for appropriate action.
2. If a violation cannot be resolved by the Covenants Committee, the Advisory Committee will refer the matter to the Board of Directors who will send a letter requesting compliance and/or submissions for approval.
3. If necessary, follow-up correspondence requesting immediate action will be sent. Possible sanctions include: (i) suspension of the right to vote; (ii) suspension of the right to use the recreational facilities; or (iii) recordation of notice of covenant violation with the superior court; (iv) imposition of a fine on a per violation and/or per day basis; (v) commencement of legal procedures; (vi) correction of the violation by the association with all costs charged to the violator; and/or (vii) filing a lien for all fines and costs to correct the violation.

**COMMUNITY-WIDE STANDARDS, ARCHITECTURAL GUIDELINES AND  
RULES & REGULATIONS**

SINGLE FAMILY DETACHED HOMES

GUIDELINE NO. 1

Patios and Walkways

1. Submission of a Form for a patio is not required if:
  - (i) The patio does not extend beyond the sidelines of the house and does not extend to within ten feet (10') of side property lines; nor further than twenty feet (20') from the rear of the home, and
  - (ii) The patio does not exceed six inches (6") above ground level at any point.
2. Submission of a Form for a walkway is not required if the walkway is located in the rear yard and:
  - (i) The walkway does not extend beyond the sidelines of the house and does not extend to within ten feet (10') of side property lines; and
  - (ii) The walkway does not exceed four inches (4") above ground level at any point.
3. A Form must be submitted for patio covers, trellises, permanent seating, railing and other items not enumerated above.

GUIDELINE NO. 2

Exterior Decorative Objects, Front Porch Flower Pots, Lighting, Etc.

1. A Form must be submitted for all exterior decorative objects, both natural and man-made. Exterior decorative objects include items such as bird baths, wagon wheels, sculptures, fountains, pools, antennas, flower pots, free-standing poles of all types, flag poles, and items attached to approved structures.
2. Except as provided below, a Form must be submitted for all exterior lights or lighting fixtures not included as a part of the original structures. A Form is not required if lights meet the following criteria:
  - (i) Lighting does not exceed twelve inches (12") in height;
  - (ii) The number of lights does not exceed ten (10); and
  - (iii) All lights must not exceed 100 watts, are white or clear, non-glare type and located to cause minimal visual impact on adjacent properties and streets.

3. A Form is not required to be submitted for a single flag pole staff attached to the front portion of a house.
4. Front doors and entry area decorations must be tasteful and in keeping with the style and colors of the house. Plants and flowers in pots must always be neat and healthy. Neatly maintained front porch flower pots (maximum of four (4) per Lot) that match exterior color containing evergreens/flowers do not require submission of a Form.
5. Objects will be evaluated on criteria such as siting, proportion, color and appropriateness to surrounding environment.

### GUIDELINE NO. 3

#### Garden Plots

1. A Form must be submitted for garden plots unless all of the following conditions are met:
  - (i) The plot is located behind rear line of house;
  - (ii) The size of the plot is limited to 150 square feet or one-fourth (1/4<sup>th</sup>) the size of the rear portion of the Lot, whichever is smaller; and
  - (iii) The maximum height of plants is less than four feet (4') at full growth.
2. All garden plots must be located behind the rear line of the house with the exception of cluster houses, houses set on lots at angles and houses on corner Lots. These will be considered on an individual basis when a form is submitted.

### GUIDELINE NO. 4

#### Play Equipment

1. Except for Lots adjacent to a lake, a Form is not required to be submitted for play equipment if the play equipment is located: (i) within the extended sidelines of house (ii) in the rear yard; (iii) within the screened fenced area of the rear of the house, if yard is fenced; and (iv) does not exceed fifteen feet (15') in height and will have a minimum visual impact on adjacent properties.
2. Metal play equipment, exclusive of wearing surfaces (slide poles, climbing rungs, swing seats, etc.) will generally be required to be painted to blend into the surrounding environment (i.e. earthen colors comparable to dark green or brown).
3. A baseball backstop or similar item is not considered play equipment and therefore must comply with the fence guidelines.

#### Play Houses and Tree Houses

1. A Form must be submitted for all play houses and tree houses.

2. Play houses and tree houses must be located where they will have a minimum visual impact on adjacent properties. In most cases, material used **must** match existing materials of the home and the tree house/play house may not be larger than 100 square feet.

#### GUIDELINE NO. 5

##### Basketball Goals

1. A Form is not required to be submitted if **all** of the following requirements are met: (i) goal backboard is perpendicular to primary street; (ii) backboard is white, beige, clear or light gray; (iii) post is painted black; and (iv) written approval of any neighbor who may be impacted by play is obtained.
2. If freestanding or portable, one rectangular guideline surrounding the hoop is permitted. Goals may not be attached to the house. Portable goals may only be at the street or curb when in active use and may not, under any circumstances, be stored at those locations. Once use of the goal is finished, it is to be returned to its correct position with the backboard perpendicular to the street.

