

NEIGHBORHOOD LIVING STANDARDS
SINGLE FAMILY DETACHED HOMES

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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 (Standard 1)
Exterior Lighting (Standard 2)
Garden Plots (Standard 3)
Play Equipment (Standard 4)
Basketball Goals (Standard 5)
Children's Wading Pools (Standard 6)
Ornamental Trees and Shrubbery (Standard 8)
Repainting with same color (Standard 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, 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 Standards. Additional Forms are available from the John Wieland Homes & Neighborhoods Sales Office or the Covenants Committee.
3. The Covenants Committee typically meets on a regular basis. By the Neighborhood Covenants, a response to a modification request must be provided within sixty (60) days.

COVENANT ENFORCEMENT PROCEDURES

1. Apparent Covenant violations – as may be 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 may refer the matter to the Board of Directors for resolution.
3. If necessary, follow-up correspondence requesting immediate action will be sent. Possible sanctions include: (A) suspension of the right to vote; (B) suspension of the privilege of using the recreational facilities; (C) recordation of notice of Covenant violation with the Superior Court; (D) imposition of a fine on a per violation and/or per day basis; (E) commencement of legal proceedings; (F) correction of the violation by the Association with all costs charged to the violator; and/or (G) filing of a lien for all fines and costs to correct the violation.

NEIGHBORHOOD LIVING STANDARDS
Single Family Detached Homes

STANDARD NUMBER 1

Patios and Walkways

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

STANDARD NUMBER 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, including, but not limited to, items such as bird baths, wagon wheels, sculptures/statuary, fountains, pools, antennas, flower pots, free-standing poles of any type, flag poles, and items attached to approved structures.
2. A Form is not required to be submitted for a single attached flagpole, not to exceed six (6) feet in length, attached to the front portion of the house or attached to the house in the garage entry area.
3. 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:
 - A. Lighting does not exceed twelve (12) inches in height, **and**
 - B. The number of lights does not exceed twelve (12), **and**
 - C. The total wattage does not exceed 100 watts, all lights are white or clear, non-glare, and located so as to cause minimal visual impact on adjacent properties and streets.
4. Front doors and front 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)) that blend with the exterior color of the house, containing evergreens/flowers do not require the submission of a Form.
5. Objects will be evaluated on criteria such as location, proportion, color, and appropriateness to the surrounding environment.

6. Holiday decorations and lighting may be installed in a reasonable manner for the various recognized holidays. Holiday decorations and lighting may be in use for a period not to exceed thirty (30) days. Holiday decorations and lighting must be placed so as to have a minimum sensory impact on neighboring properties.

STANDARD NUMBER 3

Garden Plots

1. A Form must be submitted for garden plots unless **all** of the following conditions are met:
 - A. The plot is located behind the rear of the house;
 - B. The size of the plot is limited to 150 square feet or $\frac{1}{4}$ of the rear yard, whichever is smaller; and
 - C. The maximum height of plants is less than four (4) feet at full growth.
2. EXCEPTION: Garden plots for cluster houses, houses set on lots at angles, and houses on corner lots will be considered on an individual basis when a Form is submitted.

STANDARD NUMBER 4

Play Equipment

1. Except for lots adjacent to a lake, the Form is not required to be submitted for play equipment if the play equipment is located:
 - A. Within the extended right and left sides of the house;
 - B. In the rear yard;
 - C. Within a screened and fenced area of the rear of the house, if yard is fenced; and
 - D. Does not exceed fifteen (15) feet in height and will have a minimum visual impact on adjacent properties.
2. All play equipment, including, but not limited to, swing sets, slides, seesaws, jungle gyms, etc., exclusive of wearing surfaces (slide poles, climbing rungs, swing seats, etc.) will generally be required to blend into the surrounding environment through the use of earthen colors comparable to dark green or brown.
3. A baseball backstop or similar item is not considered as play equipment, and must comply with the fence Standards.

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.

