

WATSON FARMS
ARCHITECTURAL CONTROL GUIDELINES

- 1. FENCING REQUIREMENTS:** The following types of fences will generally be approved by the Architectural Control Committee:

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| A) Board on Board | D) Wrought Iron |
| B) Cape Cod | E) Vinyl Clad Chain Link, 4'ht. |
| C) Picket | F) Split Rail |

The following will generally not be approved by the Architectural Control Committee:

- A) Plain chain link fence.
- B) Stockade style fence.

ALL fence types must be approved by the Architectural Control Committee prior to the fence installation. The ACC reserves the right to inspect the fence anytime before, during or after construction to ensure compliance with the approved fencing plan.

FENCE LOCATIONS: All fencing must be approved for location, design and materials prior to installation. The following are guidelines regarding fencing locations which generally will be approved by the Architectural Control Committee:

- A) No fencing will be allowed inside the front set back line of the house. For corner lots, this includes the side yard facing the street side of the residence.
- B) Fencing within rear yard and side yard set back easements or any other easements will be discouraged by the Architectural Control Committee. If fencing is approved in any such easement, the lot owner shall have sole responsibility for removal and reinstallation if the easement is used.
- C) Fencing around all lakes will be limited to a height of 48", from existing grade, except that a wrought iron fence of up to 60" in height will be permitted around a swimming pool.

FENCING, APPROVED CONSTRUCTION TECHNIQUES: All fencing shall be constructed of quality materials. All fencing shall be properly braced with all posts either concreted into ground or placed at a depth whereby the fence will be secure and will not move.

FENCING, BRACING: All fence bracing or ribbing shall be on the inside of the fence unless otherwise approved by the ACC.

FENCING, MAINTENANCE: All fences must be maintained in a reasonable fashion. Any warped, damaged or missing boards shall be promptly replaced. Any painted or stained fences shall be maintained whereby the fence always has an attractive appearance. Any notice from the Architectural Control Committee of a homeowner's failure to properly maintain a fence shall be corrected within 15 days of receipt of the notice. If the violation is not timely corrected, the Architectural Control Committee through the Homeowners Association, retains the right to correct the violation and bill the homeowner for all applicable costs pursuant to the terms and conditions of the Watson Farms Declaration.

INVISIBLE FENCING: Generally, requests for invisible fencing will be approved subject to Architectural Control Committee approval of the proposed fence location prior to installation. All controller boxes, etc., shall be hidden from view and the wire line must be reseeded.

2. **MINIBARNS, ACCESSORY STRUCTURES, DOG KENNELS, DOG HOUSES:** Requests for the approval of minibarns and accessory structures (including dog kennels) generally will be denied. Any other accessory structure must be approved by the ACC prior to construction and must be appropriately screened from view. Dog houses must be approved for location and materials by the ACC prior to construction. Dog houses should be placed in a location whereby they are not unsightly, unsanitary or nuisances to surrounding homeowners. All dog houses must be constructed of quality materials with neutral colors, siding and trim painted to match the primary colors of the residence of the applicant.
3. **DECKS:** Generally, requests for decks will be approved subject to the following requirements:
 - A) The deck shall be constructed with quality materials.
 - B) Railing on the deck shall not exceed four feet (4').
 - C) Final configuration of the deck must be approved prior to the commencement of construction.
4. **PORCHES, SCREENED IN PORCHES, ROOM AND GARAGE ADDITIONS:** Generally, requests for screened in porches and room additions will be approved subject to the following guidelines:
 - A) The additions shall be constructed with quality materials.
 - B) The roofline shall follow the natural roofline of the home, or be approved by the ACC.
 - C) The roof, siding, and trim shall match the primary residence.
 - D) All detailed construction plans must be approved prior to the commencement of construction.
5. **GAZEBOS:** Generally, gazebos will be approved subject to the following guidelines:
 - A) The gazebo shall be built with quality materials.
 - B) Design and placement of the gazebo must be approved by the ACC.
 - C) Height of the structure shall not exceed fifteen feet (15').
6. **PLAY HOUSES:** Play houses shall not exceed eight feet (8') to the top of the roof line and the location shall be approved by the Architectural Control Committee. All play houses are subject to the following guidelines:
 - A) The structure shall be constructed with quality materials.
 - B) The roof materials, siding and trim colors shall match the color of the primary residence.
 - C) No metal structure will be approved.
 - D) All detailed construction plans must be approved prior to the commencement of construction. Size shall not exceed forty-eight (48) square feet without Architectural Control Committee approval.

