

Revised May 2009

AVONDALE RUN TOWNHOME

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.

- (a) 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.
- (b) No building shall be erected which would violate the setback or building restriction lines shown on the subdivision plat for such Lot.
- (c) 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.

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DECKS & DECK STEPS

- * Treated wood construction or approved alternative.
- * One (1) foot setback from neighboring property lines and common party wall.
- * Decks on end Town Homes shall not extend more than six (6) feet past the side of Town Homes.
- * Decks on end Town Homes shall not wrap around the side of Town Home.
- * Clear sealant/waterproofing preferred but stains will be considered. No paint permitted
- * Comply with City and County codes as applicable.

Submit the following information to the Architectural Committee:

- Deliver letter to Architectural chairman explaining project. (Include stain color chip of applicable) 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 deck.**
- Top view drawing of deck to include dimensions and property lines.**
- Rear elevation view drawing of deck to include dimensions.**
- Identify a Start and Completion Date (approval expires after completion date and request must be resubmitted)**

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FENCES

- * Treated wood construction or approved alternative.
- * All fence styles will be considered except chain link. NO CHAIN LINK PERMITTED.
- * Minimum height of (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.
- * Fences on end Town Homes must not extend past the front corner of Town Home.
- * Finished/smooth side of fencing must face outward. (Away from your property)
- * Fence must extend to rearmost property line and follow side property lines. 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 8, Section 1, Paragraph A, 60 day clause, requires signed delivery receipt.**
- List of materials.**
- Picture or drawing of fence style.**
- Copy of plat showing fence in relation to property lines.**

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

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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 eight (8) feet, maximum of 6 feet at the eaves.
- * Preferred shed placement: Under deck or adjacent to Town Home or fence.
- * Shed colors must match Town Home colors.
- * Shed roof shingles must match Town Home roof shingles.
- * Shed size shall not exceed eighty (80) square feet (ex. 8 x 10).

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 8, Section 1, Paragraph A, 60 day clause requires signed delivery receipt.**
- List of materials.**
- Picture or drawing of shed style.**
- Copy of plat showing shed in relation to property lines and Town Home. (Show fence if applicable)**
- Rear view drawing of enclosed deck. (If applicable)**
- Identify a Start and Completion Date (approval expires after completion date and request must be resubmitted)**

AVONDALE RUN TOWN HOME ARCHITECTURAL GUIDELINES

STORM DOORS

- * Full view storm doors on front door. (Grilles allowed)
- * 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. (Include grille style if applicable)**
- Identify a Start and Completion Date (approval expires after completion date and request must be resubmitted)**

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PAINTING EXTERIOR

- * Color changes must obtain Architectural Committee approval.
- * Metal roof above box and bay windows must remain original brown color.
- * Wrought Iron railings along steps must remain original black or boot jack color.
- * Rain gutters and down spouts must remain tan color or optionally match Town Home 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 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)**

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PLAY SETS

- * Wooden play sets allowed.
- * Clear sealant/waterproofing on wooden play sets. (No Paint, same as decks, page 5)
- * Place in Back/Rear yard only.
- * All styles 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).**

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ROOFS, SIDINGS, REPAIRS, REPLACEMENTS, ETC.

- * Roof shingles must match original style and color to match adjoining Town Homes within each Town Home group.
- * Siding style and color changes must be submitted to the Architectural Committee.
- * Any exterior repairs/replacements must remain the same as originally built.
- * Replacement windows must remain the same style and color as original, with grids if windows had grids originally.

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

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MISCELLANEOUS

- * Objectionable Lawn Ornamentation 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 must be approved by the Board.

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IMPROVEMENTS YOU MAY MAKE WITHOUT ARCHITECTURAL COMMITTEE APPROVAL

1. Clear sealant/waterproofing on decks, fences and play sets.
2. Repaint house trim, doors, shutters and railings in original colors.
3. Concrete step sealant in same color as original concrete. (No paint on steps)
4. Landscaping (plantings, etc.)
5. Brass kick-panels on front door.
6. Replacement of Porch Light/s (with equal to or better quality).