STANDARD NUMBER 5

Basketball Goals

1. A Form is not required to be submitted if **all** the following requirements are met:
 - A. The backboard is perpendicular to the primary street on which the house is located;
 - B. The backboard is white, beige, light gray, or clear;
 - C. The backboard post is painted black; and
 - D. The homeowner obtains **written** approval of any neighbor who may be impacted by play.
2. One rectangle surrounding the hoop is permissible. Basketball goals may **not** be attached to the house. Portable goals may not be maintained for periods of more than twenty-four (24) hours in the street or at the curb.

STANDARD NUMBER 6

Private Pools

1. A Form is not required to be submitted for children's portable wading pools (those that can be emptied at night) that do not exceed eighteen (18) inches in depth and whose surface area does not exceed thirty-six (36) square feet.
2. Pools exceeding thirty-six (36) square feet located above the ground are not allowed.
3. A Form must be submitted for all in-ground pools.
 - A. Appearance, height, and detailing of all retaining walls must be consistent with the architectural character of the house. Some terracing may be acceptable.
 - B. The pool must have adequate fencing. Preferred privacy fencing for lots with pools or spas must be consistent with the attached privacy fence exhibit.
 - C. The maximum allowable pool area is 1000 square feet.
 - D. Glaring light sources that have a visual impact on neighboring lots are not allowed.
 - E. Landscaping enhancement of the pool area and screening with landscaping is required and must be included with the submitted Form and plan.
4. A Form must be submitted for all exterior spas or hot tubs. Spas and hot tubs must be screened from adjacent properties and streets.

STANDARD NUMBER 7

Fences

1. The original design concept of a John Wieland Neighborhood promotes a feeling of open space; therefore, fencing is not generally encouraged. For any type of fencing to be considered, a Form must be submitted
2. **Chain link fences or chain link dog runs are not allowed.**
3. The following types of fences may be approved for installation:
 - A. Six-foot **privacy** fence with scalloped tops and post detail as noted (See Exhibit "A"). Material must be cedar, cypress, or #2 or better pressure treated wood.
 - B. Four-foot **picket** fence, either straight, scalloped, or inverted scalloped with an approved tip style (See Exhibit "B"). Material must be cedar, cypress, vinyl, or #2 or better pressure treated wood.
 - C. Maximum four-foot **split rail** fence that may or may not have inside welded wire. The split rail fence may be complimented by the use of a picket style gate or gates (See Exhibit "C"). Material (except for welded wire if used) must be cedar, cypress, or #2 or better pressure treated wood.
 - D. Maximum five-foot **wrought iron** or aluminum style fence with an approved tip style (See Exhibit "D").
4. All Forms must include the following information:
 - A. Picture or drawing of the fence type (see attached Exhibits for acceptable styles).
 - B. Dimensions – Maximum heights are noted above. The maximum span between posts shall be ten (10) feet. The minimum post size shall be 4 X 4 inches and must have two 2 X 8 inch rails or three 2 X 6 inch rails per section.
 - C. Color – Wood fences must be natural or painted to match exterior house trim color. Vinyl fences must be white or match the exterior trim color. Wrought iron or aluminum fences must be black.
 - D. Site Plan – An exact site plan denoting the location of the fence, house, and property lines 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 the lot.
 - E. Crossbeam – Except for exterior lots backing up to non-residential property, crossbeam structure shall not be visible from any street (must face inside toward the 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 Standards.
6. All fence posts for all fences must be set in concrete.
7. No fence shall be allowed on any lot that borders a lake located in any neighborhood.
8. Interior porches – Should the house plan include an interior, corner porch, the fence may begin at the front most corner of the porch in lieu of the rear corner of the house. An interior porch is defined as a porch located on the rear corner of the house, built into the first floor of the house, and covered above by a second floor heated living space.