7. **PLAYGROUNDS:** All requests for playground structures must be approved by the ACC prior to installation. Generally, requests for the installation of non-commercial metal playgrounds will be denied. Generally, requests for playgrounds will be approved subject to the following guidelines:

- A) Approved location.
- B) Construction with quality materials.
- C) Height not to exceed thirteen feet (13') unless specifically approved by the ACC.

8. **SWIMMING POOLS:** Only requests for In-Ground pools will be approved by the ACC. A detailed development plan must be provided to the ACC prior to the commencement of construction. NO alteration to the existing grade may be done without the approval of the ACC. Any proposed grade changes must be shown on the proposed plans. "Baby" pools over six feet in diameter and over ten inches in height are considered above ground pools and are therefore prohibited.

POOL FENCING: The following types of fencing will be acceptable around a pool area:

- A) Board on Board
- B) Cape Cod
- C) Picket
- D) Wrought Iron

POOL HOUSES: Requests for pool houses with changing areas and storage sheds/minibarns will generally be rejected. Pool equipment storage areas generally will be approved as long as the structure is solely used for the storage of chemicals, pumps, heaters and other pool related maintenance supplies. This structure shall not exceed eight feet (8') to the top of the roofline and shall be located directly behind the primary residence. All structures are subject to the following guidelines:

- A) The structure shall be constructed with quality materials.
- B) The roof material, siding and trim shall match the color of the primary residence.
- C) No metal structures will be approved.
- D) All detailed construction plans must be approved prior to the commencement of construction. Size shall not exceed thirty-two (32) square feet without ACC approval.

9. **BASKETBALL GOALS/COURTS:** Generally, requests for the installation of basketball courts will be approved subject to the following guidelines:

BASKETBALL COURTS:

- A) Basketball courts are preferred within the owner's driveway. Driveway basketball courts must be a concrete surface. Backyard basketball courts will only be permitted when the driveway will not accommodate a level playing surface and must be approved by the ACC in advance. No courts will be permitted in the public streets or cul-de-sacs.

- B) Backyard courts must be hard surfaces and will not be approved in excess of 25 feet by 25 feet.
- C) Generally, no lighting will be permitted.

BASKETBALL GOALS:

- A) The backboard shall be made of clear plexiglass or acrylic.
- B) No wooden backboards will be approved.
- C) Location: Final location of the basketball goal shall be approved by the ACC prior to installation. No basketball board or rim may be attached to the primary residence. Generally, basketball goals will be approved if they are located adjacent to driveways. All basketball goal logos shall be approved as part of the initial application.

10. ANTENNAE: TV, RADIO AND SATELLITE: Each lot may contain one satellite dish. The satellite dish may not be more than eighteen (18") inches in diameter and, so long as adequate reception may be maintained, it should be attached to the back or side of the house in a location not visible from the street. Television antennas will be allowed only inside the attics of residences.

11. LAWN ORNAMENTS: All lawn ornaments and other items added to the lot beyond the primary residence are subject to the approval of the ACC. Ornamental items will be evaluated for size, appearance, and number.

Generally, ornamental bird baths will be approved as long as they do not exceed three feet (3') in height. Generally, concrete lawn ornaments which exceed two feet (2') in height, such as deer and other statuary, will not be approved by the ACC.

12. LANDSCAPE DESIGNS & PLANTING BEDS: Landscape designs and planting beds are subject to review of the ACC. Landscape designs need not be professionally drafted and may, after approval, be constructed in phases. The ACC reserves the right to deny any request based upon a lack of conformity to the established aesthetics of the neighborhood.

Where the planting beds (1) do not exceed forty percent (40%) of the front yard and forty percent (40%) of the back yard; (2) do not include any fountains, lighting, or statuary; and (3) conform to the established aesthetics of the neighborhood, ACC approval shall not be required.

Dead shrubbery and trees must be removed. At least fifty percent (50%) of the front yard shall consist of grass.

13. SODDING AND TREES: All front and side yards to back edge of house must be sodded. On all corner lots, both areas adjacent to roadway shall be treated as front yards and shall be subject to sodding requirements and fencing limitations.

TREES: Minimum tree and planting bed requirements shall be established by the ACC on a section by section basis.

