

LANDSDOWNE HOA

ARCHITECTURAL STANDARDS

&

CONSTRUCTION SPECIFICATIONS

This document also includes:

Uniform Mailbox Regulations

Landscape Guidelines

Revised on December 9, 2019

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PURPOSE AND POLICY

In a community such as Landsdowne, the question naturally arises as to how to maintain a harmonious feel amongst our neighbors as the community matures. The following guidelines attempt to provide a meeting ground between private interests and the broader interest of the Landsdowne Community (Community) as a whole. As such, the Landsdowne Architectural Standards (Guidelines) are intended to serve as a consistent set of guidelines and the foundation for planning exterior changes to the properties in Landsdowne. These Guidelines are developed to better understand the Covenants, Conditions and Restrictions (CC&R) of Landsdowne. These Guidelines do not replace or supersede the CC&R but serve as a reference document. The CC&R are the legal and binding authority and in the event of a material conflict, the CC&R takes precedence over any of the following stated Guidelines. For items not specifically mentioned in this document, please refer to the CC&R for guidance. Any and all standards and guidelines referenced in Article 5, Section 1 of the CC&R are contained within this sole document. These include the following documents: "Architectural Standards and Construction Specifications", "Uniform Sign Regulations", "Uniform Mailbox Regulations", "Landscape Guidelines", and "Environmental Rules and Regulations".

Landsdowne Homeowners (Homeowner) are responsible for repairs to existing structures, landscape, paint, turf grass, additions, etc. No Application is needed to effect repairs and restoration to the original condition as specified herein.

The Declaration in Article V, Section 3 of the CC&R establishes an Architectural Review Board (ARB) to be composed of 3 but no more than 11 volunteer homeowner representatives appointed by the Board of Directors. ARB members will serve a 2 year, overlapping term. Article V, Section 2 of the CC&R delegates the ARB’s right to request prior written approval of any exterior change, addition or alteration to any property. Such changes include, but are not limited to any building, fence, wall, structure, color change, landscape design, or lawn type change that may be added or altered. It further requires the Homeowner to submit a completed Architectural Review Application (Application) that describes the plans, specifications and location showing the nature, kind, shape, height, finish(es), colors, and/or materials that require written approval by the ARB or Board of Directors as to the harmony in external design and location in relation to surrounding structures, topography and general plan of development for Landsdowne. The ARB is charged with conducting the review of all Applications for exterior changes, making site inspections of requested modifications (before and after if required), offering recommendations or changes to the Board of Directors with regard to the Guidelines, and with rendering a decision to the applicant in writing in a timely manner. The ARB is allowed up to 60 calendar days to act on an application.

As fellow residents, the ARB understands the need to review and process applications in a timely and responsible manner. Homeowners are encouraged to plan for a 30-calendar day review process and ***should not*** commit to labor or materials until they have received written ARB approval. Homeowner's cooperation and adherence to these Guidelines is appreciated. It is imperative that each homeowner plan in advance to allow for the ARB to evaluate each Application based on this timeline.

The ARB will hold meetings as needed to review Applications. Each Application will be reviewed and approved (or rejected) on its individual merits. The Management Company shall provide completed and approved or rejected Applications to the Board of Directors for inclusion in Board of Directors meeting minutes and for filing. The Management Company will communicate the decision (approval or rejection) to the Homeowner with any explanation, if necessary, via email or letter. Previous approval of a similar request does not guarantee future approvals on current or additional requests. Please note that approval by the ARB is for aesthetic purposes ONLY and does not indemnify the Homeowner from their responsibilities such as, but not limited to permitting, safety, structural integrity, drainage or other situations that would adversely impact its neighbors, etc.

