

ARCHITECTURE COMMITTEE GUIDELINES
VALLEYFIELD COMMONS HOMEOWNERS ASSOCIATION
REVISED: AS OF MARCH 31, 1994

This set of guidelines has been established in order to assist the Architecture Committee in fair and consistent review of and decisions made on written request submitted to the committee, as mandated by the Declaration of Protective covenants and the By-Laws of the Association.

I. General Guidelines

- A. To preserve the value and appearance of the dwelling units and the community.
- B. Maintain the exterior characteristics to provide a sense of common community within and throughout the development.
- C. Maintain full and easy access to, and use of, the common elements by the members.
- D. To maintain the appropriate care and maintenance of the dwellings and property, both limited common and common.
- E. Provide an opportunity for owners to modify and maintain the dwellings to suit individual needs and preferences, when not in conflict with the Association Guidelines, By-Laws, and Protective Covenants.

II. Specific Guidelines

A. Construction

- 1. No **adult** swimming pools are allowed, whether above or below ground. Children's portable and temporary wading pools are permitted on the dwelling's limited common elements. The wading pools are the sole responsibility of the owner, including but not limited to, insurance and proper supervision.
- 2. No separate detached buildings or storage sheds, temporary or permanent, are permitted.
- 3. Changes to the exterior construction such as window shutters; rain gutters; modifications to or construction of new decks are allowed.

B. Painting

- 1. Homes may be painted any color and with any brand of paint within the following color ranges, assuming that the colors selected are conservative and non-dramatic: Blue/Gray, Brown, Green or White.
 - a. Trim may be painted any color.
 - b. Townhomes (Phases I and IV) must be uniform in color and trim within the phase. 75% of a townhome Phase must agree to a color change and to the timing of the change.

II. Specific Guidelines (continued)

C. Fences

The VFHA does not encourage the construction of fences.

1. Approval is required for all fences, excluding 1 foot high garden or landscaping fences.
2. Fences are to be confined to the back and side yards of the limited common property.
3. Fences shall be located in such a way as to not limit access to the common property. Access to the common property may be defined by the Committee and approved by the Board of Directors.
4. Types of fences permitted:

Picket, chain link, or split rail.

Solid (unable to see through) are not permitted.

Fences are to be no higher than 4 feet measured from the original or finished grade.

Fence height should be consistent with abutting property.

Duplex or townhouse units shall have the same type or design of fence.

Type/Design of fence should be appropriate to the area in which it is to be constructed.

Hedges, shrubs, and trees planted to form a natural fence, boundary or barrier will be viewed by the Committee as a fence.

D. Landscaping

1. Approval by the Committee for the planting or replacement of large trees (over 6 feet) is required.
2. Homeowners are encouraged to maintain or improve the original landscaping of the development.

E. Miscellaneous

Exterior heating fuel tanks must be painted the same color as the house. Homeowners are encourage to screen the tanks with matching siding or trellis.

The construction of small playground equipment does not require Committee approval.

Clothes lines should be installed in the rear of the units or screened from the view of the roads.

III. General

If the homeowner has any doubts about these guidelines as to the appropriateness of certain improvements, he or she should seek approval of the Architectural Committee.

As defined in the Protective Covenants and the By-Laws of the Association dwelling units that are not sufficiently and appropriately maintained in appearance both exterior building and grounds will be notified by the Committee or the Board and given sufficient opportunity to remedy the situation. If the improvements are not made in the allocated time the Board will contract the work for the needed improvements or maintenance. The homeowner will be charged for all costs, including legal fees, incurred by the Association. Approvals granted by the committee are valid for 1 year. Any construction that requires digging or trenching the applicant must contact dig safe or the utility to locate any underground wiring or pipes.

Submissions to the Committee which are not approved may be appealed to the Board of Directors by requesting it to be placed on the agenda of the next scheduled meeting of the Board.

These guidelines may be amended as needed or as required by changes in the By-Laws of the Association. The amendments must be approved by the Board of Directors.