#### GUIDELINE NO. 6

##### Private Pools

1. A Form is not required to be submitted for children's portable wading pools (i.e. those that can be emptied at night) that do not exceed eighteen inches (18") in depth and whose surface area does not exceed thirty-six (36) square feet.
2. Aboveground pools are prohibited.
3. A Form must be submitted for all in-ground pools.
  - (i) Appearance, height, and detailing of all retaining walls must be consistent with the architectural character of the house. Some terracing may be acceptable.
  - (ii) Must have adequate fencing. Preferred privacy fencing for Lots with pools or spas should be consistent with the attached Privacy Fence Exhibit.
  - (iii) Maximum pool area allowed is 1,000 square feet.
  - (iv) Glaring light sources that can be seen from neighboring Lots may not be used.
  - (v) Landscaping enhancement of the pool area and screening with landscaping is required.

4. A Form must be submitted for exterior spas/hot tubs. Spas/hot tubs must be screened from adjacent properties and streets.

## GUIDELINE NO. 7

### Fences

1. The original design concept of a John Wieland Community promotes a feeling of open space; therefore, fencing is not generally encouraged. A Form must be submitted for all fencing.
2. Chain link fences are prohibited.
3. The following types of fencing may be approved for installation:
  - (i) Six foot (6') privacy with flat, scalloped, or inverted scalloped tops and post detail as noted. (See Exhibit "A-1"). Materials must be cedar, cypress, or No. 2 or better pressure treated wood.
  - (ii) Six foot (6') privacy with scalloped tops and post detail as noted. (See Exhibit "A-2" - includes top to match picket fence profile). Materials must be cedar, cypress, or No. 2 or better pressure treated wood.
  - (iii) Four foot (4') picket fences, either straight, scalloped, or inverted scalloped with an approved tip style (See Exhibit "B-1"). Materials must be cedar, cypress, vinyl or No. 2 grade or better pressure treated wood.
  - (iv) Four foot (4') picket fences, either straight, scalloped, or inverted scalloped or staggered with an approved tip style (See Exhibit "B-2"). Materials must be cedar, cypress, vinyl or No. 2 grade or better pressure treated wood.
  - (v) Maximum five foot (5') wrought iron or aluminum style fence with an approved tip style (See Exhibit "D").
4. All Forms must include the following information:
  - (i) Picture or drawing of fence type. (See attached Fence Exhibits for acceptable styles).
  - (ii) Dimensions - Maximum heights are noted above. The maximum span between posts shall be ten feet (10'). The minimum post size shall be four inches by four inches (4" x 4") and must have two inch by eight inch (2" x 8") rails or three (3) two inch by six inch (2" x 6") rails per section.
  - (iii) Color - Wood fences must be natural or painted to match exterior trim color. Wrought iron/aluminum fences must be black. Vinyl fences must be white or match exterior trim color.

- (iv) Site Plan - A site plan denoting the location of the fence must accompany the Form. Fences shall not be located closer to any street than the rear edge of the home. However, on corner lots, the fence shall not be closer to any side street than the building line of lot.
  - (vi) Crossbeam - Except for exterior lots backing up to non-residential property, crossbeam structure shall not be visible from any street (must face inside toward yard).
5. All fences constructed on any lot shall be of uniform style and construction, including fencing used for dog runs. A form must be submitted for all dog runs. Dog runs must meet all fence guidelines.
  6. No fence shall be allowed on any lot that borders a lake located in any neighborhood.

## GUIDELINE NO. 8

### Exterior Landscaping and Maintenance

1. A Form is not required to be submitted for ornamental trees and shrubbery. However, a Form must be submitted for screen planting (row or cluster style) and property line plantings.
2. Each Owner is responsible for removal of debris, clippings, etc. from the property line to the center of the street. All planting areas should be properly maintained at all times, and, after the first frost, all affected material should be removed. At the end of the growing season, all dead plants should be removed. It is suggested that the bare earth be covered with straw, mulch or similar cover to prevent soil erosion.
3. Forms must include a description of the types and sizes of trees or shrubs to be planted and a site plan showing the relationship of plantings to the house and adjacent dwellings.
4. Landscaping should relate to the existing terrain and natural features of the Lot, utilizing plant materials native to the southeastern United States. The amount and character of the landscaping must conform to the precedent set in the surrounding Community.
5. All mulched landscape beds must be covered with natural pinestraw, chopped pine bark mulch, or wood shavings.
6. The preferred landscape bed edging is a neat four to six inch (4" - 6") deep trench. Other edging, if used, shall not exceed three inches (3") above turf height and be of a uniform type. Any other should be approved.
7. Each Owner shall keep his Lot and all improvements thereon in good order and repair including, but not limited to, seeding, watering, mowing, the pruning and cutting of all trees and shrubbery and the painting or other appropriate external care of all buildings and improvements. This should be done in a manner and with such frequency as is consistent with good property management and the precedent set in the surrounding Community.

8. Outdoor storage of garden tools and hoses must be screened from view and kept behind shrubs. Any tools or items stored under a deck or porch must also be screened from view.
9. Composting may be done by individuals or communal groups, if desired, with strict adherence to the following guidelines:
  - (i) All yard waste must be containerized. Only acceptable means of composting may be used. No dumping in wooded areas, cracks in the ground or other locations is allowed.
  - (ii) Containers cannot exceed three feet (3') high or three feet (3') deep.
  - (iii) The composting unit must be located behind the house line and screened by hedges or similar greenery so that it does not affect the aesthetic appearance from the street or adjacent properties view.
  - (iv) Contents of composting units may consist of the herein listed items ONLY: grass clippings, leaves, shrub prunings, flowers, weeds, sawdust, small limbs and wood ash.
  - (v) Unacceptable composting items include, but are not limited to: meat, bones, dairy products, fish, greasy foods, animal feces, unchopped wood, wastes and diseased plants.
  - (vi) Before installation, a Form must be completed and submitted to the Covenants Committee for approval.

