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AVONDALE RUN SINGLE HOMES ARCHITECTURAL GUIDELINES

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EXCERPTS FROM THE DECLARATION OF
COVENANTS, CONDITIONS, RESTRICTIONS
AVONDALE RUN HOMEOWNERS ASSOCIATION, INC.
DECLARATION OF RESTRICTIONS

ARTICLE I
DEFINITIONS

Section 2. "Architectural Committee" means the entity so named and established under the By-Laws of the Association and charged with the responsibilities allocated to it under Article VIII.

ARTICLE VIII
ARCHITECTURAL CONTROL

Section 1. Architectural Committee.

No building, deck, fence, wall, swimming pool, or other structure shall be commenced, erected, or maintained upon any Lot, nor shall any exterior addition to or alteration thereof be made until the plans and specifications showing the nature, kind, shape, height, materials, exterior color, and location of the same shall have been submitted to and approved in writing as to the quality of workmanship and design and the harmony of external design and location in relation to surrounding structures and topography by the Architectural Committee. If the Architectural Committee fails to approve or disapprove such design and location within sixty (60) days after said plans and specifications have been submitted to it, such design and location shall be deemed approved.

No building shall be erected which would violate the setback or building restriction lines shown on the subdivision plat for such Lot.

The Architectural Committee shall have the power to establish reasonable procedures for the processing of applications submitted pursuant to this Article and to establish standards governing the design and location of particular structures, which must be satisfied to obtain approval of these structures.

ARTICLE IX
USE RESTRICTIONS

Section 7. Additional Rules and Regulations.

The Board of Directors, pursuant to Article XV of this Declaration, may adopt and amend additional rules and regulations, in addition to or in lieu of those set forth in Exhibit E, pertaining to the use of Lots. Such rules and regulations adopted pursuant to Article XV may relate to the use of storage of motor homes, trailers, campers, boats and commercial vehicles; the erection and maintenance of clothes lines, fences, awnings, fireplaces, grills, decks, patios, lawn ornaments, swimming pools, play equipment, exterior lighting, television antennas and satellite dishes; or such other uses or structures which the Board of Directors deems appropriate.

AVONDALE RUN SINGLE HOME ARCHITECTURAL GUIDELINES

DECKS, AWNINGS, SUNROOMS & SCREEN PORCHES

- * Treated wood construction or approved alternative.
- * Clear sealant/waterproofing preferred but stains will be considered. No paint permitted.
- * Sunroom/Enclosure exteriors must match existing siding and trim colors
- * Shingles must match house, alternate roof styles require Board approval.
- * Awning color must match roof, house or trim color. (Canvas types only)
- * Comply with City and County codes as applicable
- * BUILDING PERMIT AS REQUIRED

Submit the following information to the Architectural Committee:

- Deliver letter to the Architectural chairman explaining project. (Include stain color chip and/or color swatch as applicable) In order to invoke Article B, Section 1, Paragraph A, 60 day clause requires signed delivery receipt.**
- List of materials.**
- Copy of plat showing location of deck/sunroom.**
- Top view of drawing of deck/sunroom to include dimensions and property lines.**
- Rear and side elevation view drawing of deck/sunroom to include dimensions.**
- Identify a Start and Completion Date (approval expires after completion date and request must be resubmitted).**

AVONDALE RUN SINGLE HOME ARCHITECTURAL GUIDELINES

FENCES

- * Treated wood construction or approved alternative.
- * All fence styles will be considered except chain link. NO CHAIN LINK PERMITTED.
- * Minimum height of four (4) feet high, slight deviations in height may be allowed by the Architectural Committee to accommodate differences in fence types and styles.
- * Maximum height of six (6) feet.
- * Finished/smooth side of fencing must face outward. (Away from your property) No fence is to extend forward past the mid-point of the house.
- * Fence must extend to within 6 inches of rear and side property lines. Exceptions may be made based upon terrain and/or swimming pools. Homeowner is responsible for having property lines accurately identified. (Survey Recommended)
- * Clear sealant/waterproofing preferred. (Stains will be considered, no paint permitted)