REVIEW CRITERIA

The intent of the ARB and these Guideline are to build a Community that will allow freedom for individual tastes, while maintaining the overall aesthetic and cultural tone of a vibrant, engaged, supportive and welcoming neighborhood. Each application will be evaluated on its individual merits. In general, the ARB decisions are based upon, but not limited to the following guidelines:

1. Aesthetic Considerations - The color, form, shape, style, scale, size, and material will be included in consideration.
2. The Validity of Concept - The basic idea of the exterior change must be sound and appropriate to its surroundings.
3. Landscaping and Environment - The exterior change must not adversely impact the natural landscape or the manmade environment.
4. Relationship of Structures and Adjoining Property - A proposed change must relate harmoniously to its surroundings and to existing buildings and terrain that are visually related to the change.
5. Protection of Neighbors - The interests of neighboring property owners must be protected by making reasonable provisions for such matters as water drainage, sound and sight buffers, privacy, preservation of views, light and air, and other aspects of design which may have substantial effects on neighboring property.
6. Design Compatibility - A proposed change must be compatible with the design characteristics of the Applicant's home and the general neighborhood setting.
7. Compatibility is defined as harmony in design, style, scale, materials, finish(es), color and construction details. A. Scale: The three-dimensional size (Height, Depth, and Width) of the proposed change must relate

satisfactorily to adjacent structures and its surroundings. B. Materials: Continuity is established by use of the same or compatible materials as used in the home. C. Color: Must be consistent with the neighborhood's color scheme.

8. Workmanship - The quality of work must be equal to or better than that of existing structures; and
9. Project Completion / Timing - An approved property change may be installed either by the Owners or by a contractor. In the unlikely event that a project significantly exceeds the stated design, scope, or time period, the Homeowner must communicate in writing to the ARB regarding these changes and provide additional information. All Applications must contain a proposed maximum time period from start to completion of construction. If the proposed time period is considered unreasonable, the ARB may not approve the Application or recommend the project be broken up into phases. When the work is complete, the Homeowner shall notify the Management Company in writing by either letter or email. A follow up inspection may be performed. Projects that remain uncompleted for an excessive period of time, are visually objectionable or can be a nuisance and safety hazard for neighbors and the community may be subject to Board of Directors' action.

The above Review Criteria provides general guidance for the ARB to consider during its review process with specific criteria provided herein.

SUBMITTAL AND APPROVAL PROCESS

Each Homeowner must complete an Architectural Review Application prior to making any changes to the exterior of their home or property, except where automatic approval is indicated in this document. The process will be the same for all submittals with the required details varying depending upon the type of change request. If you are unsure or have questions, please contact the Management Company regarding whether an application is required. All contact information along with the electronic application to be submitted is available on the Landsdowne website: <https://www.grandchestermeadows.com/landsdowne/>

ITEMS TO BE SUBMITTED:

1. Architectural Review Application completed in its entirety.
2. Supporting materials indicated in the "Information Required with Application Submittal" section related to your project.

PROCEDURE:

1. Submit your completed Architectural Review Application to the Management Company to perform an initial review for completeness and legibility. Incomplete or illegible submittals will be returned to the Homeowner.

2. All completed submittals will be forwarded to the ARB by the Management Company. The ARB will review the request and may inspect the site. The ARB will forward its decision to the Management Company.
3. A Homeowner who wishes to meet with the ARB for an on-site visit should contact the Management Company.
4. The Management Company will advise the Homeowner and Board of Directors of the final decision of the ARB.

REMINDERS:

1. No change shall begin until written approval from the ARB via the Management Company has been received.
2. Building permits may need to be obtained. It is the responsibility of each Homeowner to obtain these permits.
3. Allow at least 30 calendar days for processing Architectural Review Application requests.
4. Do not forget to obtain signatures from your neighbors as directed on your Architectural Review Application, indicating that you have made them aware of your project. Otherwise, the submittal may not be approved.
5. Each submittal will be examined on its own merit. No previously existing or approved condition shall constitute establishing a precedent for approval.
6. In no way shall these Guidelines waive more stringent Town, City, County, State, Federal, or any governing regulatory agency or code requirements; nor waive the necessity of any permits.

