

## ADDENDUM F-1

### **ITEMS FOR WHICH ARB APPROVAL IS NOT REQUIRED**

(See Exhibit F for guide to selection criteria)

**While these items do not require ARB approval, the homeowner is responsible to ensure that these items are in compliance.**

Improvement	Requirements
Kick plates on front entrance doors	None.
Side panel and transom glass at front entrance doors	Etching is permitted.
Door knockers	None
Door ornaments	Size - no larger than 24 inches in diameter.
Storm Door	Color – White or same color as front door.  Material – Full glass. Glass can have a beveled edge or ornamentation around the border. Etching is permitted.
Garage Door wood trims	Can be replaced or covered with white vinyl.
Garage window panes	Location – top panel of door only.  Color – clear glass only.  Design – all designs of gridding permitted.
Window Candle Lights	None
Window Boxes (Stand-alone)	Size – must be free-standing, base of flowerpot shall not be higher than base of window.  Location – in side and rear flowerbeds only.
Shutters	Same size, style, color, and material as original.

Improvement	Requirements
Garage Lights	<p>Size - not to exceed 24 inches in height, 10 inches in width, and 16 inches in body/glass.</p> <p>Color - must be white, black, copper, verde, brass, or pewter. No colored glass or colored bulbs in fixture.</p>
Electrical Land Lights	Location - must be located in flower beds; not permitted in grass areas.
Solar Land Lights	Location - must be located in flower beds; not permitted in grass areas.
Security Sensor Lights	<p>Location - must be attached to buildings.</p> <p>Color – must be white.</p>
Driveway Paver Lights	None
Patio light	<p>Patio light replacement of existing wall mount fixture located by back door is permitted.</p> <p>Size – similar to the existing builder light and appropriate for the mounting block.</p> <p>Color: white, black, copper, verde, brass, and pewter.</p>
Satellite Dishes	<p>Location - based on reception requirements, the satellite dish placement can be determined by the dish provider.</p> <p>Color - shall be standard color of the dish provider.</p> <p>Limitations – 30 inches in diameter. No more than two (2) dishes permitted.</p>
Attic Exhaust Fans	<p>Design - must be of a “low profile” design.</p> <p>Color - must be equivalent to the roof shingles or may be factory aluminum mill finished.</p> <p>Location - must be located on rear roof surface, below the roof peak.</p>

Improvement	Requirements
House Numbers	<p>Must be in Arabic numbers.</p> <p>Material – Brass/decorative</p> <p>Size – minimum height of 3 inches; maximum height of 8 inches.</p> <p>Placement – at least 3 inches above ground level, clear from all obstructions (i.e., trees, shrubs); mounted in a position to be clearly visible from the street.</p>
Barbeques (portable)	<p>If you choose to locate your barbeque in a mulch bed, you may want to consider putting it on a platform, <i>i.e.</i>, pavers for safety and stability reasons. For those homeowners who do not have a patio or mulch bed, barbeques shall be on a platform, <i>i.e.</i>, pavers.</p>
Plant/Shrub Flowerbed Replacement	None
Base of Mailbox Plantings	<p>Plantings around mailbox shall not exceed 2 feet from the post in all directions.</p>
Base of Street Trees Plantings	<p>Planting areas are permitted around base of street trees, not to exceed already existing space created by builders.</p>
Mulch	<p>Permitted in planting areas and at base of trees.</p> <p>Stones are acceptable.</p>
Ornaments	<p>Location - not permitted on lawns or sidewalks, roof, garage doors, or hung from street trees, front flowerbed trees, or trees located outside of flowerbeds.</p>
Ornament by Front Door	<p>Size – one (1) ornament only, maximum 15” x 15”.</p> <p>Location – hung by door</p>
Front Flowerbed Ornaments	<p>Ornaments, statuary, planters, plant hangers, artifacts, small decorative flags, water fountains, or ornamentation are permitted.</p> <p>Size - may not exceed 30 inches in height and 24 inches in diameter with the exception of:</p> <p>Plant hangers – not to exceed 6 feet in height.</p> <p>Small decorative flags – not to exceed 24” by 24”.</p> <p>Water fountains – not to exceed 24” in height. Only one (1) permitted.</p> <p>Limitation: no more than five (5) items permitted.</p>

Improvement	Requirements
Side Flowerbed Ornaments	<p>Ornaments, statuary, planters, plant hangers, artifacts, trellis, small decorative flags, window boxes (free standing), or ornamentation are permitted.</p> <p>Size – may not exceed 36 inches in height and 24 inches in diameter with the exception of:  Plant hangers – not to exceed 6 feet in height.  Trellis - not to exceed 6 feet in height and 5 feet in width. Single-sided only.  Small decorative flags – not to exceed 24” by 24”.  Window boxes (free-standing) – base of flower pot may not exceed base of window.</p> <p>Limitation: no more than six (6) items on each side permitted.</p>
Rear Flowerbed Ornaments	<p>Ornaments, statuary, planters, plant hangers, artifacts, trellis, small decorative flags, water fountains, window boxes (free standing), stepping stones, or ornamentation are permitted. In addition, bird baths, small bird houses, and bird feeders, are only permitted in rear flowerbeds and on patios.</p> <p>Size – may not exceed 36 inches in height with the exception of:  Plant hangers – not to exceed 6 feet in height.  Trellis – not to exceed 6 feet in height and 5 feet in width.  Small decorative flags – not to exceed 24” by 24”.  Water fountain – not to exceed 24” in height. Only one (1) permitted.</p> <p>Window boxes (free-standing) – base of flower pot may not exceed base of window.  Bird feeders – not to exceed 6 feet in height.</p>
Mailbox Flowerbed Ornament	<p>Limitation - one ornament permitted not to exceed 12 inches in height.</p>
Garage Door Ornaments	<p>Limitation - no more than two (2) flower pots or urns: one (1) on each side of garage doors or one (1) in center of garage doors.</p> <p>Size - maximum size of 24 inches in height and 18 inches in diameter.</p>

Improvement	Requirements
Doorway Landing Items (between front door and a line along the front exterior wall of the house)	<p>Limitations - one (1) chair, one (1) bench or table, two (2) planters or other ornament.</p> <p>Size - not greater than 24 inches in height or 24 inches in diameter.</p>
Porch Items	<p>Limitations – two (2) chairs or one (1) bench and one (1) table, three (3) planters or other ornaments.</p> <p>Size – not greater than 30 inches in height or 24 inches in diameter.</p>
<p align="center"><b>WINTER HOLIDAY DECORATIONS – Christmas, Kwanzaa and Hanukkah</b></p> <p align="center">Duration: Decorations are permitted one week prior to Thanksgiving through January 31</p>	
Winter Holiday Lights	<p>Blinking or steady lights are permitted on homes, garages, flowerbed shrubs, and trees; color – white or multi-colored. Spot light to highlight ornaments are permitted on lawn.</p> <p>Garage light fixtures may be colored.</p>
Winter Holiday Decorations	<p>Location – Front doors, porches, front door landings, patios, garages, lawns, mailboxes, in flower/mulch and tree mulch beds.</p> <p>Limitation – must be secured properly.</p>
<p align="center"><b>SPRING, SUMMER, AND FALL HOLIDAYS – Easter, Halloween and Other Holidays</b></p>	
Spring, Summer, and Fall Holiday Lights	<p>Limitation – lights not permitted with exception of Halloween.</p>
Spring, Summer, and Fall Decorations	<p>Location – front doors, porches, front door landings, patios, mailboxes, in flower/mulch and tree mulch beds.</p> <p>Limitation – must be secured properly.</p>