STANDARD NUMBER 8

Exterior Landscaping, Maintenance, and Composting

1. A Form is not required to be submitted for the addition of six (6) or fewer ornamental trees or shrubs. However, a Form must be submitted for screen plantings (row or cluster style), property line plantings, and ornamental plantings of seven (7) or more.
2. General maintenance of the area from the front property line to the center line of the street (also applies to the side street for a corner lot) is the responsibility of the individual homeowner. Each owner is responsible for removal of debris, clippings, etc., from this area, and should report any problems that might be noted with the asphalt or drainage. All planting areas should be properly maintained at all times, and, after the first frost, affected material should be removed. At the end of the growing season, all dead plant material should be removed. It is suggested that the bare earth be covered with pinestraw, mulch, or similar covering to prevent soil erosion.
3. Forms must include a description of the types and anticipated mature 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 neighborhood.
5. All mulched landscape beds must be covered with natural pinestraw, chopped pine bark mulch, or wood shavings. No artificial mulch or other bed covering may be used without specific approval of the Board of Directors or its designee.
6. The preferred landscape bed edging is a neat four to six (4" – 6") inch deep trench. Other edging, if used, shall not exceed three (3") inches above the turf height and be of a uniform type. Any other style edging must be submitted for approval.
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 shrubs, raking as necessary, 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 neighborhood.
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, composting shall be done with strict adherence to the following Standards:
 - A. All yard waste must be containerized. Only acceptable means of composting may be used. No dumping in wooded areas, cracks or holes in the ground, or other location is allowed.
 - B. Containers cannot exceed one cubic yard in size.
 - C. The composting unit must be located behind the house and screened by hedges or similar greenery so that it does not affect the aesthetic appearance from the street or adjacent property.

- D. Contents of composting units may consist of herein listed items **only**: grass clippings, leaves, shrub prunings, flowers, weeds, sawdust, small limbs, and wood ash.
- E. Unacceptable composting items include, but are not limited to: meat, bones, dairy products, fish, greasy foods, animal feces, poultry, unchopped wood, wastes, and diseased plants.
- F. Before installation, a Form must be completed and submitted to the Covenants Committee for approval or disapproval.

STANDARD NUMBER 9

Firewood

1. Firewood piles are to be maintained in good order and must generally be located between the right and left sides 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 the street. For example, a woodpile located under a deck may be covered with an earthen colored tarp and screened with appropriate shrubs.

STANDARD NUMBER 10

Decks

1. A Form must be submitted for **all** decks.
2. The Form must include a site plan denoting location, dimensions, materials, and color.
 - A. In most cases, the deck may not extend beyond the right and left sides of the home.
 - B. Materials must be cedar, cypress, or #2 or better pressure treated wood. Any other decking materials must be specifically approved by the Board of Directors or its designee.
 - C. Color must be natural, stained, or painted to match the exterior of the home.
3. Vertical supports for wood decks must be a minimum of four by six (4" X 6") inch wood posts OR painted metal poles, boxed in to give the appearance of wood columns.
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 deck construction.

STANDARD NUMBER 11

Exterior Building Alterations

1. A Form must be submitted for **all** exterior building alterations, including, but not limited to, storm doors or windows, removal or installation of shutters, construction of driveways or parking pads, garages, carports, porches, attached storage space, and

room additions to the home. Repainting of the house or trim does not require a Form if the color(s) are not 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 that the following information be submitted along with the Form:
 - A. A paint sample or picture of the paint color used in or approved for this or another John Wieland Neighborhood in the same County. The address of the home and neighborhood where the color has been approved must be identified.
 - B. Area of home to be re-painted.
 - C. Photograph of your home and homes on either side (in most cases, adjacent homes cannot be painted the same color).
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 of the house. The Form must contain the following information:
 - A. Picture or drawing of all windows or doors on which storm windows or doors will be installed;
 - B. Picture depicting the style of storm window or door to be installed; and
 - C. Color.
5. If County authorities make any changes to the plans as approved by the Covenants Committee, the owner must submit changes for re-approval, prior to construction.
6. A Form must be submitted for all tennis courts. Lighted courts (other than the neighborhood courts) are not allowed.
7. Detached buildings will be considered only for lots sized one (1) acre or more.
 - A. Detached buildings must be located within the extended right and left sides of the home.
 - B. Detached buildings shall be limited to 400 square feet.
 - C. Detached buildings may not be used for any purpose that may be deemed by the Board of Directors or its designee to cause disorderly, unsightly, or unkempt conditions. Detached buildings may not be used for living space.
 - D. Detached building exterior materials must match the architectural character of the home, and be built with the same type of materials.
 - E. Plastic or metal storage sheds or other structures are not allowed.
8. Owners are advised that a building permit may be required for certain exterior building alterations.
9. A Form must be submitted for all dog houses, including a site plan denoting location, dimensions, materials, and color. All dog houses must be located where they will have a minimal visual impact on adjacent properties.
 - A. Materials must be cedar, cypress, or #2 or better pressure treated wood.
 - B. Color must be natural, stained, or painted to match the exterior of the home.
 - C. No plastic or metal dog houses are allowed.

STANDARD NUMBER 12

Vehicles, Parking, and Traffic

1. Except for passenger, non-commercial vehicles, no boat, trailer, camper, recreational vehicle, 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 vehicles 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. Parking of vehicles on the street is prohibited. Temporary parking (four (4) hours or less) is allowed if not a nuisance to neighbors or an impediment to traffic flow. Homeowners are responsible for guest parking and must insure that guests park in a safe manner and do not impede access to other driveways and traffic.
4. All vehicle operators should observe all local, County, and State traffic regulations at all times while in the Neighborhood.
5. The operation of golf carts, motorized scooters, non-licensed mopeds or mini-bikes, and ATVs is not allowed on streets, sidewalks, paths, or common areas, except for the use of golf carts on designated paths.

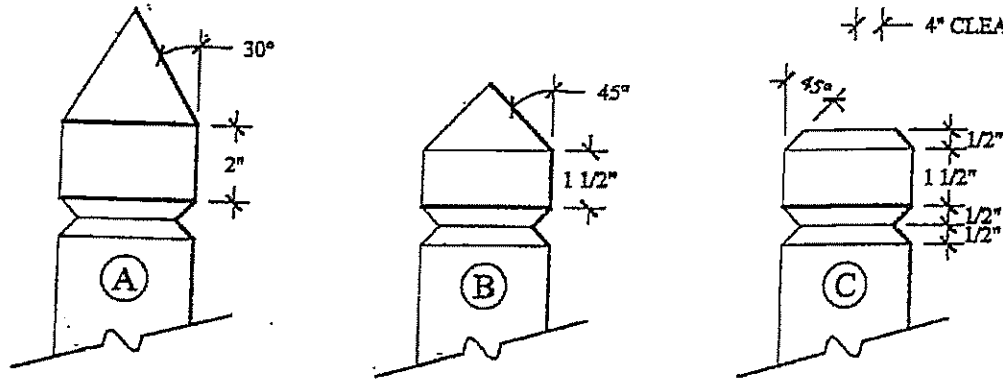
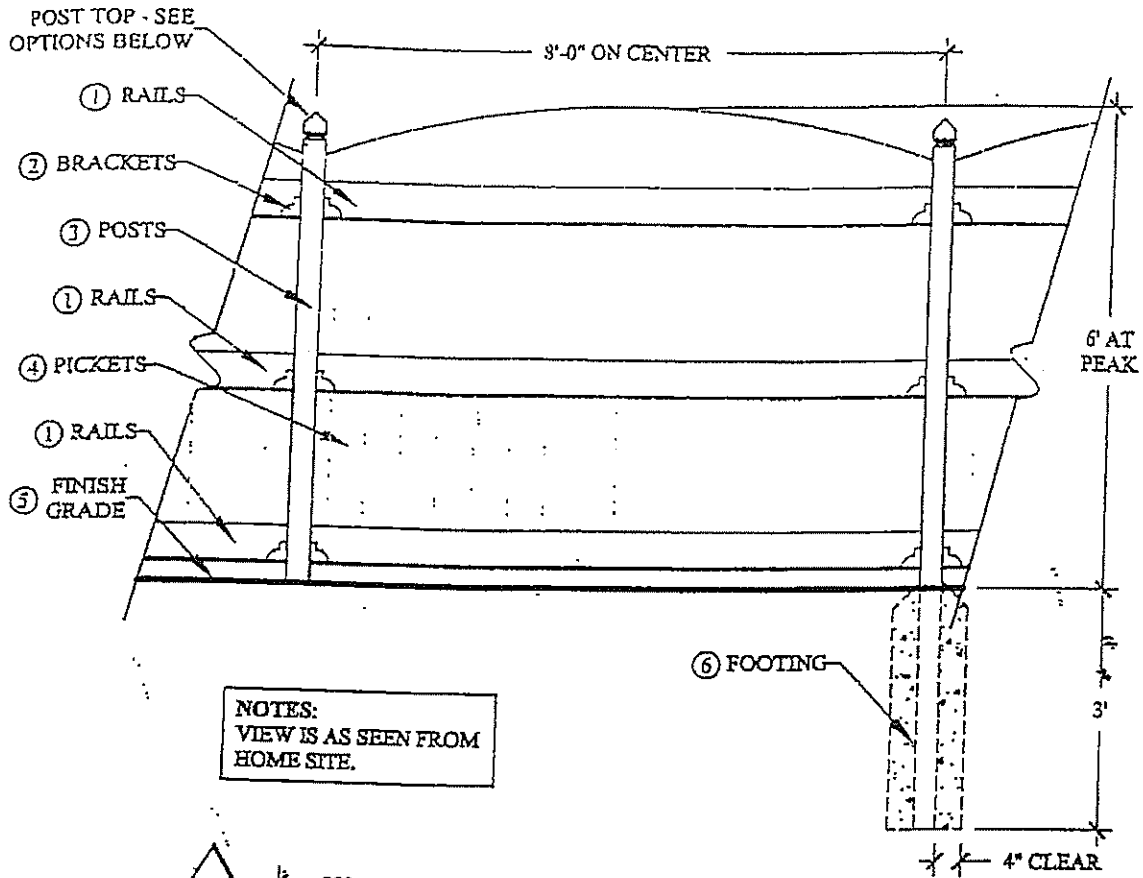
STANDARD NUMBER 13

Satellite Dishes

1. 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 Neighborhood, 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 and its affiliates 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 Neighborhood. 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.
2. A standard modification Form must be submitted for any installation of more than one satellite dish or antenna
3. A satellite dish or antenna may be mounted only on the ground of the owner's property, the rear exterior wall of the house, or the roof.
4. Placement should be between the right and left sides of the house and behind the center-line or peaks of the roof of the house.

5. In all cases, the satellite dish or antenna shall be located so that it is not visible from the street. Mounting at the roof ridge or on the chimney above the ridge is not allowed.
6. If a rear mounted location is not feasible due to poor quality of reception or the orientation of the house, a Form must be submitted, and is subject to approval by the Covenants Committee prior to installation. A sidewall location may be approved if the following Standards are met:
 - A. Located near existing air conditioning condensers, gas meter, and electric meter;
 - B. Mounted on the wall with the top of the device no higher than five (5) feet above grade;
 - C. Mounted on the ground within five (5) feet of air conditioning condensers, gas meter, and electric meter, and within two (2) feet of house sidewall.
 - D. Color of device shall be utility gray or similar color to match adjacent utility devices; and
 - E. Ground mounted devices shall be screened from street view by adequate and approved landscaping materials.

EXHIBIT 'A' 6 FOOT WOOD PRIVACY FENCE DETAILS

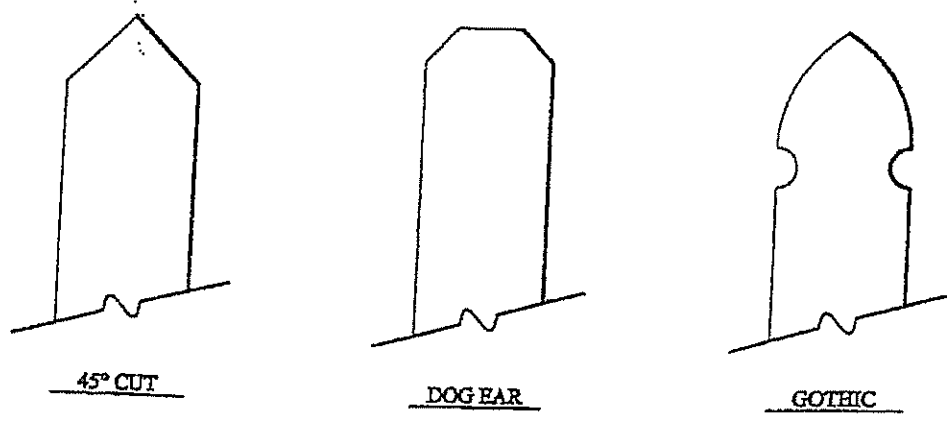
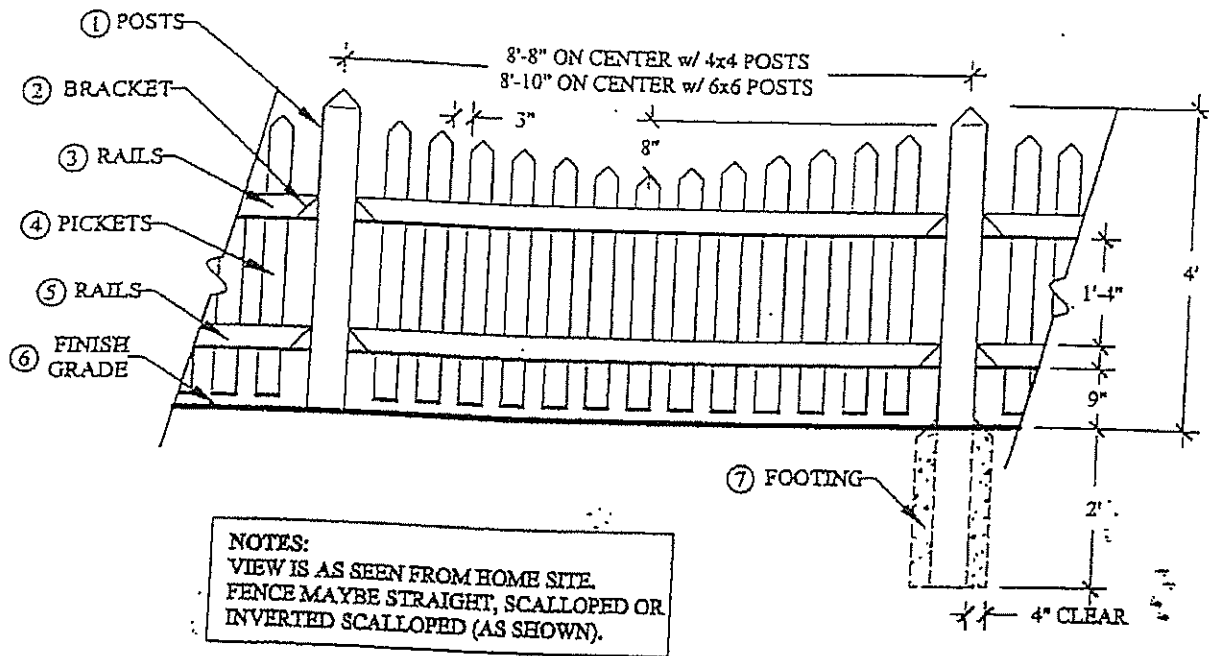


POST TOP OPTIONS

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.