#### GUIDELINE NO. 9

##### Firewood

1. Firewood piles are to be maintained in good order and must generally be located within the sidelines of the house and in the rear yard in order to preserve the open space vistas.
2. Woodpile coverings are allowed only if the cover is an earthen color and the woodpile is screened from the view of street. For example, a tarp-covered woodpile may be located under a deck with shrubs planted around it.

#### GUIDELINE NO. 10

##### Decks

1. A Form must be submitted for **all** decks.
2. The Form must include:
  - (i) A site plan denoting location, dimensions, materials and color;



- (ii) In most cases, the deck may not extend past the sides of the home;
  - (iii) Materials must be cedar, cypress, or No. 2 grade or better pressure treated pine; and
  - (iv) Color must be natural or painted to match exterior color of home.
3. Vertical supports for wood decks must be a minimum six inch by six inch (6" x 6") wood post or painted metal pole, preferably boxed-in so as to appear like a six inch by six inch (6" x 6") wooden post.
  4. The following, without limitation, will be reviewed: location, size, conformity with design of the house, relationship to neighboring dwellings, and proposed use.
  5. Owners are advised that a building permit may be required for a deck.

#### GUIDELINE NO. 11

##### Exterior Building Alterations

1. A Form must be submitted for all exterior building alterations. Building alterations include, but are not limited to, storm doors and windows, removal or installation of shutters, construction of driveways, garages, carports, porches and room additions to the home. Repainting requires prior written approval only if the color is changed.
2. The original architectural character or theme of any home must be consistent for all components of the home. Once the character is established, whether it is traditional, contemporary, etc., no change may alter that character.
3. A paint color change requires the following information:
  - (i) Paint sample or picture of paint color used in or approved for this or another John Wieland Community in the same county. The address of the home and Community where color has been approved must be identified.
  - (ii) Area of home to be repainted.
  - (iii) Photograph of your home and homes on either side (in most cases, adjacent homes cannot be painted the same colors).
4. Storm windows and doors must be made of anodized bronze or anodized aluminum with baked enamel finish compatible with the primary and trim colors. The Form must contain the following information:
  - (i) Picture or drawing of all windows/doors on which storm windows/doors will be installed;

- (ii) Picture depicting style of storm window/door to be installed; and
  - (iii) Color.
- 5. If Hall County authorities make any changes to the plans as approved by the Covenants Committee, the Owner must submit such changes for approval prior to construction.
- 6. A Form must be submitted for all tennis courts. Lighted courts (other than the Community courts) are prohibited.
- 7. Detached buildings will be considered only for Lots of one (1) acre or more. If the Lot contains less than one (1) acre, only attached storage will be considered.
  - (i) Detached buildings must be located within the extended sidelines of the home.
  - (ii) Detached buildings shall be limited to 500 square feet.
  - (iii) Detached buildings may not be used for workshops, garages, or any other purpose that may be deemed by the Covenants Committee to cause disorderly, unsightly, or unkempt conditions.
  - (iv) Detached building exterior materials must match the exterior materials used on the home.
- 8. Owners are advised that a building permit will be required for certain exterior building alterations.
- 9. A Form must be submitted for all dog houses. All dog houses must be located where they will have minimum visual impact on adjacent properties.

## GUIDELINE NO. 12

### Signs

No sign of any kind shall be erected by an Owner or Occupant within the Community without the prior written consent of the Board except: (a) one (1) professional security sign consistent with the Community-Wide Standard not to exceed four inches (4") by four inches (4") in size (and in the case of a Townhome Unit the Board or its designee may require that the sign be displayed only from within the dwelling structure); (b) such signs as may be required by legal proceedings; and (c) signs erected by Declarant and its affiliates. In addition, in connection with a bona-fide offer to sell or lease a residence, one (1) professionally lettered "For Sale" or "For Rent" sign consistent with the Community-Wide Standard may be displayed on the Lot (or, in the case of a Townhome Unit, displayed only from within the dwelling structure), but only if the content of the sign and anything else attached to, associated with or in the vicinity of the sign states or conveys only that the residence is for sale or for rent and the name and telephone number of the person to contact for additional information. Any other type of "For Sale" or "For Rent" sign shall not be permitted in the Community. The Board shall have the right to erect any

reasonable and appropriate signs. The Board may impose a fine against any owner or Occupant of up to Five Hundred Dollars (\$500.00) per day for violations of this Guideline in addition to any other remedies of the Association. Any fine imposed pursuant to this Guideline shall be deemed an assessment against the Lot and may be collected in the same manner as provided in the Declaration for collection of assessments.

### GUIDELINE NO. 13

#### Vehicles and Parking

1. No boat, trailer, camper or recreational or any other type vehicle may be parked or stored in open view on residential property for longer than a twenty-four (24) hour period.
2. All cars parked in open view and not in a garage must be operable and may not be unsightly.
3. No vehicle may be parked on any yard. As a general rule, parking of vehicles on the streets within the Community is prohibited. Temporary parking (i.e. four (4) hours or less) is allowed if the Owner's driveway is full, not a nuisance to neighbors or impediment to traffic flow. The vehicle must be parked WITH traffic. Owners are responsible for guest parking and must ensure that guests park in a safe manner and do not impede access to other driveways and traffic. The Board of Directors may impose fines or other sanctions for violations of these parking rules, which shall be collected as provided in the Declaration for the collection of assessments.