APPEALS:

To appeal a denied submittal, the Homeowner should submit a written appeal to the Board of Directors, including specific detailed information stating why the submittal should be reconsidered. The Homeowner may request a meeting with the Board of Directors to discuss the submittal. Please contact the Management Company to be placed on the agenda for the next meeting.

FAILURE TO COMPLY:

The Board of Directors is tasked with enforcing the Covenants and Architectural Standards & Construction Specifications. The Board of Directors, at its discretion, reserves the right to act/intervene or not act/intervene upon issues that it finds out of its scope. As the Board of Directors is elected from the Landsdowne community, we strongly encourage Homeowner's to get to know their elected representatives and participate in the yearly Landsdowne HOA Meetings. The Management Company is appointed to carry out the directives of the HOA Board of Directors and serve as the main point of contact for the Landsdowne Community.

1. Homeowners should report suspected violations to the Management Company.
2. The Management Company will bring the concern to the attention of the Board of Directors and ask for a directive.

3. In some cases, the Management Company may proceed without directive as long as the HOA Board of Directors is notified.

The Board of Directors has the authority to levy fines for non-compliance of the Covenants and Architectural Standards & Construction Specifications with the specific intent to enforce compliance.

The Homeowners have the right to appeal the fine(s).

In addition to levying fines, the Landsdowne Board of Directors has the right to enforce the Landsdowne Covenants and Architectural Standards & Construction Specifications by any legal means necessary as well as by hiring third party contractors to correct violations and bring a property back into compliance.

NOTIFICATIONS AND ASSESSMENT OF FINES:

1. It is the responsibility of each Homeowner to provide a current email address and phone number to the Management Company for official HOA correspondence.
2. The Management Company will notify the Homeowner if there is a violation of the Covenants or Architectural Standards & Construction Specifications. (Via email and US mail)
3. The Homeowner will have 10 business days from receipt of the notification to **reply to** the Management Company regarding the violation.
4. After the 10 business days have passed, with no response to the Management Company, a registered letter will be sent to the Homeowner informing them of the violation and asking them to contact the Management Company and reply to the violation.
5. The Homeowner has 5 business days from the receipt of the certified letter requiring signature, to **contact the Management Company and respond to the violation notice.**
6. If the Management Company still has not received any communication from the Homeowner regarding the violation or request for an appeal of the violation, the Board of Directors will impose a fine of **\$10 dollars per calendar day** until a response is received up to a maximum of 30 days/\$300. The Management Company will notify the HOA Board of Directors upon the Homeowner's response.

FAILURE TO RESPOND TO A CERTIFIED VIOLATION NOTICE

In the absence of a response to a certified violation notice, it may become necessary to retain the services of a third party to correct a violation such as a contractor, landscaper, or other professional.

1. In cases where a third party is hired and directed to complete work on a Homeowners' property with or without their permission/consent, the Homeowner will be solely responsible for all charges and will be billed for the work performed to remedy any non-compliance issues.

2. The HOA/Management Company will also be reimbursed by the Homeowner for any legal fees incurred as a result of the violation.

ADDITIONS AND CHANGES TO HOMES

Items NOT Requiring Approval:

1. Normal maintenance to preserve the structure in its original state.
2. Replacing roof with architectural shingles that match the existing shingle color.

*Please note, although these changes do not require an official request form or approval, a notification of such large projects would be appreciated. Please send an email to the Management Company informing the ARB of such projects. Any affected neighbors would also appreciate a notification to expect construction in the immediate area.

Items Requiring Architectural Approval:

1. All external changes to homes must have architectural approval before changes begin. This includes, but is not limited to, exterior doors, garage doors, new rooms, porches, garages, or attached structures of any kind. (For detached structures, see page 9.)

Information Required with Application Submittal:

1. Plot survey plan showing the location of the changes and distance from any lot lines, as well as the location of any existing trees that may need to be removed to complete the addition.
2. Elevations showing the planned appearance of the structure.
3. Description of materials to be used including siding, paint colors and shingle samples if applicable.
4. Description of impacts to drainage.

