

SECTION IV

GUIDELINES, RULES AND REGULATIONS

FOR

GROSVENOR HOMEOWNERS ASSOCIATION, INC

Grosvenor Homeowners Association Architectural Control Rules and Regulations

WHAT ARE THE COVENANTS?

The Declaration of Covenants (Covenants) was included as part of the many documents you should have received and agreed to at the time you purchased your property. They create a binding legal obligation between the developer and all members of the Grosvenor Homeowners Association and among all of the members with respect to all other members.

One of the purposes of the Covenants is to assure all residents of certain minimum standards for land use, architectural design and property maintenance. The Covenants “run with the land” and can only be changed by a vote of 90% of all members.

These guidelines are promulgated in furtherance of the Covenants. They do not substitute for or diminish the Covenants and, in the event of any inconsistencies, the Covenants shall control.

WHY DO WE HAVE ARCHITECTURAL CONTROLS?

Architectural Controls assure a well cared for community and help to maintain the quality and consistency for which we choose to live in this community. They help accomplish this by setting guidelines to prevent excess and abuses, while affording flexibility in property utilization.

WHEN IS BOARD APPROVAL REQUIRED?

It is the responsibility of each member to perform proper external maintenance and make improvements to their property in a manner and frequency consistent with good property management.

Before you commence any exterior addition or alteration to your property, you will need to obtain approval from the Board of Directors.

In addition, certain maintenance and landscaping improvements to your property will also require Board Approval. In any event, you should consult these Guidelines and the Covenants to determine the specific requirements.

HOW IS BOARD APPROVAL OBTAINED?

In order to obtain Board Approval, an application must be completed using the attached form. The application, along with detailed plans and specifications, must be submitted to the Board either directly or via its Management Agent. The Board’s decision will be rendered within 30 days.

WHAT IS THE PROCESS FOR COVENANT ENFORCEMENT?

If you begin a project that requires Board Approval (as set forth in the Guidelines or Covenants) without such approval, you do so at your own risk; and the Board has the authority to require you to remove or redo the project at your expense.

If you fail to perform proper external maintenance to your dwelling, the Board has the authority to perform such maintenance and hold you responsible for all costs relating thereto.

Enforcement of the Covenants is the responsibility of each member, but the routines will be carried out by the Board of Directors and the Architectural Control Committee. As violators are alleged by members or otherwise noted by the Architectural Committee, the member will first be informally contacted and requested to cure the violation. It is expected that most violations will be cured in this fashion. However, if informal action does not result in correction of the defect, the member will receive formal notification requesting cure; and if not corrected, legal action may be instituted.

In addition, the Covenants provide means for the Board to place a lien against the property in the event certain costs are not paid.

External Additions and Alterations

To follow are some general guidelines with regard to the most frequently requested additions and alterations:

DWELLING:

Board Approval is required for any exterior addition, alteration or modification of the dwelling. The application must include detailed plans and specifications for all work to be performed.

Requirements: Any exterior addition, alteration or modification to the dwelling must be architecturally consistent and harmonious with the existing house in design, style, materials, stains and paint color, etc. All roofs must be pitched and constructed of cedar shakes

DECKS:

Board Approval is required for all new deck construction or alteration of existing decks.

The application must include detailed plans and specifications for all work to be performed.

Completed decks must be stained to match the siding on the homeowner's house.

GROUND LEVEL PATIOS:

Board Approval is required for all patio construction or alteration; all ground level patios must be constructed within the confines of a members rear yard.

Applications for patio construction or alteration must be submitted with detailed plans and specifications. In certain instances, an official engineer's certification will be required which states that upon completion, the drainage patterns in the area will not be affected.

LIGHTING:

Board Approval is required for any permanent change to existing exterior lighting including either increasing or decreasing the existing lighting.

FENCES:

Board Approval is required for all fences; all fences are to be located only in rear yards or certain side yards in the case of corner lots.

All highly visible fences, which can be seen from the street, must be constructed of red cedar and fully conform in height, design and appearance to the wooden portion of the "Approved Fence" which is constructed on Grosvenor Lane.

All fences that are contiguous to lots with the Approved Fence must also conform to the Approved Fence.

All other requests for fences that do not conform to the Approved Fence must meet the following conditions prior to approval:

- A. The fence must be acceptable to all neighboring property owners.
- B. The fence must be of the same height and material as the approved fence.
- C. The fence must conform to the community design and be acceptable to the Architectural Committee.

PLAY EQUIPMENT AND OTHER STRUCTURES:

Play equipment must be placed in rear yards only, and be screened from view from the street. Such equipment must be placed in such a manner so as not to constitute a nuisance to adjoining homeowners.

Other structures, including tool sheds, are prohibited.