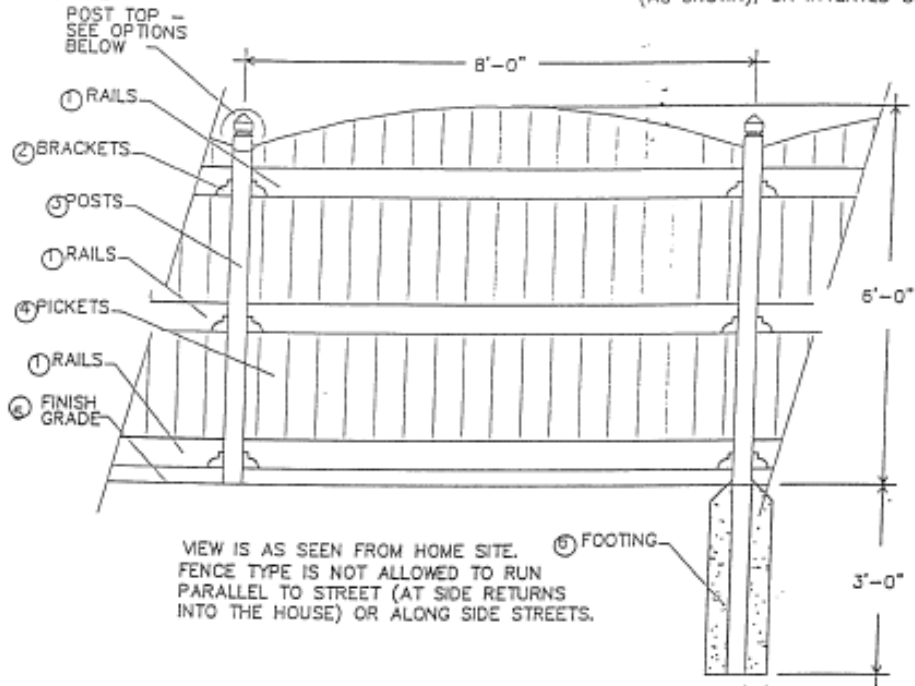
### GUIDELINE NO. 14

#### Satellite Dishes

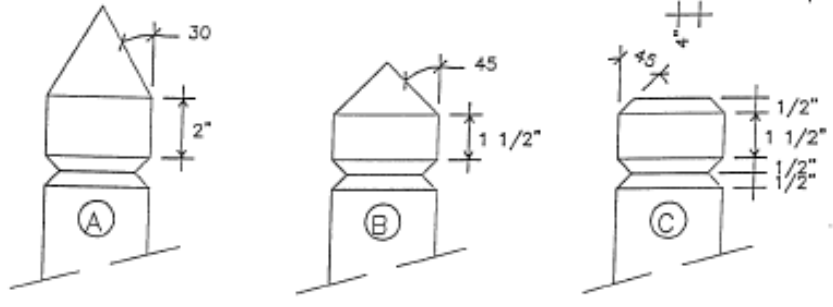
No transmission antennas or satellite dishes of any kind, and no direct broadcast satellite ("DBS") antennas or multi-channel multi-point distribution service ("MMDS") antennas larger than one (1) meter in diameter, shall be placed, allowed or maintained upon any portion of the Community, including any Lot, without the prior written consent of the Board of Directors or its designee. DBS and MMDS antennas and satellite dishes one (1) meter or less in diameter and television broadcast service antennas may be installed only if reasonably screened and located as approved by the Board of Directors or its designee and installed in accordance with the rules and regulations of the Federal Communications Commission and of the Association, both as may be amended from time to time. However, the Board and Declarant reserve the right to (but shall not be obligated to) erect any type and size of master antenna, satellite dish or other similar master system for the benefit of the Community. Each Owner and Occupant acknowledges that this provision benefits all Owners and Occupants and each Owner and Occupant agrees to comply with this provision despite the fact that the erection of any individual outdoor antenna or similar device would be the most cost-effective way to receive the signals sought to be received.

EXHIBIT 'A-1'  
6 FOOT WOOD  
PRIVACY FENCE  
DETAIL

TOP CAN BE FLAT, SCALLOPED  
(AS SHOWN), OR INVERTED SCALLOPED.