Guidelines:

1. No change shall encroach upon the setbacks for the lot as listed in the covenants.
2. Changes must match the house color and style.
3. There are no predetermined styles for exterior doors and/or storm doors. However, all new exterior doors and storm doors require architectural approval and will be approved or denied by the ARB based on their overall color and style coordination with the architectural character of the community.

AWNINGS

Items Requiring Architectural Approval:

1. All awnings require architectural approval.

Information Required with Application Submittal:

1. Plot survey plan showing location of awning(s).
2. Elevation showing location of awning.

3. Description and sample of material(s) to be used.

Guidelines:

1. The awning material shall be fabric only. Fabric to blend with color of house.
2. Can be either retractable or stationary.
3. Any wood structure must be same color as house or deck.
4. Upon deterioration, the awning shall be repaired, replaced or removed.
5. Must be attached to house, not free standing.
6. Must not be attached to the front of the house.

BASKETBALL GOALS

1. Permanently mounted basketball goals in the ground or on the house are prohibited.
2. Portable basketball goals are not allowed in the street.

CLOTHESLINES

1. Exterior clotheslines are prohibited.

DECKS, PATIOS, ARBORS, AND SCREENS

Items Requiring Architectural Approval:

1. There are no predetermined styles for decks or patios. All new decks, patios, arbors, screening, and under-deck enclosures including associated landscaping require architectural approval.
2. Any change in appearance requires architectural approval.

Information Required with Application Submittal:

1. Plot survey plan showing the location of the deck and patio, in relationship to other structures and property lines.
2. Elevation drawing(s) showing style of deck and patio, including railing, steps, etc.
3. Description of materials used, including samples of stain or paint if applicable.

Guidelines:

1. Deck Materials

- A. All deck materials shall be pressure-treated wood, composite decking or other suitable material.
- B. Include any landscape plan / screening of the area underneath the deck.

2. Patio Materials

- A. Concrete slabs, smooth finish.
- B. Bricks, with sand fill or grout.

- C. Stone, with sand fill or grout.
 - D. Include any landscape plan with your request for the area around the perimeter of the patio.
3. **Height of Deck, Arbors and Privacy Screens**
- A. Decks shall be of a reasonable height for their intended purpose.
 - B. Arbors shall be no higher than eight (8) feet above the deck surface.
 - C. Freestanding deck screens (e.g. lattice) shall not exceed five (5) feet in height.
 - D. Screens as part of an arbor may extend to the arbor.
4. **Location and Restrictions**
- A. Obstruction of views or breezeways of adjoining properties will be given consideration in all cases.
 - B. The construction of decks or patios within a buffer area will not be allowed.
 - C. Only exterior materials comparable to those on existing structures and comparable with the architectural character of the community will be approved.
 - D. All permits and building codes must be in compliance with local Regulations.

DETACHED STRUCTURES

Items Requiring Architectural Approval:

1. All detached structures require approval prior to construction. Examples include storage sheds, greenhouses, and garages. All detached structures must be placed on a foundation.

Information Required with Application Submittal:

Architectural approval must be received prior to any construction. A request for approval shall include:

1. Plot survey plan showing lot boundaries, the existing building and the proposed structure.
2. Two elevations of the proposed construction showing the proximity to the residence.
3. Description of materials to be used including color samples.
4. Description and location of any trees to be removed.

Guidelines:

1. Permanent structures must be installed to be as inconspicuous as possible and must be placed out of view of any street. It cannot be placed any closer to the adjoining property lines than ten (10) feet. The preferred location is in the rear, directly behind the house, but each request will be reviewed on its own merit.
2. Structures shall match the house in color and style as much as possible.
3. No metal, vinyl, or plastic sheds are allowed.
4. No structure shall infringe upon the setbacks for the lot.
5. All structures must be properly maintained.