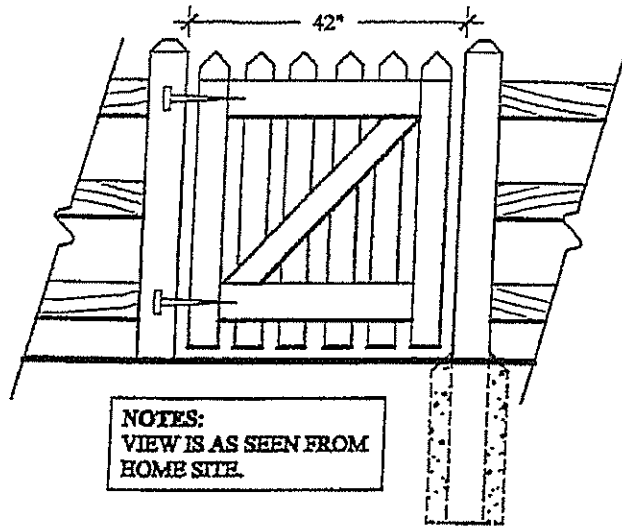
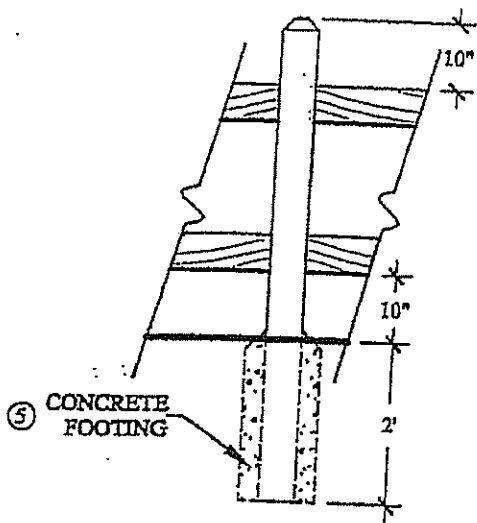
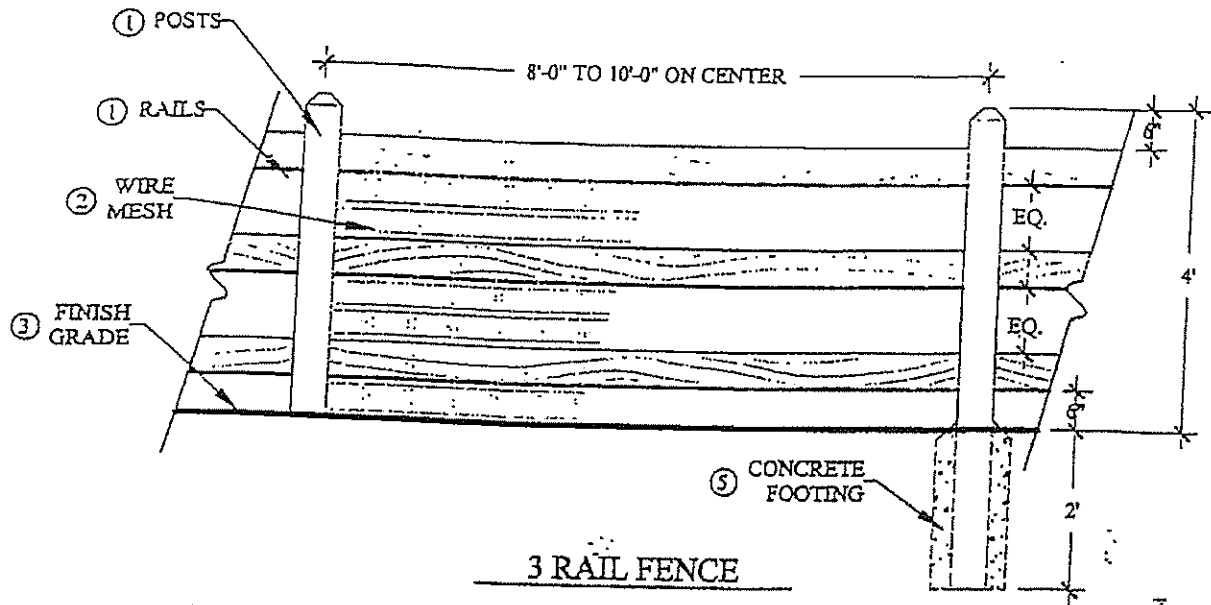
EXHIBIT 'B' PICKET FENCE DETAILS



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.
 7. CONCRETE FOOTING.