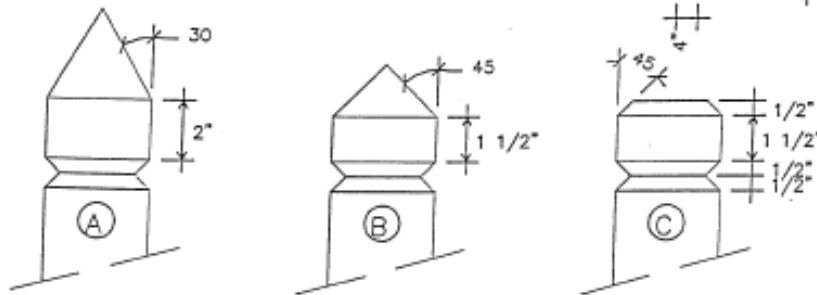
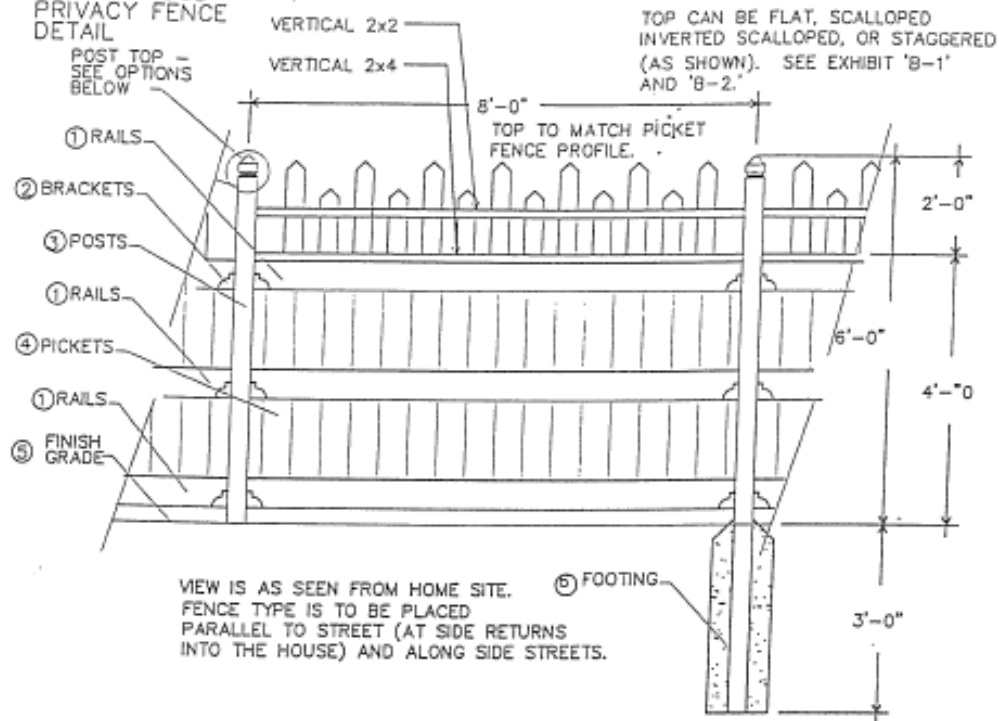
VIEW IS AS SEEN FROM HOME SITE.  
FENCE TYPE IS NOT ALLOWED TO RUN  
PARALLEL TO STREET (AT SIDE RETURNS  
INTO THE HOUSE) OR ALONG SIDE STREETS.



POST TOP OPTIONS

- NOTES: 1. 2x4 OR 2x6 CEDAR, CYPRESS, OR PRESSURE TREATED RAIL.  
2. FENCE RAIL BRACKET CENTERED ON POST.  
3. 4x4 OR 4x6 OR 6x6 PRESSURE TREATED POST. 4. 1x6 SMOOTH PICKETS WITH SMOOTH SIDE FACING OUT. PICKETS MAY BE PLACED WITH NO GAP OR WITH ONE INCH OVERLAP SHADOWBOX STYLE. 5. FINISHED GRADE WITH 3 INCH CLEARANCE BETWEEN GRADE AND BOTTOM RAIL. MAINTAIN 12 INCH WIDE PINE STRAW BED (6 INCHES EITHER SIDE) UNDER ENTIRE LENGTH OF FENCE. 6. CONCRETE FOOTING.

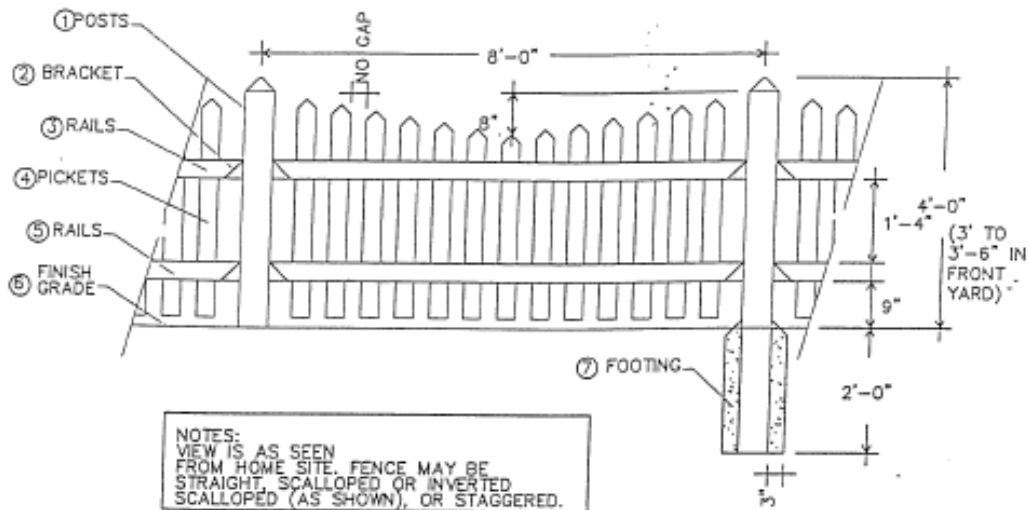
EXHIBIT 'A-2'  
6 FOOT WOOD  
PRIVACY FENCE  
DETAIL



POST TOP OPTIONS

- NOTES: 1. 2x4 OR 2x6 CEDAR, CYPRESS, OR PRESSURE TREATED RAIL  
 2. FENCE RAIL BRACKET CENTERED ON POST.  
 3. 4x4 OR 4x6 OR 6x6 PRESSURE TREATED POST. 4. 1x6 SMOOTH PICKETS WITH SMOOTH SIDE FACING OUT. PICKETS MAY BE PLACED WITH NO GAP OR WITH ONE INCH OVERLAP SHADOWBOX STYLE. 5. FINISHED GRADE WITH 3 INCH CLEARANCE BETWEEN GRADE AND BOTTOM RAIL. MAINTAIN 12 INCH WIDE PINE STRAW BED (6 INCHES EITHER SIDE) UNDER ENTIRE LENGTH OF FENCE. 6. CONCRETE FOOTING.