DRIVEWAYS AND PARKING PADS

Items Requiring Architectural Approval:

1. Any parking pads or changes to driveways require architectural approval.

Location & Restrictions:

1. No parking of motor vehicles on unpaved surfaces.
2. Driveways and vehicle parking pads shall be concrete. Embellishments of other kinds such as brick or stone shall be reviewed on an individual basis. Aggregate base, thickness, reinforcement, etc. must comply with good construction practices.
3. Close attention must be paid to structure placement, setbacks and encroachment onto buffer areas, Community owned common property and/or neighboring lots.

Information Required with Application Submittal:

1. Plot survey plan showing location of driveway or parking pad.
2. Plan View drawing(s) showing the measurements of the parking pad such as length, and width as well as any landscaping that will be added along the perimeter.
3. Description of impacts to drainage.

FENCES

Items Requiring Architectural Approval:

All fences require approval.

Information Required with Application Submittal:

1. Plot survey plan indicating the exact location of the fence in relation to the house and property lines.
 - A. Dimensions must be included.
 - B. Elevations (side view) must be included.
 - C. Gate locations must be included.
2. Description of materials to be used.
3. Associated landscaping changes.

Guidelines for Fences:

1. STYLES
 - A. Pickett
 - B. Shadow Box
 - C. Stockade fence finished in a “Rainbow” or “Scalloped” design with decorative posts

Note: picture examples of each are provided below.

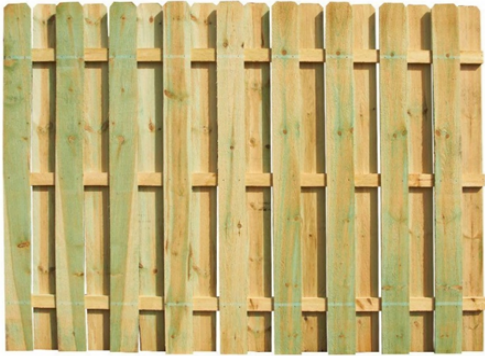
2. COLOR
 - A. Unfinished or natural stain.
 - B. Painted fences are prohibited.
3. MATERIALS
 - A. Fence to be wood only.
 - B. All styles above may be either cedar, redwood, or treated pine lumber.
 - C. NO metal, wire, chain link or concrete fences are allowed except for black wrought iron fences installed around an in-ground pool.
4. HEIGHT
 - A. Fences shall be a minimum of four (4) feet and a maximum of six (6) feet measured from the ground to the top rail.
5. LOCATION
 - A. No fences shall extend closer to the front of the house than 15 feet from the front corner of the home on either side.
 - B. All fences shall be constructed on the property line, except where there is a setback requirement or where landscaping interferes with the placement.
 - C. Property owners are cautioned that building a fence that infringes on easements or access of right-of-way may result in destruction or removal of the fence. Such building is done entirely at the risk and expense of the property owner.
 - D. Existing topography and landscaping within a buffer shall not be disturbed except with the approval of the ARB. Construction within a buffer area may also require approval from the Town.
 - E. Fences shall not adjust or interfere with the lot's drainage pattern.
6. CONSTRUCTION DETAILS
 - A. All hardware is to be galvanized.
 - B. The finished side of the fence styles must face the adjoining lots.

Examples of pre-approved fence styles:

Pickett



Shadow Box



Stockade fence, with a “Rainbow” or Scalloped” design and decorative posts



GARDEN PLOTS AND COMPOST PILES

Items NOT Requiring Architectural Approval:

1. Gardens and compost piles that are wholly located in the rear portion of the lot, are a minimum of ten (10) feet from the side and rear lot lines, and not visible from the street.

Items Requiring Architectural Approval:

1. Gardens and compost piles not meeting the pre-approved guidelines in the section above.
2. Any tree removal required to provide space for the garden and/or compost piles must adhere to tree removal guidelines included in the Major Landscaping section of the guidelines.

Information Required with Application Submittal:

1. Plot survey plan showing location of the garden and/or compost pile.

Guidelines:

1. Maintenance of the garden such as weeding and keeping any enclosure in good repair is required.

LAWN ORNAMENTS, DECORATIONS, OUTSIDE LIGHTING, SIGNS AND FLAGS

Items NOT Requiring Architectural Approval:

1. Decorations including holiday decorations, landscape or accent lighting, wall-mounted flags and lanterns, For Sale, For Rent, Garage Sale, Yard Sale, or political campaign signs provided they are removed within a reasonable amount of time.
2. Flood lights and security lights.

