

Glens of Liberty Mills Community Association, Inc.

Architectural Guidelines

The Restrictive Covenants and Architectural Guidelines of the Glens of Liberty Mills Community Association were created and maintained for the protection and benefit of the residents of the addition as a whole. They are intended to protect property and aesthetic values and to ensure a quality of life. Many of the restrictions and guidelines listed herein are also listed in the Restrictive Covenants and have been included for reiteration and clarification.

No 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 until the plans and specifications showing the nature, kind, shape, height, material, and location of the 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, or by the Architectural Control Committee. (As Specified in the Restrictive Covenants)

An Architectural Form must be submitted before any additions, modifications or structures of any kind are implemented on a lot. The form shall be submitted to a member of the Architectural Control Committee for approval. In the event that the association has contracted a property management firm the forms should be submitted to them first.

Enforcement of the Architectural Guidelines: If we are going to be successful in maintaining our neighborhood it is going to take the effort of every homeowner not just the Board of Directors or the Architectural Committee. If a homeowner feels another homeowner is not complying with the specified guidelines they should contact the association's management representative or a board member. The homeowner reporting the violation can remain completely anonymous, they don't even have to give their name when reporting a violation. If a homeowner is in violation of any specified guidelines they will be asked to correct the situation or show proof they received permission with an approved Architectural Form. If a project has been completed without getting prior approval and the project does not meet the guidelines, the homeowner will be asked to comply with the guidelines. If a homeowner is unwilling to comply, the matter will be forwarded to an attorney. In the event the Association shall be successful in any proceeding, whether at law or in equity, brought to enforce any restrictions specified in the covenants or Architectural Guidelines shall be entitled to recover from the party against whom the proceeding was brought all of the attorney's fees and related costs and expenses it incurred in such proceedings. If a homeowner is in violation of any city codes the board will ask the city to address those issues.

If a homeowner/member would like to appeal a decision by the Architectural Control Committee then there would be a meeting called with the homeowner (only the homeowner involved in the decision), the Architectural Control Committee and the Board of Directors (including District Representatives). The outcome of that meeting assuming there would be some kind of vote would be final.

Changes to these guidelines may be updated at any time by a majority vote of the members of the Board and Architectural Control Committee. However, each member of the association voting class has the right and expectation to review and evaluate these guidelines. Any member may contact the Architectural Control Committee to request that the guidelines be altered. If such a suggested change to the guidelines is not agreed to by the Architectural Control Committee and the Board of Directors, that member must show and prove that not only is there a real advantage to the requested change but there

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are at least 10 other members with the same interest. If the member fulfills those requirements the Board will conduct a "Vote to Change" by generating a document identifying the modification, additions or removal of such proposed changes including any potential ramifications in regards to property values as a result of the proposed change. The Board will contact all members of the association through a meeting, a proxy vote or by going door to door. In the case that the majority, 75% of the voting members, is in favor of such a modification the update shall be documented in these guidelines as the standard for current and future projects.

In the event that these guidelines are altered, either by the Architectural Control Committee, or by the voting class majority, the guidelines will be republished to reflect the latest version and all members of the association shall be made aware by receipt of a paper copy of the new version or by instruction on how to obtain an electronic version.

House Exteriors: No exterior changes or alterations to the house including patios and wooden decks can be made until plans, specs, and materials have been submitted to the Architectural Control Committee for approval. Alterations to the exterior should blend with the existing dwelling and any surrounding structures. This requirement would include but not be restricted to changing colors and materials for any repairs or updates. If the homeowner is making such repairs or updates with identical or similar to materials then they would not be required to submit a form for approval.

Exterior Maintenance Responsibility: The association will work with the city to enforce the city's Neighborhood Code related to maintaining the exterior of a residential dwelling. The homeowner is responsible for maintaining the exterior aesthetics of the dwelling which would include but not be restricted to garage doors, entrance doors, windows, gutters, down spouts, exterior siding, trim, wood and paint. If the homeowner does not maintain the exterior of the dwelling in such a manor that will affect the harmony and values of the surrounding properties, the homeowner will be in violation of this requirement.

Roofs: If a homeowner is replacing the roof then an approval from the Architectural Control Committee is required. Metal roofs are permitted with the approval of the Architectural Control Committee. Metal roofs must be constructed with high grade materials with at least a (50) fifty year warranty. The entire roof of a dwelling must be covered with the same material (no partial metal roofs). The colors must blend with the harmony of the dwelling and any surrounding dwellings.

Yard Lights: All yard lights must be standard to the (5) five feet height. Yard lights are to be properly maintained and free of rust.

Fire Wood: All fire wood must be neatly stacked in the back of the house. Fire wood is not permitted in the driveways or to be stacked in the front or side yards.

Fences: No chain-link fences are permitted. Fences are to be of wood, vinyl or wrought iron construction. All vinyl fences are to be constructed with high grade material that carries a lifetime warranty from the manufacturer. Split rail fences with vinyl coated mesh on the inside are permitted. Regardless of the material used, the maximum height may not exceed (6) six feet. The fence may not be constructed forward of the front building line; the only exception is on a corner lot which has two front building lines. Corner lots may extend the fence (10) ten feet beyond the front building line that is on the "side" of the dwelling; however, the fence

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may not exceed (3) three feet in height and must be built with open construction to minimize obstruction of view. All fence posts are to be facing the homeowner's house, meaning the inside of the fence rails. All fence construction, style, materials, etc., must be submitted in writing with the necessary sketches for approval in advance by the Architectural Control Committee. All fences shall be properly maintained including but not restricted to structure, staining and painting. If a fence is not properly maintained a homeowner will be required to repair, remove or replace the fence.

Storage Sheds, Dog Houses, etc: No storage sheds of any size shape or material shall be permitted. This would include any structure attached or detached (outbuilding) to the dwelling and would also include but not restricted to dog houses, doll houses and tree houses. (Supported by Restrictive Covenants)

Hot Tubs: Hot tubs are permitted in the back yard only. All hot tubs MUST be placed on a solid foundation such as a concrete slab or sturdy deck. All approved hot tubs that exceed 10'X10' MUST be enclosed by a privacy fence. The hot tub MUST be located close to the house and may not extend more 15 feet from the back of the house. All hot tubs shall be properly maintained including but not restricted to structure, staining and painting. If a hot tub is not properly maintained a homeowner will be required to repair, remove or replace the hot tub.

Signs: (Specified in the Restrictive Covenants) No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot or one sign of not more than five square feet advertising the property for sale or rent.

Trash and Waste in Yard: No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers.

Solar Panels: (Specified in the Restrictive Covenants) No solar panels attached or detached are permitted on any lot.

Clotheslines (Household Laundry): No clothesline or clothes poles, or any other free-standing, semi-permanent or permanent poles, rigs or devices, regardless of purpose, shall be constructed, erected or located or used on any Lot. Laundry pieces are not to be air dried outside the dwelling, including decks and patios.

Yard Furniture: All yard furniture would include but not be restricted to lawn chairs, rocking chairs, picnic tables and outside dinning sets. No yard furniture is permitted in the front or side yards. The only exception would be yard furniture on the front porch.

Tools, Equipment, Building Material and Outdoor Play Equipment: The association will work with the city to enforce the city's Neighborhood Code related to outside storage, debris, clutter, and building material. The city only allows such items as playground equipment, grills and yard furniture to be kept outside. The city will not permit tools, ladders, tillers, mowers, bicycles or other items normally stored in a garage to be stored outside. The city also has very strict requirements for materials stored outside used for construction or remodeling.

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Flag Poles: Detached/free standing flag poles for displaying the flag of the United States of America are permitted with prior approval from the Architectural Control Committee. Flag Poles are to be properly maintained and free of rust.

Communication Equipment: (Specified in the Restrictive Covenants) No radio or television antenna with more than thirty (30) square feet of grid area or which attains a height in excess of six (6) feet above the highest point of the roof shall be attached to any dwelling/home. No free standing radio or television antenna shall be permitted. The following is an amendment to comply with FCC rules for satellite dish antennas - All satellite dish antennas must be located on the side or rear of the dwelling. No satellite dish is permitted on the front of the dwelling. If a satellite dish is to be installed on a pole or post then it must be in the back yard or side yard. If the satellite dish must be installed away from the dwelling for reception then it must be concealed with shrubbery and adequate landscaping.

Basketball Goals: The association will comply with the city code relating to basketball goals. No basketball goals of permanent or temporary structure may be less than (15) fifteen feet from the street which would include curbside. All goals must be in the vertical (upright) position at all times if they are visible from the front of the dwelling (curb view) which would include any side yards. Basketball goals attached to the house or garage shall not be permitted. Basketball goals are to be properly maintained and free of rust.

Playground Equipment: Playground equipment is permitted in the backyard only. Playground equipment includes but is not restricted to swing sets, trampolines, soccer goals and hockey goals. All permanent playground equipment such as but not restricted to swing sets must be approved before it is installed. All equipment must be properly maintained which would include but not restricted to the structure and any painting or staining. All metal equipment must be rust free. The grass must be adequately trimmed around and beneath the equipment.

Boats, Trailers and RVs: (Specified in the Restrictive Covenants) No boat, boat trailer, recreational vehicle, motor home, truck, camper or any other wheeled vehicle, other than passenger automobiles, shall be permitted to be parked un-garaged on any Lot in the Subdivision for a continuous period in excess of 48 hours, or for a period of which in the aggregate is in excess of eight (8) days per calendar year. A "truck" is defined for this purpose as one which is rated one-ton or more and that is designed, used, or maintained primarily for the transportation of property.

Trash/Recycle Bins and Garbage: As specified by the city neighborhood code - trash and recycle bins may not be stored in the driveway or front yard. They may be stored in the garage, side yard or back yard. Please call 311 to report an infraction of this code to the city.

Common Areas: All decisions related to the common area which would include but not restricted to maintenance of the grounds, property and structures will be handled by the association Board of Directors. No permanent or temporary structures or alterations of the common areas are permitted without the explicit approval of the Board of Directors. This would include but not restricted to gardens, trees, flower beds and playground equipment.

Recreational Vehicles: No motorized recreational vehicles of any kind which would include but not restricted to snowmobiles, motorcycles, three wheelers and four wheelers are permitted in the common areas or the sidewalks at any time.

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Noxious or Offensive Activity: (Specified in the Restrictive Covenants) No noxious, offensive or illegal activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. The outside burning of leaves or other yard waste, rubbish, or any other matter shall be considered noxious, offensive or illegal activity for purposes of this provision.

Swimming Pools: In-ground swimming pools are permitted and must meet **ALL** of the City & County Zoning Code for Family Swimming Pools. Cabanas are permitted inside the fence when used to house the pump equipment only. **ALL** plans for the pool, the fence, the cabana along with any required permits specified by the zoning code must be submitted in writing and approved prior to construction by the Architectural Control Committee. The fence around an in-ground pool must have a six (6) foot height.

Temporary above ground pools are permitted from May 1st to October 1st. No above ground pool may be constructed with a metal frame. All pools must be properly maintained and free of algae or mildew. All weeds and grass must be properly trimmed and maintained around the pool. If a pool cover is used then it must match the color and recommended size for the pool in use.

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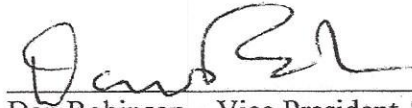
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The Architectural Guidelines were Modified, Update and Approved by the following Architectural Control Committee:



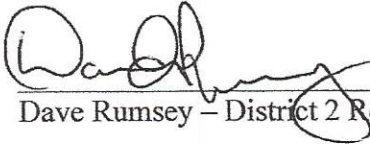
Date: 11-12-14

Dan Humbert – President & Architectural Control Committee



Date: 11-15-14

Dan Robinson – Vice President & Architectural Control Committee



Date: 11-12-14

Dave Rumsey – District 2 Representative & Architectural Control Committee

The Architectural Guidelines were submitted to the Glens of Liberty Mills Community Association Board of Directors and District Representatives and approved by the following members that were not part of the Architectural Control Committee:



Date: 11-12-2014

Beth Whitaker – Secretary



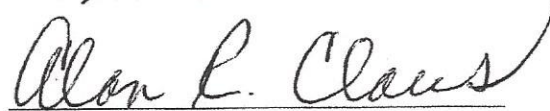
Date: 11/15/14

Jim Bonahoom – Treasurer



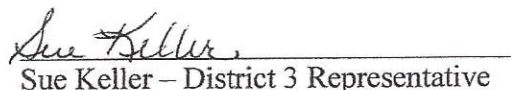
Date: 11/13/14

Steve Lauer – Maintenance



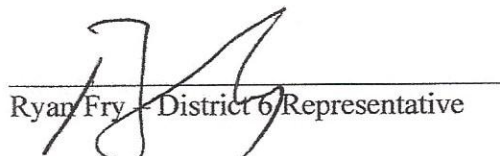
Date: 11/16/2014

Alan Claus – District 1 Representative



Date: 11-12-14

Sue Keller – District 3 Representative



Date: 11-12-2014

Ryan Fry – District 6 Representative