EXHIBIT  
B-1  
PICKET  
FENCE  
DETAILS

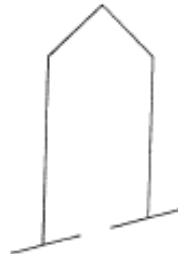


NOTES:  
VIEW IS AS SEEN  
FROM HOME SITE. FENCE MAY BE  
STRAIGHT, SCALLOPED OR INVERTED  
SCALLOPED (AS SHOWN), OR STAGGERED.

2x2 PICKET WITH  
POINTED TOP



2x2 w/ POINT



45D CUT

1x4 PICKETS, TYP.



DOG EAR  
FOR REAR PRIVACY  
FENCE ONLY.

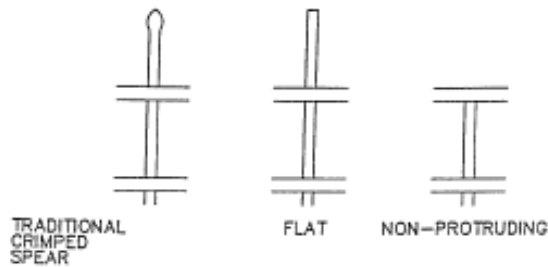
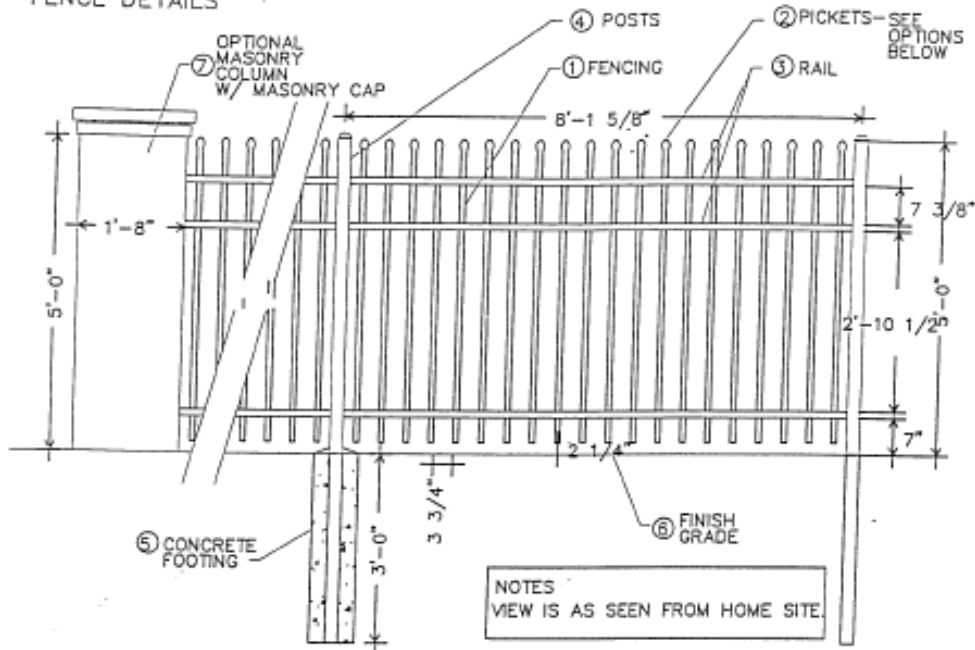


GOTHIC

PICKET TOP OPTIONS

NOTES: 1. 4x4 OR 4x6 OR 6x6 VINYL OR PRESSURE TREATED POST.  
2. FENCE RAIL BRACKET CENTERED ON POST.  
3. 2x4 CEDAR, CYPRESS, VINYL OR PRESSURE TREATED RAIL. 4. 1x4  
PRESSURE TREATED PINE OR SMOOTH CEDAR (SMOOTH SIDE FACING OUT) OR  
VINYL PICKETS. 5. 2x4 OR 2x6 PRESSURE TREATED PINE OR VINYL BOTTOM  
RAIL. 6. FINISHED GRADE WITH 3 INCH CLEARANCE BETWEEN GRADE AND  
BOTTOM RAIL. MAINTAIN 12 INCH WIDE PINE STRAW BED (6 INCHES EITHER  
SIDE) UNDER ENTIRE LENGTH OF FENCE. FENCE TO BE HELD MIN. OF  
18" BEHIND SIDEWALK. 7. CONCRETE FOOTING.