Items Requiring Architectural Approval:

1. Lawn ornaments, free standing flagpoles, lantern poles, and fish ponds.

Information Required with Application Submittal:

1. Plot survey plan showing location of item.
2. Picture or description of item.

Guidelines:

1. Every effort shall be made not to disturb or adversely affect neighbors with the installation and operation of flood and security lights. The Board reserves the right to request a homeowner to remove or relocate an item if surrounding homeowners complain.
2. Commercial advertising signs are prohibited.

MAILBOXES

1. All new mailboxes or replacements must conform as closely as possible to the original style and size of each homeowner's respective area of the community.
2. Planting around the base of a mailbox is allowed, provided that the guidelines for landscaping are followed. Refer to the Major Landscaping Section.
3. Please reference USPS requirements for location, height, and setback.
4. Mailbox post must be vertically plumb.
5. House numbers can either be black metal or white stickers and must be located on both sides of the mailbox.

Metal Mailboxes and Posts

1. Metal mailboxes and Posts are installed in the Glenmore Rd. neighborhood.
2. Replacement of these mailboxes shall be consistent with the existing mailbox.
3. Current Mailbox size: Approximately 11.7" w x 15" h; color is Black.

4. Post shall be metal, painted the color black and with a finial.

5. See example of mailbox below.

Note: Glenmore Road mailboxes are larger than other mailboxes in the Landsdowne development.

Wood Posts and Metal Mailboxes

1. Wood Posts and Metal Mailboxes are installed throughout the rest of the Landsdowne development.
2. Wood posts must be painted white and the metal mailbox painted black.
3. A finial is required.
4. See example of mailbox below. (pg. 15)

Original Mailbox - Phase 2 & all other streets



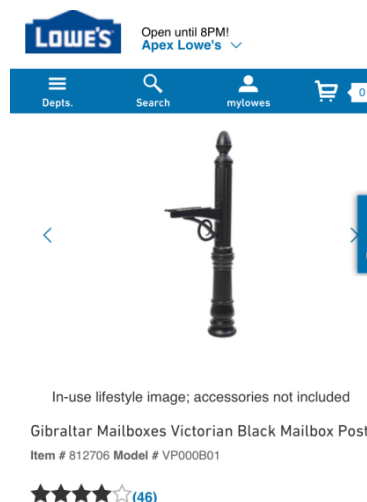
**Acceptable Example - Phase 2 & all other streets
(can be purchased at Lowe's or Home Depot)**



Original mailbox – Phase 1 Glenmore



Acceptable example – Phase 1 Glenmore



MAINTENANCE

It is the responsibility of each Homeowner to ensure that their property is maintained in a way that does not detract from the overall beauty of the community.

Following is a list of areas that should be reviewed on a regular basis to ensure that your property is in good repair and adequately maintained:

1. Shrubbery, Trees, and Lawns
2. Driveways and Sidewalks
3. Decks
4. Fences
5. Play Equipment
6. Roofing
7. Trim and Siding
8. Paint and Stain
9. Garbage Can Storage
10. Mailbox and Post

MAJOR LANDSCAPING

Items NOT Requiring Architectural Approval:

1. Landscaping of a minor nature such as naturalizing an area of the yard or adding low growing shrubs and bedding flowers, provided they do not encroach upon neighboring properties.

Items Requiring Architectural Approval:

1. After initial construction, no tree having a trunk diameter exceeding six (6) inches at a height of two (2) feet above the ground level, shall be removed without the ARB, and / or the Board of Directors prior express written approval, unless the tree is dead or diseased or poses an imminent threat or danger to persons or property.
2. Other types of landscaping that are structural or change the contour of the land and impact drainage in any way, or are adjacent to a property line, or obstruct a neighbor's view, will require approval.

