

**PELHAM'S CROSSING COMMUNITY ASSOCIATION, INC.
ARCHITECTURAL GUIDELINES**

Approved December 30, 2022

These guidelines have been adopted by the Board of Directors of Pelham's Crossing Community Association, Inc. pursuant to section 9.1 of the Declaration of Pelham's Crossing. The guidelines set forth in this booklet can be amended by the board of directors of Pelham's Crossing Community Association, Inc. in accordance with its rules and regulations. In the event that these guidelines are in conflict with any Declaration of Covenants and Restrictions, Supplementary Declaration, or other governing document of Pelham's Crossing Community Association, then such other documents shall control over these guidelines.

SECTION 1

Objectives of Pelham's Crossing' Architectural Guidelines

The Primary function of this document is (1) to explain the role of the Covenants Committee (Committee), (2) to address the architectural guidelines necessary to the maintenance and enhancement of Pelham's Crossing and (3) to serve as a readily available guide to the Committee, the Pelham's Crossing Association Staff and Residents of Pelham's Crossing.

The guidelines described in this booklet address improvements for which homeowners most commonly submit applications to the Committee. They are not intended to be all-inclusive or exclusive, but rather serve as a guide to what may be done. The specific objectives of the booklet are:

1. To increase the residents' awareness and understanding of the Covenants that rule Pelham's Crossing.
2. To describe the architectural review procedures established by the Covenants.
3. To illustrate design principles which will aid residents in the development of exterior improvements that are in harmony with the immediate neighborhood and the entire community.
4. To assist residents in preparing an acceptable application to the Committee.
5. To provide the Committee with uniform guidelines for the review of applications. These guidelines reflect the goals of the founding documents of the Pelham's Crossing Community Association and the actions of the Association's Board of Directors.

SECTION 2

Protective Covenants

The Declaration of Covenants and Restrictions ("Covenants") is one of the Pelham's Crossing Association's governing documents. The Covenants set the standards by which Pelham's Crossing's quality of design is implemented and maintained.

Every Pelham's Crossing property owner should have received a copy of the Covenants at settlement. If you do not have a copy, please contact the Pelham's Crossing Community Association office for your copy of the Covenants. The Covenants have been recorded on the land records of Spotsylvania County, Virginia and all lots sold within Pelham's Crossing are sold subject to the Covenants. They "run with the land" and are binding on all property owners and their successors in title. For this reason alone, the Covenants should be periodically reviewed and fully understood by each property owner.

SECTION 3

Pelham's Crossing Community Association, Inc.

A. Committee - The Covenants Committee:

The role of the Pelham's Crossing Association, of which every homeowner is a member, is not only to own and operate open space, but to conserve and enhance the resources of the total community.

To ensure that these responsibilities are accomplished, the Covenants establish the Covenants Committee ("Committee"). The Committee ensures the retention of harmonious, though diverse, design qualities of the Community. (Surveys of planned communities show that the existence of a Committee is reflected in the preservation and enhancement of real estate values and is of prime importance to residents.)

The Committee performs its task of ensuring aesthetic quality of the homes and their environs by establishing and monitoring the architectural review process.

All restrictions and procedures set forth in this Architectural Guidelines booklet are in addition to the restrictions and procedures which must be followed and which are set forth in the applicable ordinances of Spotsylvania County, Virginia. Compliance with these guidelines and with the ordinances of Spotsylvania County is prerequisite to the alteration or addition to any house or lot within Pelham's Crossing.

The Covenants Committee (which for simplicity will be called the Committee from this point on) ensures that proposed exterior alterations comply with the objectives set forth in the Covenants. This involves regular and systematic review of all applications submitted by residents.

This booklet focuses on exterior alterations made by owners and reviewable by the Committee.

B. Changes Requiring Committee Review:

Section 9.4 of the Covenants explicitly states that all exterior alterations, permanent or temporary, require the approval of the Committee, to-wit:

No person shall make any addition, alteration, improvement or change in grade in or to any Lot without the prior written consent of the Covenants Committee. No person shall paint, affix a sign not specifically permitted by the Rules and Regulations to or alter the exterior of any improvement, including the doors and windows without the prior written consent of the Covenants Committee.