EXHIBIT 'D'  
BLACK WROUGHT IRON/  
ALUMINUM/STEEL  
FENCE DETAILS



PICKET  
TOP  
OPTIONS

NOTES 1. ALL FENCING SHALL BE BLACK WROUGHT IRON, ALUMINUM, OR STEEL. 2. 1/2" PICKETS MINIMUM. PICKETS SHALL BE STRAIGHT UP AND DOWN WITH NO CURVES AT TOP AND/OR BOTTOM. NO ADD-ON PICKET TIPS ALLOWED. 3. OPTION OF ONE OR TWO TOP RAILS. 4. 2 1/2" POSTS. 5. MINIMUM OF 3" CONCRETE AROUND POST. 6. MINIMUM CLEARANCE BETWEEN GRADE AND BOTTOM PICKET SHALL BE 1". 7. MASONRY COLUMNS MAY BE ADDED TO THE CORNERS OF THE FENCING. NO LIGHTING OR OTHER ORNAMENTAL FIXTURES MAY BE ADDED TO COLUMNS. COLUMN MASONRY TO MATCH MASONRY ON RESIDENCE. FENCING SHALL BE CENTERED ON THE COLUMN.

**SATELLITE DISH PRE-INSTALLATION NOTIFICATION**

Please provide the Covenants Committee with all information necessary to evaluate the request thoroughly and quickly. Notification must include, without limitation, the following information: site plan (including all dimensions), detailed description of installation location, and any other information as specifically required below or as required by the Neighborhood Living Standards approved for the neighborhood.

Description of Installation: \_\_\_\_\_

Estimated Start Date: \_\_\_\_\_ Estimated Completion Date: \_\_\_\_\_

No transmission antennas or satellite dishes of any kind, and no direct broadcast satellite ("DBS") antennas or multi-channel multi-point distribution service ("MMDS") antennas larger than one (1) meter in diameter, shall be placed, allowed or maintained upon any portion of the Community, including any Lot, without the prior written consent of the Board of Directors or its designee. DBS and MMDS antennas and satellite dishes one (1) meter or less in diameter and television broadcast service antennas may be installed only if reasonably screened and located as approved by the Board of Directors or its designee and installed in accordance with the rules and regulations of the Federal Communications Commission and of the Association, both as may be amended from time to time. However, the Board and Declarant reserve the right to (but shall not be obligated to) erect any type and size of master antenna, satellite dish or other similar master system for the benefit of the Community. Each Owner and Occupant acknowledges that this provision benefits all Owner's and Occupant's and each Owner and Occupant agrees to comply with this provision despite the fact that the erection of any individual outdoor antenna or similar device would be the most cost-effective way to receive the signals sought to be received.

Note: I understand and agree that no approval is necessary provided antenna installation follows the Association adopted Guidelines. If not installed pursuant to these Guidelines, it may be requested that satellite dish/antenna be relocated.

Neither John Wieland Homes and Neighborhoods, Inc., the Association Board of Directors, the Association Committees nor their respective members, Secretary, successors, assigns, agents, representatives or employees shall be liable for damages or otherwise to anyone requesting approval of an architectural alteration by reason of mistake in judgment, negligence or non-feasance, arising out of any action with respect to any submission. The architectural review is directed toward review and approval of site planning, appearance and aesthetics. None of the foregoing assumes any responsibility regarding design or construction, including, without limitation, the structural integrity, mechanical or electrical design, methods of construction, or technical suitability of materials. I hereby release and covenant not to sue all of the foregoing from/for any claims or damages regarding this request or the approval or denial thereof.

By signing this, I will comply with all of the Association's rules for installing, maintaining, and using antennas. I assume liability for any damage to Association and other property that occurs due to antenna installation, maintenance, and use.

If installation does not comply with the Association's rules, please contact the Covenants Committee immediately so that a hearing may be scheduled.

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Comments:



**REQUEST FOR MODIFICATION REVIEW**

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Address: \_\_\_\_\_ Home Phone: \_\_\_\_\_ Email: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_ Office Phone: \_\_\_\_\_

Community: \_\_\_\_\_ Lot/Block: \_\_\_\_\_

Please provide the Covenants Committee with all information necessary to evaluate the request thoroughly and quickly. Requests must include, without limitation, the following information: site plan (including all dimensions), color chips (if applicable), detailed description of request, list of materials, pictures (if applicable), and any other information as specifically required below or as required by the Guidelines approved for the Community. Description of Modification Requested:

\_\_\_\_\_  
\_\_\_\_\_

Estimate Start Date: \_\_\_\_\_ Estimated Completion Date: \_\_\_\_\_

Acknowledgment of Adjacent Homeowners (**all homeowners sharing common boundary line**): This acknowledgement will be considered by the Covenants Committee but will not be binding upon the Covenants Committee. No application will be considered unless this section is completed.

Signature \_\_\_\_\_ Lot (\_\_\_\_) Approve (\_\_\_\_) Disapprove (\_\_\_\_)  
Signature \_\_\_\_\_ Lot (\_\_\_\_) Approve (\_\_\_\_) Disapprove (\_\_\_\_)  
Signature \_\_\_\_\_ Lot (\_\_\_\_) Approve (\_\_\_\_) Disapprove (\_\_\_\_)

**Under each of the most common headings below, all the items listed must be submitted. Please refer to the Guidelines for other necessary information required for modifications such as detached structures, outdoor play equipment, pools, tennis courts, etc.:**

\_\_\_\_ **Patio or Walkway**  
\_\_\_\_\_ Lot survey denoting location  
\_\_\_\_\_ List of materials to be used

\_\_\_\_ **Exterior Decorative Objects, Front Porch Flower Pots, Lighting, Etc.**  
\_\_\_\_\_ Description of object \_\_\_\_\_  
\_\_\_\_\_ Location and picture or sketch of object.  
\_\_\_\_\_ Description and location of proposed lighting.