Submit the following information to the Architectural Committee:

- Deliver letter to Architectural chairman explaining project. (Include stain color chip if applicable) In order to invoke Article B, Section 1, Paragraph A, 60 day clause, signed delivery receipt required.**
- List of materials.**
- Picture or Drawing of fence style.**
- Dimensions indicating height of fence.**
- Copy of plat or survey showing fence in relation to property lines.**

- **Identify a Start and Completion Date (approval expires after completion date and request must be resubmitted).**

AVONDALE RUN SINGLE HOME ARCHITECTURAL GUIDELINES

SHEDS

- * Wood Construction or approved alternative. (NO METAL SHEDS)
- * Shed should be placed on a concrete slab or bed of stone, terrain permitting.
- * Maximum roof height at peak of nine (9) feet, minimum height at eaves of six (6) feet with a maximum at eaves of seven (7) feet.
- * Sheds must be set-back from side and rear property lines by a minimum of 8 ft. All work must be completed in accordance with local building codes.
- * Shed colors must match home colors.
- * Shed roof shingles must match home roof shingles.
- * Shed size shall not exceed 150 square feet (example: 10 x 15).

Submit the following information to the Architectural Committee:

- Deliver letter to Architectural chairman explaining project. (Include shed dimensions, color, and shingle color) In order to invoke Article B, Section 1, Paragraph A, 60 day clause signed delivery receipt required.**
- List of materials.**
- Picture or Drawing of shed style.**
- Copy of plat showing shed in relation to property lines (Show fence if applicable).**
- Dimensions of shed, length, width and height.**
- Identify a Start and Completion Date (approval expires after completion date and request must be resubmitted).**

AVONDALE RUN SINGLE HOME ARCHITECTURAL GUIDELINES

STORM DOORS

- * Full view storm doors only
- * Other storm door styles considered on rear areaway doors.
- * Color must match either front door or trim molding around door. (Unless otherwise approved)
- * Kick panel height not to exceed 12 inches.

Submit the following information to the Architectural Committee:

- Deliver letter to Architectural chairman explaining project. (Include color of door) In order to invoke Article 8, Section 1, Paragraph A, 60 day clause requires signed delivery receipt.**
- List of materials.**
- Picture of storm door or sales brochure showing the style and details of door.**
- Identify a Start and Completion Date (approval expires after completion date and request must be resubmitted).**

AVONDALE RUN SINGLE HOME ARCHITECTURAL GUIDELINES

PAINING EXTERIOR

- * Any color or style changes must obtain Architectural Committee approval.
- * Metal roof above box and bay windows must remain original color.
- * Wrought Iron railings along steps must remain original black or boot jack color.
- * Wooden areaway railing finish treated as deck.
- * Rain gutters and down spouts must remain original color or optionally match house siding color.
- * Shutters and trim should be properly maintained. (Repainting as chipping and fading occurs, etc.)
- * Shed colors: see shed category.

Submit the following information to the Architectural Committee:

- Deliver letter to the Architectural chairman explaining project. In order to invoke Article 8, Section 1, Paragraph A, 60 day clause requires signed delivery receipt.**
- Color of new paint/s (include paint color chips).**
- Identify a Start and Completion Date (approval expires after completion date and request must be resubmitted).**

AVONDALE RUN SINGLE HOME ARCHITECTURAL GUIDELINES

POOLS

- * Pools must be located in the back yard.
- * The Pump and Filtration System must be installed in a suitable enclosure to assure adequate soundproofing, such that it cannot be heard in adjoining property and must be screened from view by suitable shrubbery or other approved means so as not to be visible to adjoining property.
- * Any above ground pools must have adequate landscaping and/or decking so the sidewalls of pool cannot be visible.
- * Strict and total adherence to all Building Codes for the County and City is absolutely required. Building Restriction Lines, Easements and Setbacks must be adequate to allow installation. **A BUILDING PERMIT IS REQUIRED.** Please be advised that the County will not issue building permit without HOA approval.