Information Required with Application Submittal:

1. Plot survey plan showing quantity and location of plants.
2. Description of plants.
3. Details of any landscape plan that may change the flow of any drainage / runoff shall be submitted with details, including a plot survey plan, drawing showing the current drainage and/or runoff and drawing showing the proposed change in the drainage flow as a result of the change.

Guidelines:

1. Hedges and Screen planting:
 - A. No hedge or screen planting shall be erected on any lot closer to the front lot line than the front of the house.
 - B. Hedge or screen plantings which form a barrier between properties shall have the following:
 - Agreement for maintenance access.
 - Setbacks to allow for plant growth.

Retaining Walls – see guidelines for **Retaining Walls, page 18**

Ornaments - see guidelines for **Lawn Decorations, page 12**

Garden Plots – see guidelines for **Garden Plots, page 12**

Fences – see guidelines for **Fences, page 10**

PAINTING OF EXTERIOR OF HOUSE

Items NOT Requiring Architectural Approval:

1. Periodic re-painting and re-staining with the existing color.

Items Requiring Architectural Approval:

1. Color changes made to the existing colors including siding, shutters, trim, door, gutters, and downspouts.

Information Required with Application Submittal:

1. Color samples.

Guidelines:

1. Brick will remain unpainted unless originally painted by the builder.
2. Color changes must reflect the house and community color and style of light to medium neutral colors with white or off-white trim.

PARKING

1. No oversized commercial vehicles, trucks, tractors, or inoperable vehicles may be parked on the lot or on common property or within any right-of-way of any street in or adjacent to the Community.
2. All recreational vehicles such as campers, boats, and trailers must be in a garage.

PETS AND PET HOUSES

1. All pet houses shall be maintained so that they are in a good state of repair and not presenting any noxious or offensive odors to nearby neighbors.

Items NOT Requiring Architectural Approval:

1. Pet houses made of wood that are no more than 4'l x 3'w x 3'h, at least ten (10) feet from the property line, and not visible from the street or by adjoining neighbors (i.e. hidden by shrubbery).

Items Requiring Architectural Approval:

1. All pet houses not meeting the requirements above.

Information Required with Application Submittal:

1. Plot survey plan showing the location of the proposed structure/ enclosure.
2. Description of the materials to be used.
3. Description of the type, size, and number of animal(s) to be enclosed.
4. Description of the plantings to be provided for screening.

Guidelines for the Housing of Animals:

1. No dangerous animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot.
2. Dogs, cats or other household pets may be kept, provided that they are not bred or maintained for commercial purposes.

RADIO / TV ANTENNAS AND SATELLITE DISHES

Items NOT Requiring Architectural Approval:

1. Antennas located in the attic do not require approval.

Items Requiring Architectural Approval:

1. All exterior-mounted radio / TV antennas and satellite dishes require architectural approval.

Information Required with Application Submittal:

1. Size of the dish.
2. Plot survey plan showing location of antenna or dish.
3. Description of plantings used to camouflage the equipment, if applicable.

Guidelines:

1. A satellite dish which meets size requirements may be located on any lot zoned for residential use in Landsdowne, provided that it meets the following requirements:
 - A. Satellite dishes will not be located within ten (10) feet of side or rear property lines.

- B. Satellite dishes installed at ground level must be screened so the dish is not visible from any street or neighboring property as viewed from ground level. The screen will consist of live evergreen screening.
- C. Any tree removal required must adhere to tree removal restrictions. Under Major Landscaping Section.
- D. Satellite dishes may be located on the roof of a building provided that the dish is not on the portion of the roof facing the street, and the highest point of the dish is no higher than the peak of the roof.
- E. Satellite dishes may be mounted on the back or on the side of the homeowner's building but must not be mounted on the front. If mounted on the side of the building, dishes cannot be placed within ten (10) feet of the front of the dwelling.