\_\_\_\_ **Garden Plot**  
\_\_\_\_\_ Location and size of garden.  
\_\_\_\_\_ Type of plants to be grown.

\_\_\_\_ **Play Houses**  
\_\_\_\_\_ Location (must have minimum visual impact on adjacent properties).  
\_\_\_\_\_ Size and Sketch (limited to an area not to exceed 100 square feet).  
\_\_\_\_\_ Materials (in most cases, material used **must** match existing materials of home).

\_\_\_\_ **Private Pool**  
\_\_\_\_\_ Picture or drawing of pool type.  
\_\_\_\_\_ Dimensions (maximum size 1,000 square feet).  
\_\_\_\_\_ Color (must be blue or white).  
\_\_\_\_\_ Site plan denoting location.  
\_\_\_\_\_ Type of lighting source.  
\_\_\_\_\_ Landscape plan.

\_\_\_\_\_ **Fencing**

- \_\_\_\_\_ Picture or drawing of fence type.
- \_\_\_\_\_ Dimensions (maximum height may not exceed 6 feet (6’); maximum span between posts shall be ten feet (10’); minimum post size shall be four inch by four inch (4” x 4”); must have two (2) two inch by eight inch (2” x 8”) rails or three (3) two inch by six inch (2” x 6”) horizontal rails per section).
- \_\_\_\_\_ Color (wood – natural or painted to match trim; vinyl – white or painted to match trim; wrought iron – black).
- \_\_\_\_\_ Site plan denoting location (fence may not be located closer to any street than rear edge of home. On corner Lot, fence may not be closer to side street than building line of house. Please use copy of survey from your closing package).
- \_\_\_\_\_ Crossbeam structure must not be visible from any street (must face inside toward yard)
- \_\_\_\_\_ Materials (must be as noted in the Guidelines).
- \_\_\_\_\_ All nails, screws or fasteners shall be aluminum or hot-dipped galvanized.
- \_\_\_\_\_ Concrete footing required for all fence posts.

\_\_\_\_\_ **Exterior Landscaping and Maintenance**

- \_\_\_\_\_ Landscape plan denoting plant material and location.
- \_\_\_\_\_ Plat showing location of compost container.
- \_\_\_\_\_ Removal of trees (include plat with location of trees, size of trees, and reason for removal).

\_\_\_\_\_ **Deck/Porch**

- \_\_\_\_\_ Picture or Drawing (deck must match any existing deck).
- \_\_\_\_\_ Dimensions.
- \_\_\_\_\_ Color (must be natural or painted to match exterior color of home).
- \_\_\_\_\_ Site plan denoting location (in most cases may not extend past sides of home).
- \_\_\_\_\_ Materials (must be cedar, cypress or No. 2 grade or better pressure-treated wood).

\_\_\_\_\_ **Exterior Building Alterations**

\_\_\_\_\_ **Paint (submit only if other than original paint color)**

- \_\_\_\_\_ Color and address of home with desired John Wieland Homes and Neighborhoods' color used in or approved for this or another John Wieland community in the same county.
- \_\_\_\_\_ Area of home to be repainted.
- \_\_\_\_\_ Photograph of your home plus homes on either side (in most cases adjacent homes cannot be painted the same colors).

\_\_\_\_\_ **Storm Windows/Doors**

- \_\_\_\_\_ Picture or drawing of all windows/doors on which storm windows/doors will be installed.
- \_\_\_\_\_ Picture depicting style of storm window/door to be installed.
- \_\_\_\_\_ Color (window/door trim must be baked enamel and color must be compatible with primary and trim colors).

\_\_\_\_\_ **Building Additions**

- \_\_\_\_\_ Location of addition and size of Lot.
- \_\_\_\_\_ Size, color, and detailed architectural drawing of addition.
- \_\_\_\_\_ Materials (material used **must** match existing materials of home).
- \_\_\_\_\_ Building permit (if required).

Note: I understand and agree that no work on this request shall commence until written approval of the Covenants Committee has been received by me. I represent and warrant that the requested changes strictly conform to the Community Guidelines and that these changes shall be made in strict conformance with the Guidelines. I understand that I am responsible for complying with all City and/or County regulations.

Neither John Wieland Homes and Neighborhoods, Inc., the Association Board of Directors, the Association Advisory Committee or the Association Covenants Committee nor their respective members, Secretary, successors, assigns, agents, representatives or employees shall be liable for damages or otherwise to anyone requesting approval of an architectural alteration by reason of mistake in judgment, negligence or non-feasance, arising out of any action with

respect to any submission. The architectural review is directed toward review and approval of site planning, appearance and aesthetics. None of the foregoing assumes any responsibility regarding design or construction, including, without limitation, the structural integrity, mechanical or electrical design, methods of construction, or technical suitability of materials. I hereby release and covenant not to sue all of the foregoing from/for any claims or damages regarding this request or the approval or denial thereof.

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

---

**FOR COVENANTS COMMITTEE USE ONLY:**

Date received: \_\_\_\_\_ Date reviewed: \_\_\_\_\_ Approved by: \_\_\_\_\_  
(Covenants Committee Member)

Approved: \_\_\_\_\_ Not Approved: \_\_\_\_\_ Conditions: \_\_\_\_\_

---

---

Comments: