

DESIGN GUIDELINES

Table of Contents

* APPLICATION INFORMATION

* COVENANT ENFORCEMENT PROCEDURES

* COMMUNITY ASSOCIATION GUIDELINES

Guideline No.1.	Patios & Walkways
Guideline No.2.	Exterior Decorative Objects, Front Porch Flowers, Lighting, Etc.
Guideline No.3.	Garden Plots
Guideline No.4.	Play Equipment, Play Houses & Tree Houses
Guideline No.5.	Basketball Goals
Guideline No.6.	Private Pools
Guideline No.7.	Fences
Guideline No.8.	Exterior Landscaping & Maintenance
Guideline No.9.	Firewood
Guideline No.10.	Docks
Guideline No.11.	Exterior Building Alterations
Guideline No.12.	Vehicles & Parking
Guideline No.13.	Decks
Guideline No.14.	Satellite Dishes

* FENCING EXHIBITS

* REQUEST FOR MODIFICATION REVIEW FORM

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 (Guideline 1)
- Exterior Lighting and Flag Poles (Guideline 2)
- Garden Plots (Guideline 3)
- Play Equipment (Guideline 4)
- Basketball Goals (Guideline 5)
- Children's Wading Pools (Guideline 6)
- Ornamental Trees and Shrubbery (Guideline 8)
- Repainting with same color (Guideline 12)

2. A complete Form must be submitted through the Covenants Committee for all other types of modifications. **The verbal approval of any 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 guidelines. Additional Forms are available from the Bumgardner Association Management or the Covenants Committee.

3. The Covenants Committee ordinarily meets twice a month, except when a holiday postpones a meeting. Owners generally receive a response to their request within ten (10) days after the meeting at which the request is considered.

COVENANT ENFORCEMENT PROCEDURES

1. Apparent covenant violations - as 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 will refer the matter to the Board of Directors who will send a letter requesting compliance and/or submissions for approval.

3. If necessary, follow-up correspondence requesting immediate action will be sent. Possible sanctions include: (i) suspension of the right to vote; (ii) suspension of the right to use the recreational facilities; or (iii) recordation of notice of covenant violation with the Superior Court; (iv) imposition of a fine on a per violation and/or per day basis; (v) commencement of legal procedures; (vi) correction of the violation by the association with all costs charged to the violator; and/or (vii) filing a lien for all fines and costs to correct the violation.

COMMUNITY ASSOCIATION GUIDELINES

GUIDELINE NO.1

Patios and Walkways

1. Submission of a form for a patio is not required if:
 - (i) The patio does not extend beyond the sidelines of the house and does not extend to within 10 feet of side property lines; and
 - (ii) The patio does not exceed 6 inches above ground level at any point.
2. Submission of a form for a walkway is not required if the walkway is located in the rear yard and:
 - (i) The walkway does not extend beyond the sidelines of the house and does not extend to within 10 feet of side property lines; and
 - (ii) The walkway does not exceed 4 inches above ground level at any point.
3. A Form must be submitted for patio covers, trellises, permanent seating, railing and other items not enumerated above.

GUIDELINE NO.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. Exterior decorative objects include items such as bird baths, wagon wheels, sculptures, fountains, pools, antennas, flower pots, free-standing poles of all types, flag poles, and items attached to approved structures.
2. 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:
 - (i) lighting does not exceed 12" in height;
 - (ii) the number of lights does not exceed 10; and
 - (iii) all lights must not exceed 100 watts, are white or clear, non-glare type and located to cause minimal visual impact on adjacent properties and streets.
3. A form is not required to be submitted for a single flag pole staff attached to the front portion of a house.
4. Front doors and 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 4) that match exterior color containing evergreens/flowers do not require submission of a Form.
5. Objects will be evaluated on criteria such as siting, proportion, color and appropriateness to surrounding environment.

GUIDELINE NO.3

Garden Plots

1. A Form must be submitted for garden plots unless all of the following conditions are met:
 - (i) The plot is located behind rear line of house;
 - (ii) The size of the plot is limited to 150 square feet or 1/4 of the rear lot, whichever is smaller; and
 - (iii) The maximum height of plants is less than 4 feet.
2. All garden plots must be located behind the rear line of the house with the exception of cluster houses, houses set on lots at angles and houses on corner lots. These will be considered on an individual basis when a Form is submitted.

GUIDELINE NO.4

Play Equipment Play Houses and Tree Houses

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: (i) within the extended sidelines of house (ii) in the rear yard; (iii) within the screened fenced area of the rear of the house, if yard is fenced; and (iv) such that it will have a minimum visual impact on adjacent properties.
2. Metal play equipment, exclusive of wearing surfaces (slide poles, climbing rungs, swing seats, etc.) will generally be required to be painted to blend into the surrounding environment (earth tone colors comparable to dark green or brown).
3. A baseball backstop or similar item is not play equipment and must comply with the fence guidelines.

Play 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.

GUIDELINE NO.5

Basketball Goals

1. A Form is not required to be submitted if **all** of the following requirements are met; (i) goal backboard is perpendicular to primary street; (ii) backboard is white, beige, clear or light gray; (iii) post is painted black; and (iv) written approval of any neighbor who may be impacted by play is obtained.
2. If free-standing or portable, one rectangular guideline surrounding the hoop is permissible.

GUIDELINE NO.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 18 inches in depth and whose surface area does not exceed 36 square feet.
2. Above-ground pools are prohibited.
3. A Form must be submitted for all in-ground pools.
 - (i) Appearance, height, and detailing of all retaining walls must be consistent with the architectural character of the house. Some terracing may be acceptable.
 - (ii) Preferred privacy fencing for lots with pools or spas consists of a cedar shadow box design and a maximum 6 feet height.
 - (iii) Maximum pool area - 1,000 Sq. Ft.
 - (iv) Glaring light sources which can be seen from neighboring lots may not be used.
 - (v) Landscaping enhancement of the pool area and screening with landscaping is required.
4. A Form must be submitted for exterior hot tubs and must be screened from adjacent properties and streets.

GUIDELINE NO.7

Fences

1. The original design concept of a John Wieland Community promotes a feeling of open space; therefore, fencing is not generally encouraged. A form must be submitted for all fencing.
2. Chain link fences are prohibited.
3. All Forms must include the following information:
 - (i) Picture or drawing of fence type. Fence types should generally be Privacy, Split Rail or Picket designs. (see attached exhibits for acceptable fence styles).
 - (ii) Dimensions - The maximum height may not exceed 6 feet. The maximum span between posts shall be 10 feet. The minimum post size shall be 4 X 4 inches and must have 2 X 8 inch rails or three 2 X 6 inch rails per section.
 - (iii) Color - The fence must be natural or painted to match exterior trim color.
 - (iv) Site Plan – A site plan denoting the location of the fence 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 lot.

- (v) Crossbeam – Cross beam structure shall not be visible from any street (must face inside toward yard).

- 4. A Form must be submitted for all dog runs. Dog runs must meet all fence guidelines.
- 5. If other fencing exists on the property, fencing for dogs must be of the same type.

GUIDELINE NO.8

Exterior Landscaping and Maintenance

- 1. A Form is not required to be submitted for ornamental trees and shrubbery. However, a Form must be submitted for screen planting (row or cluster style) and property line plantings.
- 2. Each owner is responsible for removal of debris, clippings, etc. from the property line to the center of the street. All planting areas should be properly maintained at all times, and, after the first frost, all affected material should be removed. At the end of the growing season, all dead plants should be removed. It is suggested that the bare earth be covered with straw, mulch or similar cover to prevent soil erosion.
- 3. Forms must include a description of the types and 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 community.
- 5. All mulched landscape beds must be covered with natural pinestraw, chopped pine bark mulch, or wood shavings.
- 6. The preferred landscape bed edging is a neat 4"-6" deep trench. Other edging, if used, must be flush with the ground and be of a uniform type.
- 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 shrubbery 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 community.
- 7. Outdoor storage of garden tools and hoses must be screened from view and kept behind shrubs. Any tools or items stored under a back deck or porch must also be screened from view.

GUIDELINE NO.9

Firewood

- 1. Firewood piles are to be maintained in good order and must generally be located within the sidelines 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 earth tone color and the woodpile is screened from the view of street. For example, a tarp-covered woodpile may be located under a deck with shrubs planted around it.

GUIDELINE NO. 10

Decks

1. A Form must be submitted for all decks.
2. The Form must include:
 - (i) a site plan denoting location, dimensions, materials and color;
 - (ii) in most cases, the deck may not extend past the sides of the home;
 - (iii) materials must be cedar, cypress, or No.2 grade or better pressure treated pine;
and
 - (iv) color must be natural or painted to match exterior color of home.
3. Vertical supports for wood decks must be a minimum 6 x 6 inch wood posts or painted metal poles, preferably boxed in as to appear to be 6 x 6 inch wood posts.
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 a deck.

GUIDELINE NO. 11

Exterior Building Alterations

1. A Form must be submitted for all exterior building alterations. Building alterations include, but are not limited to, storm doors and windows, construction of driveways, garages, carports, porches and room additions to the home. Repainting requires prior written approval only if the color is 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 the following information:
 - (i) Paint sample or picture of paint color used in or approved for this or another John Wieland Community in the same county. The address of the home and community where color has been approved must be identified.
 - (ii) Area of home to be repainted.
 - (iii) Photograph of your home and homes on either side (in most cases, adjacent homes cannot be painted the same colors).
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. The Form must contain the following information:

- (i) Picture or drawing of all windows/doors on which storm windows/doors will be installed:
 - (ii) Picture depicting style of storm window/door to be installed; and
 - (iii) Color.
5. If County authorities make any changes to the plans as approved by the Covenants Committee, the owner must submit such changes for approval prior to commencing construction.
 6. A form must be submitted for all tennis courts. Lighted courts (other than the community courts) are prohibited
 7. Detached buildings will be considered only for lots of 1 acre or more. If the lot contains less than 1 acre, only attached storage will be considered.
 - (i) Detached buildings must be located within the extended sidelines of the home.
 - (ii) Detached buildings shall be limited to 500 square feet.
 - (iii) Detached buildings may not be used for workshops, garages, or any other purpose that may be deemed by the Covenants Committee to cause disorderly, unsightly, or unkempt conditions.
 - (iv) Detached building exterior materials must match the exterior materials used on the home.
 8. Owners are advised that a building permit will be required for certain exterior building alterations.
 9. A Form must be submitted for all dog houses. All dog houses must be located where they will have minimum visual impact on adjacent properties.

GUIDELINE NO. 12

Vehicles and Parking:

1. No boat, trailer, camper or recreational or any other type vehicle may be parked or stored in open view on residential property for longer than a 24-hour period.
2. All cars 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. As a general rule, parking of vehicles on the street is prohibited. Temporary parking (four hours or less) is allowed if not a nuisance to neighbors or impediment to traffic now. Homeowners are responsible for guest parking and must ensure that guests park in a safe manner and do not impede access to other driveways and traffic.

GUIDELINE NO. 13

Docks

1. All docks must be constructed of pressure-treated wood.
2. All nails and other hardware used in construction must be coated with a protective coating and retard rusting
3. Commercial oil drums may not be used in the construction of docks or for any other purpose on a lake.
4. Carpeting may not be installed on docks
5. Docks may not extend more than twenty feet into a lake.

6. Docks that extend into a lake must be equipped with reflectors on those sides of the dock which extend into the lake.
7. All docks must be kept in good repair to prevent loose boards from floating away.
8. Flotation devices, chairs, towels and other items must be removed from the dock except when in use so as to maintain a clean and uncluttered appearance.
9. Diving boards, sliding boards and other play equipment may not be attached to docks or otherwise located so as to be used in connection with a lake.

GUIDELINE NO. 14

Satellite Dishes

1. Satellite Dishes must be no larger than 18 inches.
2. If ground mounted, must be screened from view by natural landscaping--no lattice. Any cables must be buried.
3. No front yard mounting.
4. If mounted on home, must be mounted on rear of home, and within the sidelines of home so as not to be visible from street.
5. No roof top mounting.
6. Color of satellite dish will be reviewed.