RETAINING WALLS

Items Requiring Architectural Approval:

1. All retaining walls, including those retaining landscaping and gardens, require approval.

Information Required with Application Submittal:

1. Plot plan indicating the location of the wall with respect to the property lines and house. Dimensions must be included.
2. Elevation view of the wall with dimensions.
3. The wall may need to include drainage elements. Diagram showing cross sections of the wall identifying elements behind the wall to facilitate drainage of runoff from behind the wall.
4. Description of wall materials to be used, along with photographic samples.
5. Description of any fences or railings to be installed on top of the wall.

Guidelines:

1. Materials for the wall shall be concrete or landscaping (segmental) blocks. Wood shall not be used in any part of the wall.
2. The aesthetics of the wall shall be consistent with the rest of the property.
3. The wall shall include drainage elements to relieve the build-up of water pressure behind the wall.
4. Consider the need for a fence or railing on top of the wall for walls greater than 4 feet in height.
5. The wall shall not negatively impact drainage of runoff from the property.

SKYLIGHTS AND ATTIC FANS

Items Requiring Architectural Approval:

1. The addition of a skylight or attic fan that alters the exterior of the roof must be approved by the ARB.

Information Required with Application Submittal:

1. Plot Survey plan showing the location of the addition.
2. Description of style, size, and materials to be used.

SOLAR PANELS

Items Requiring Architectural Approval:

1. All solar panels require architectural approval.

Information Required with Application Submittal:

1. Drawing showing the location of photovoltaic units and any other components of the system that are mounted outside.

Guidelines:

1. Solar panels shall be installed to be as inconspicuous as possible.
2. Solar panels should be placed on the rear of the home or on the side that has the least public exposure.
3. Solar panels must be attached to the roof, not free standing or ground mounted.
4. Every effort must be taken to camouflage the plumbing and supports for the panels. All metal parts shall be painted to match roof coloring. There shall be a minimum exposure of piping. Piping running down the side of the dwelling is not permitted.
5. The ideal installation is one that is laid flat on the roof.
6. Any tree removal required to permit increased solar exposure to the panels must adhere to the tree removal guidelines. (See the Major Landscaping section)
7. No topping or removal of trees on Association common areas and / or greenways is allowed.

STORAGE

1. No trade materials or inventions may be stored upon any lot.
2. Materials for modification projects shall be discreetly placed and maintained in an orderly manner.

SWIMMING POOLS AND HOT TUBS

Items NOT Requiring Architectural Approval:

1. Small, temporary children's pools that are emptied daily.

Items Requiring Architectural Approval:

1. Hot tubs
2. Permanent pools

Information Required with Application Submittal:

1. Plans and specifications showing the nature, kind, shape, depth, and materials.
2. Plot survey plan showing the location of pool or hot tub.
3. Plan for screening (fencing and/or live screening) including material type. *(See Fence Section on page 10.)*
4. Description of impacts to drainage.

Guidelines:

1. Only in-ground pools are allowed.
2. Any wood support structure must be the same color as the house or deck unless ARB approval is obtained.
3. Pool or hot tub cannot be located within a buffer or easement.
4. All Health Department regulations must be met.
5. Pool or hot tub must be screened from view from any street.

SWING SETS, PLAY HOUSES, AND JUNGLE GYMS

Items Requiring Architectural Approval:

1. All play equipment must be approved by the ARB prior to placement.

Information Required with Application Submittal:

1. Plot survey plan showing location of play equipment and distance from the property lines.
2. Drawings or pictures of the play equipment.

Guidelines:

1. Play equipment must be installed to be as inconspicuous as possible. It cannot be placed any closer to the adjoining property lines than ten (10) feet. The preferred location is in the rear, directly behind the house, but each request will be reviewed on its own merit.
2. Screening may be required along the property lines in order to block the view and / or noise from neighboring lots. Landscape plans shall accompany the submittal.
3. Permanent sets must be wooden. No metal swing sets allowed.

WASTE & RECYCLE BIN LOCATION

Guidelines:

1. Waste cans and recycle bins shall not be located in front of the house.