

ARCHITECTURAL CONTROL COMMITTEE GUIDELINES FOR HIDDEN COVE COMMUNITY

(Drafted January 5th, 2005 – Revision Posted March 31, 2006)

PURPOSE OF THE GUIDELINES:

The purpose of setting guidelines for Hidden Cove is to preserve the quality of life and the value of the property for all residents of the community.

The Covenants give the Board of Directors the discretionary authority to establish rules and regulations to maintain aesthetic harmony within the community. This document is therefore provided as a supplement to, and/or a clarification of, the "Covenants and Restrictions" (specifically, Article VI) provided by Community Club Management and as recorded at Deed Book BK22016 PG0079 (filed and recorded Jan 8, 2001).

GUIDELINES AND REGULATIONS*

ATTACHMENTS TO HOMES:

Nothing may be attached to the exterior of any home (with the exception of seasonal holiday decorations) without the written approval of the Board of Directors. This applies to plaques, planters, trellises and/or any other decorative element.

AUTOMOBILES; BOATS; TRAILERS; OTHER VEHICLES:

No vehicle with signs and/or lettering (except vehicles used by subcontractor for resident or Association maintenance) and/or boat, trailer, camper, truck or utility trailer, shall be permitted to be stored or repaired upon any part of the Association property, except with the written permission of the Board of Directors. Vehicles are not to be parked for the purpose of displaying "For Sale" signage and contact information. Any such vehicles are subject to tow.

FENCING:

To promote aesthetic harmony in the community, all requests for fence erection must be submitted to the management company for approval before any installation may be scheduled. Fencing may be erected within the easement area as described and outlined in the Declaration of Covenants and Restrictions for Hidden Cove, as pertains to individual residences. All fencing must be constructed, in accordance with the fence detail available through the management company and/or Architectural Control Committee.

FRONT DOORS/WINDOWS:

Nothing may be hung or displayed on the front door of any town home with the exception of seasonal holiday decorations. No changes may be made to paint color, hardware or window and/or door encasements without Board approval. Front door must be painted every four years (this process will be facilitated by the Board and will take place for the complex as a whole.) Exception: Doorknobs/deadbolts may be replaced if brass replacement items are used.

HOSES:

All hoses stored on the outside of the town home should be neatly coiled when not in use.

LANDSCAPING MATERIALS:

Natural areas and pine straw mulching provided by the Association must not be disturbed. Residents may provide plantings at the front, rear and side (if applicable) of their home in addition to the Association plantings, provided that they are properly maintained. Mulching around resident-maintained flowerbeds should be pine straw or mini bark nuggets only (and is permitted only in flowerbed areas). Decorative edging must be approved by the Architectural Control Committee in order to be installed around residents planting beds and trees. Natural stone/rock or brick only is approved for community-wide use and it may not be painted (please note – gravel is not permitted.) All materials should be properly installed and maintained by the homeowner.

MAILBOXES:

Nothing may be hung or displayed in the community mail center, with the exception of seasonal holiday decorations. The homeowner's association will maintain the encased bulletin boards to communicate information to residents of the community. The trash can in the mail center is to be used solely for disposal of junk mail items (use for disposal of residential trash is not permitted.)

OUTSIDE STORAGE:

No outside storage is permitted with the exception of grills, patio furniture, garden hoses/hose reels as previously approved herein. This provision applies to the rear of town homes, as well as patios and front stoops. Pet houses, pet bins, bicycles, motorcycles, children's toys and play equipment, lawn furniture, coolers, trash containers, maintenance equipment and/or any item not in usable or workable condition are expressly forbidden under this section. Plastic furniture, folding chairs and similar items are not permitted for placement on the front area of the town home (any other types of patio furniture must be approved by the board if they are to be placed in the front area of the town home.) Any lawn furniture placed on the exterior of the town home must be well-maintained.

OUTSIDE LIGHTING:

Approved landscape lighting and seasonal holiday lighting is acceptable within the community. Rope lighting, colored lighting and/or blinking lights may not be used on the exterior of any town home except during the holiday period.