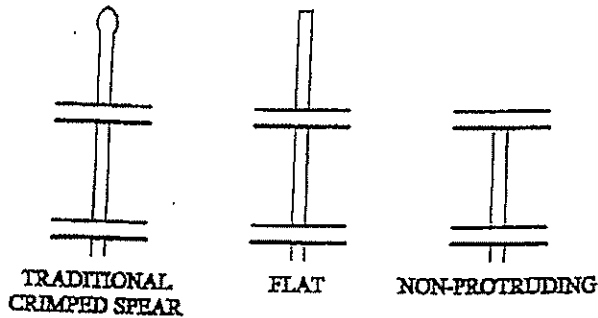
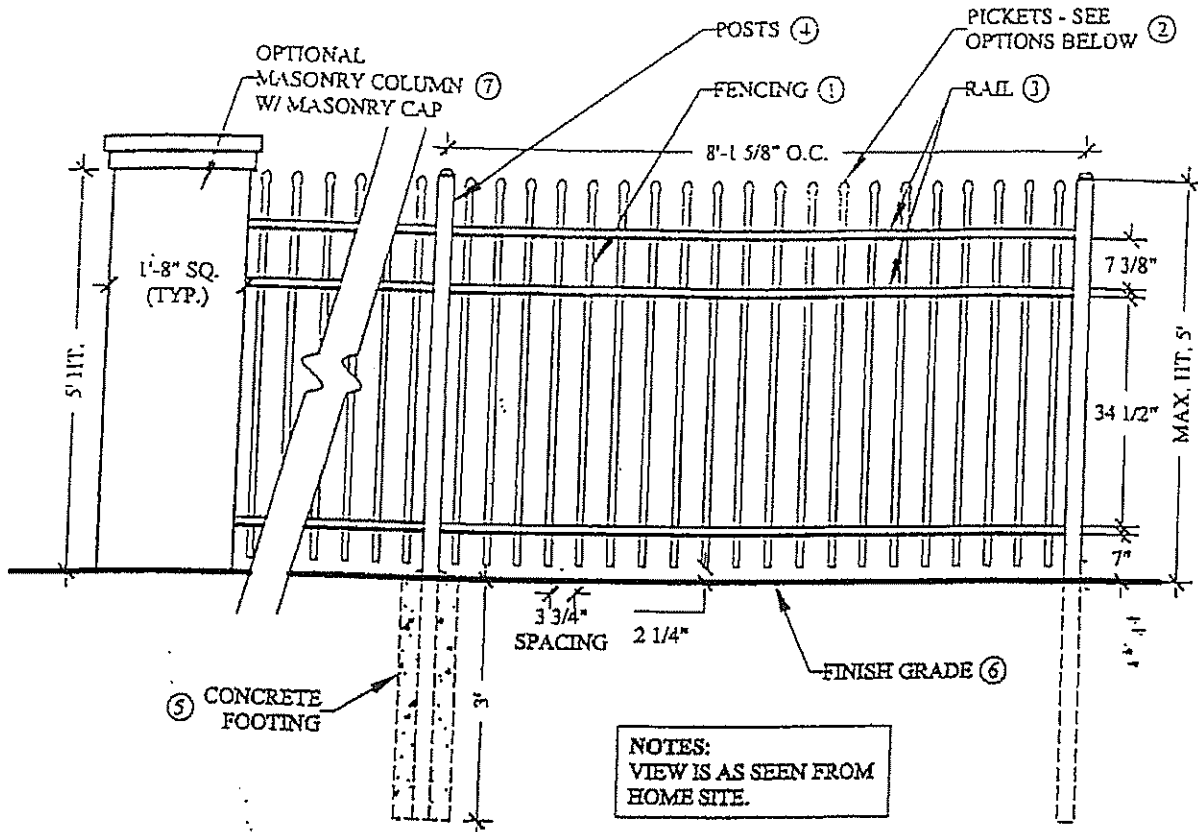
EXHIBIT 'C' SPLIT RAIL FENCE DETAILS



NOTES:

1. CEDAR, CYPRESS OR PRESSURE TREATED PINE SPLIT RAILS.
2. 6x6 OR 2x4 GALV. WELDED WIRE MESH w/ BLACK VINYL COATING STAPLED TO HOUSE SITE SIDE OF FENCE.
3. FINISHED GRADE. MAINTAIN 12 INCH WIDE FINE STRAW BED (6 INCHES EITHER SIDE) UNDER ENTIRE LENGTH OF FENCE.
4. 4x4 OR 6x6 PRESSURE TREATED POSTS.
5. CONCRETE OR TAMPED EARTH 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.