SIGNS:

The only permitted signage includes identifying address on the house and a temporary real estate "For Sale" sign which is no larger than six square feet and lists only the name and phone numbers of the agent and/or owner and "Open House" dates and times. All signage must be professionally prepared, neatly displayed and consistent with community standards.

SWIMMING POOLS:

Board Approval is required for all swimming pools.

Only in-ground pools will be considered; above ground pools are prohibited.

Applications for a swimming pool must be submitted with detailed plans and specifications and include an engineer's certification that states that upon completion the drainage patterns will not be affected.

Landscaping

Board Approval is required for any landscaping which involves a material change to the grading or slope which may have a potential impact on neighboring property; or any landscaping which requires installation of a retaining wall or other structure.

No tree, hedge or other landscape feature shall be planted or maintained on any lot that would be inharmonious with the aesthetics of the community.

Landscape Lighting

Board Approval is required prior to the installation of any Landscape Lighting. To be considered for approval, an application and plan must be submitted to the Board that meets the following conditions:

- A. Lighting fixtures (Fixtures) must be confined to landscape beds.
- B. Fixtures must be low voltage type and produce white light only.
- C. Lighting must illuminate only landscape areas on the installing homeowner's property.
- D. Maximum number of Fixtures permitted shall not exceed the following:
 - 7 Fixtures maximum in front landscape
 - 10 Fixtures maximum in rear landscape
 - 4 Fixtures maximum in side landscape
- E. All required wiring must be installed underground.
- F. Fixtures must not exceed 18" in total height.
- G. Fixtures must be set back 12" from driveways, streets and property lines.
- H. Design and color of Fixtures must be consistent with the aesthetics of the house and community.
- I. Adjustable spotlights are not allowed.

Satellite TV Antennae

Board Approval is required prior to the installation of any Satellite TV Antennae. To be considered for approval, an application and plan must be submitted to the Board that meets the following criteria:

- A. The color of the equipment must blend and be consistent with the aesthetics of the house and community.
- B. The equipment must be installed in the rear of the house or at least halfway back on the side of the house. No equipment may be installed at or near the front of the house.
- C. The Satellite Antennae dish must not exceed 18" in diameter.
- D. In the event any Satellite Antennae is visible from the front of the house, it must be unobtrusive.

Fabric Awnings

Board approval is required for all fabric awnings.

Applications for fabric awnings must be submitted with detailed plans and specifications and must meet the following criteria and standards:

- A. Fabric awnings may only be installed over rear decks.
- B. Awning must be retractable and only attached to the backside of the house. Awnings may not be attached to the roof of the house.
- C. Fabric awnings must be dark brown solid color only; no stripes or prints. (Example: Tru Brown Style #4621 Sunbrella)
- D. Fabric awnings must include "Greek Key" design valance on front.
- E. Awning supports and frame color must be brown.

Fabric Awnings Approved by Board of Directors: July 1996

Brick Driveway Pavers

Board approval is required for all brick driveway pavers.

Applications for brick driveway pavers must be submitted with detailed plans and specifications and must meet the following criteria and standards:

- A. The color of all brick pavers must be muted earth tones.
- B. The design pattern must be consistent with the aesthetics of the community.

Brick Driveway Pavers Approved by Board of Directors: February 2001

Maintenance Guidelines

The Covenants require routine exterior maintenance of all property in a manner deemed appropriate for the community. The following is a minimum schedule required of each member. In the event that the conditions of any dwelling or improvement have deteriorated, the Architecture Committee shall have the authority to require more frequent maintenance than the minimum schedule set forth below:

CEDAR SIDING:

All sides of the dwelling must be maintained.

Siding must first be cleaned to remove mildew.

Staining must be clear to match original siding used by the developer or red cedar stain for longer life.

Minimum required maintenance schedule: 4 years

EXTERIOR PAINTING:

Since the exterior paint is usually rendered unsightly when the siding is cleaned and re-stained, exterior painting should be done on the same schedule as the siding.

All painted surfaces must be properly prepared;

sanding and other preparation will enhance the beauty of the dwelling.

Exterior paint must match original white used by the developer.

In terms of color, Duron or McCormick Exterior White is acceptable.

Minimum required maintenance schedule: 4 years

FENCES AND DECKS:

All decks and fences must be routinely maintained.

This includes both sides of all fences.

The pressure treated red cedar should first be cleaned to remove mildew.

Staining must be clear or red cedar stain, as required, to match the siding of the dwelling.

Minimum required maintenance schedule: 4 years

FRONT DOORS:

Front doors are veneered and require annual maintenance to retain their appearance.

Doors should be sanded and coated with a clear, exterior polyurethane or spar varnish.

BLACKTOP DRIVEWAYS:

All cracks should be repaired prior to black top surface sealing.

Minimum required maintenance schedule: 5 years

ROOF:

Any alteration of the roof requires Board Approval.