PARKING:

Resident's vehicles should be parked in their respective numbered parking spot. Every effort should be made to keep resident vehicles off of the street for parking purposes. Resident vehicles shall not be stored (parked for extended periods) in any parking spot. Vehicles stored in any areas are subject to be towed. Residents are not permitted to mark unassigned spaces as reserved (with cones, tape, etc...) Any such items that are left in the lot (cones, tape, etc...), will be viewed as abandoned property and will be discarded. Visitors should not park in the numbered spots that are reserved for residents. Non-functional vehicles or vehicles with flat tires (or similar problems) may not be stored in any spaces in the community (this includes assigned resident spots.) Vehicles parked in the lot (regardless of the spot) that are not in working order, have broken windows, no tires, flat tires or no tags need to be removed and stored elsewhere. A warning sticker will be placed on the vehicle and if not removed within 24-48 hours, it will be towed at the owner's expense. Arrangements will need to be made directly with Hidden Cove's designating towing company from that point forward (so please do not contact Community Club Management or the board because you will be directed to contact the towing company.) Details and contact info for the community's selected towing company will be posted on signs in the community. Vehicles are not to be parked for the purpose of displaying "For Sale" signage and contact information. Any such vehicles are subject to tow.

PETS:

Household pets are permitted, but barking and/or other pet noises should not become a nuisance to other homeowners. Pets may not be left outside for extended periods without the owner present and under no circumstances will outside pens be allowed. Pets should be kept on a leash and/or under the owner's visual and voice control at all times when on Association property. It is absolutely mandatory that the pet's owners pick up any waste that their pet may leave in the community (including natural/pine straw-covered areas) and pet owners should make every attempt to dispose of any pet waste in the designated pet waste receptacles. Failure to dispose of pet waste will result in a warning letter for the first observed offense and a fine (amount to be determined by the board on a case by case basis) for every offense observed thereafter. Pets may not be tied/placed outside home (on chain or other restraint) for extended time periods. Any damage to landscaping caused by pets will be billed at resident's expense.

SATELLITE DISHES:

Satellite dishes are approved for use within the community for receiving commercially broadcast (television) programming. The use of multiple dishes or exterior receiving equipment for audio or video must receive prior Board approval. Dishes must conform to standard size restrictions (less than one meter/39" in size) and placement in an area of the home exterior other than the rear must receive prior Board approval. Satellite cables must be covered or hidden so that they are not visible from the front of the property/town home.

STATUARY:

Statuary, such as birdbaths, landscaping statues, metal artwork, etc... may be tastefully displayed within the residents' easement area only. Displayed items may not be taller than 36" or wider than 24". Real estate-related

signs may be displayed in the front of the town home (please note, only one real estate-related sign is permitted per unit.)

TREES, SHRUBS AND PLANTS:

Residents should maintain plantings within the easement areas of individual town homes in a reasonable fashion. Pending Architectural Control Committee approval, plants may be added to supplement the existing landscape, however, any pre-existing shrubbery or plantings should not be replaced or changed by the resident. Seasonal plantings should be removed when appropriate and dead plantings should be removed immediately. Every effort should be made to remove and replace dead plantings in pots and urns as soon as possible. Artificial plants or flowers are not approved for exterior use. An exception to the use of artificial flowers is granted for seasonal holiday decorations. Dead trees and shrubs that are located on community property should be promptly brought to the attention of the Architectural Control Committee for removal and/or replacement.

TOWNHOME EXTERIORS:

No change to the exterior appearance of any town home shall be made without written permission from the Board of Directors. This includes, but is not limited to, fences, arbors, awnings, exterior lighting, storm doors, skylights, landscaping, painting and/or staining, or any other change affecting the exterior appearance of the home. Residents are responsible for painting and/or taking corrective action to fix any discoloration of the exterior of the town home caused by rust or related elements.

TRASH CONTAINERS:

Trash and trash containers must be stored in the resident's enclosed storage area or at the rear of the town home between trash collection days. Trash containers should be placed in the front of any home only on the day designated for pickup. Placing trash containers on the street on the evening before pickup is certainly acceptable. Every effort should be made to remove containers from the street and into storage (or the rear of the town home) as soon as possible after pickup. For pickup, trash must be put in a container and no bags should left on the sidewalk.

WINDOW TREATMENTS:

All shades, drapery linings, blinds or other window treatments visible from the exterior of the home shall be neutral in color (white, off-white, and beige) and shall always be maintained in proper working order. Bent or missing slats on blinds or shades is not allowed. No stickers or posters of any type, stained glass, or any hanging items may be displayed in any exterior window (the sole exception to this rule is the usage of security company identifier stickers). No reflective material shall be used on any window and the Architectural Control Committee (ACC) must approve any window tinting prior to application.

*** DISCLAIMER:**

The Architectural Control Committee Reserves the right and discretion to augment or modify these guidelines (and therefore notify homeowners of any complaints) at any point based upon changes in the community.