14. SIGNAGE: All signage is subject to local and state regulations. The Declarant and its builders reserve certain sign rights as outlined in the Covenants and Restrictions and the Declaration. All signage, except that of the Developer and approved builders, is subject to the approval of the ACC.

No signage shall be located in such a place whereby it restricts or obstructs traffic visibility. No identification signage will be allowed within the right-of-way of a dedicated public street or in any area not specifically approved by the ACC.

TEMPORARY SIGNAGE: All temporary signage is subject to ACC approval. After the initial sale of a residence (by the builder), only one "For Sale" sign shall be allowed in the front yard of a primary residence. Prior to the initial sale, a builder and realtor sign will be allowed, subject to ACC approval of placement, size and colors utilized.

Garage or yard sale signs will be permitted with in the following guidelines: No owner may advertise more than one sale per year and no sale may last more than 2 days. One sign may be displayed on the owner's lot and one additional sign may be displayed in the entryway, so long as it contains the address of the property, the date and time of the sale and is not displayed more than 48 hours prior to the sale or more than 2 hours after the conclusion of the sale.

PROHIBITED SIGNAGE: The following signage generally will be denied:

- A) Signs advertising goods, services or home occupations.
- B) Flashing or blinking signs.
- C) During development, no entranceway signage shall be allowed except by the Declarant and its designated builders. This specifically addresses yard or garage sales and for sale by owners.

15. **LIGHTS AND MAILBOXES:** The Developer shall establish a standard mailbox and yard or coach light for each section. The cost of each shall be the responsibility of the purchaser or builder of the home. The homeowner shall be responsible to keep each in good repair and shall not alter either without ACC approval. The homeowner at all times shall keep the dusk to dawn lighting in good repair with working light bulbs.

All additional lighting is subject to ACC approval prior to installation.

16. **EXTERIOR PAINTING:** Subdued, earthen tone or white colors, which are in conformity with other house colors in Watson Farms, do not need to be submitted to the ACC for approval. No change of any exterior color (base or trim) to a bold, bright color, or any color not already in general use within Watson Farms shall be made without the consent of the ACC. The ACC reserves the right to restrict the colors which are utilized in repainting any exterior.

17. **FLAG POLES:** Generally, requests for flag poles will be approved subject to the pole being made of quality materials firmly secured into the ground and not exceeding twenty feet (20') in height.

18. **BIRD HOUSES:** Generally, requests for bird houses will be approved subject to the following criteria:

- A) All pole mounted bird houses shall be located in the rear yard of a residence secured firmly into the ground in an approved location.
- B) Quality materials shall be utilized in the construction of the bird house.
- C) The installation or hanging of more than three bird houses or feeders must be approved by the ACC.

19. **BUG ZAPPERS:** Generally, requests for electric bug zappers will be approved subject to approval of location. Bug Zappers must be turned off no later than 10:00 p.m.
20. **DRAINAGE:** No above ground or exposed pipes or tubing will be permitted. No open drainage, whether from sewage, storm water or sump pumps, will be permitted into the front of any yard. No sump pumps will discharge into the front of any yard. Where available, sump pumps are encouraged to drain directly into a storm sewer. Lake lots are encouraged to drain storm water directly into the lake. No above ground or exposed pipes are permitted more than four feet (4') from the base of a house.
21. **RETAINING WALLS:** Any retaining wall or sea wall must be approved by the Architectural Control Committee before installation. Retaining walls which divert ground water onto adjoining properties or which otherwise substantially change the existing drainage pattern will not be approved.
22. **NUISANCE:** Any condition or occurrence (i.e., portable basketball goal, trampoline, etc.) that is deemed a neighborhood nuisance as a direct result of a neighborhood petition shall be (and remain) removed or ceased at once upon written notice to the homeowner.
23. **OTHER:** Any alteration or improvement made to a lot within the community is subject to ACC approval prior to its commencement. All questions should be directed in writing to the ACC.
24. **NON-INVALIDITY OF ACC GUIDELINES:** No Declaration of a court of competent jurisdiction of the invalidity of any regulation or part of a regulation contained in these guidelines shall invalidate any other portion of these guidelines.
25. **CONFLICT:** Any conflict or ambiguity arising from the application of the requirements of these guidelines and the requirements of the Declaration of Covenants and Restrictions shall be resolved in favor of the application of the Declaration of Covenants and Restrictions.

Approved by WFHOA Board 10/3/99