Submit the following information to the Architectural Committee:

- Deliver letter to Architectural chairman explaining project. In order to invoke Article 8, Section 1, Paragraph A, 60 day clause requires signed delivery receipt.
- Plat of property showing exact location of Pool in yard.
- Plat of property showing exact location of Pump and Filtration System.
- Plans for fence, in accordance with fence guidelines.
- Detailed plans for landscaping and/or decking around pool.
- Identify a Start and Completion Date (approval expires after completion date and request must be resubmitted).

AVONDALE RUN SINGLE HOME ARCHITECTURAL GUIDELINES

EXTERIOR STYLES AND COLORS

- * Color and style changes must obtain Architectural Committee approval.
- * Metal roof above box and bay windows must remain original color.
- * Roof shingles must match original style and color.
- * Rain gutters and down spouts must remain original color or optionally match siding color.

Submit the following information to the Architectural Committee:

- Deliver letter to Architectural chairman explaining project. In order to invoke Article 8, Section 1, Paragraph A, 60 day clause requires signed delivery receipt.**
- Color of new paint/s (include paint color chips [If applicable]).**
- Color and style of roof shingles (If applicable).**
- Identify a Start and Completion Date (approval expires after completion date and request must be resubmitted).**

AVONDALE RUN SINGLE HOME ARCHITECTURAL GUIDELINES

PLAY SETS

- * Only wooden play sets allowed.
- * Clear sealant/waterproofing on wooden play sets. (No Paint, same as decks page 3)
- * Place in Back/Rear yard only; set back from property lines a minimum of 8 feet.
- * All play sets must be maintained and kept in good appearance.

Submit the following information to the Architectural Committee:

- Deliver letter to Architectural chairman explaining project. Include height And width of play-set) In order to invoke Article 8, Section 1, Paragraph A, 60 day clause requires signed delivery receipt.**
- Copy of plat showing play-set in relation to property lines.**
- Picture or drawing of play-set.**
- Identify a Start and Completion Date (approval expires after completion date and request must be resubmitted).**

AVONDALE RUN SINGLE HOME ARCHITECTURAL GUIDELINES

BASKETBALL HOOPS AND BACKSTOPS

- * The Backstop must be free standing (on a steel pole) and shall not be placed on, against, or in front of the face of the house/garage.
- * The placement of the pole must take into consideration the proximity to neighbor's property to preclude any possible damage, as well as physical and noise intrusion.
- * The placement of the pole must take into consideration the slope of the driveway and surrounding ground (safety, in terms of the ball going into the street and causing possible hazardous situations)
- * The entire Backstop and net assembly must be kept in clean and in good operable condition at all times. (NO CHAIN NETS)
- * The Backstop, pole and net must be maintained so the appearance and function are not degraded. Backstops which appear to be in poor condition must be refurbished or removed at the owner's sole expense.
- * Portable Backstops are permissible under the above guidelines.

Submit the following information to the Architectural Committee:

- Deliver letter to Architectural chairman explaining project. In order to invoke Article 8, Section 1, Paragraph A, 60 day clause requires signed delivery receipt.**
- List of materials.**
- Copy of plat showing location of Basketball pole and backstop.**
- Picture, drawing or sales brochure to illustrate style of backstop.**
- Dimensions indicating the height of backstop.**
- Identify a Start and Completion Date (approval expires after completion date and request must be resubmitted).**

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MISCELLANEOUS

- * Objectionable Lawn Ornamentation for approval/disapproval requires Board review (Defined as signed complaint letter received by the Board).
- * For satellite dishes refer to Rules and Regulations number 7.
- * The style, size and placement of solar panels needs approval from the Board.

AVONDALE RUN SINGLE HOME ARCHITECTURAL GUIDELINES

IMPROVEMENTS YOU MAY MAKE WITHOUT ARCHITECTURAL COMMITTEE APPROVAL

- * Clear sealant/waterproofing on decks, fences and play-sets.
- * Repaint house trim, doors, shutters and railings in original colors.
- * Concrete step sealant in same color as original concrete. (NO PAINT ON STEPS)
- * Landscaping (plantings, etc.)
- * Brass kick-panels on front door.
- * Replacement of Porch Light/s (with equal or better quality).