It is important to understand that Committee approval is not limited to major alterations such as adding a room or deck to a house, but includes such items as changes in color, materials, etc. Approval is also required when an existing item is to be removed. Unless an addition, alteration, improvement or change is expressly noted in this document as permitted without application an approval of the Committee must be issued before commencement of work.

Also important to remember, and in accordance with Section 9.4 of the Covenants, once a plan is approved it must be implemented as approved. Any changes to an approved application or plan must receive approval of the Committee, before commencement of work.

Committee Review begins with the submission of an Exterior Alteration Application by the property owner proposing the project. Each such application for a change or modification is reviewed on an individual basis. There are no "automatic" approvals, unless provided for specifically in these Architectural Guidelines (i.e., a homeowner who wishes to construct a deck identical to one already approved by the Committee is still required to submit an application).

SECTION 4

Committee and Applicant Review

A. Review Criteria:

The Committee reviews all submissions for exterior changes on the individual merits of the application. What may be an acceptable design for one exterior may not be for another due to differing conditions on the Lot or adjacent properties. In short, evaluation of the design proposal includes the close review and consideration of the housing type and individual site.

Design decisions made by the Committee in reviewing applications are not based on any individual's personal opinion or taste. Judgments of acceptable design are based on the following criteria which represent, in more specific terms, the general standards of the Protective Covenants.

1. **Relation to the Pelham's Crossing Open Space Concept.** Fencing, in particular, can have damaging effects on open space. Other factors, such as removal of trees, disruption of the natural topography and changes in rate or direction of storm water run-off may also cause an adverse effect.
2. **Validity of Concept.** The basic idea must be sound and appropriate to its surrounding.
3. **Design Compatibility.** The proposed improvement must be compatible with the architectural characteristics of the applicant's house, adjoining houses and the neighborhood setting. Compatibility is defined as similarity in architectural style, quality of workmanship, similar use of materials, color, and construction details.
4. **Location and Impact on Neighbors.** The proposed alteration should relate favorably to the landscape, the existing structure and the neighborhood. The primary concerns are access, view, sunlight, ventilation, and drainage. For example, fences may obstruct views, breezes or access to neighboring property; decks or larger additions may cause unwanted shadows on an adjacent property or infringe on a neighbor's privacy.
5. **Scale.** The size (in three dimensions) of the proposed alteration should relate well to adjacent structures and its surroundings. For example, a large addition to a small house may be inappropriate.
6. **Color.** Color may be used to soften or intensify visual impact. Parts of the addition that are similar to the existing house such as the roof and trim must be matching in color.
7. **Materials.** Continuity is established by use of the same or compatible materials as were used in the original house. Vinyl siding on the original house should be reflected in an addition. On the other hand, an addition with wood siding may be compatible with a brick house. (The Committee realizes that options may be limited somewhat by the design and materials of the original house).
8. **Workmanship.** Workmanship is another standard which is applied to all exterior alterations. The quality of work should be equal to or better than that of the surrounding area. Poor workmanship can create safety hazards and can be visually objectionable to others. (Pelham's Crossing Association assumes no responsibility for the safety of new construction by virtue of design or workmanship).
9. **Timing.** The majority of alterations may be constructed or installed by residents themselves rather than a contractor. However, projects which remain uncompleted for long periods of time are visually objectionable and can be a safety hazard for neighbors and the community. All applications must include a start and completion date and per the terms of the Declaration, construction must be completed within 12 months from the approval date, or such other time frame specifically noted in the application approved by the Association. If such time period proposed in the application is considered unreasonable, the Committee has the right not to approve the application.

B. Exterior Alteration Application:

The Committee has designed an Exterior Alteration Application (see Design Appendix A) that must be completed and submitted prior to construction start. This application requests any information that may be useful in determining the detail and scope of the project, including a site plan.

A site plan is a scaled drawing of the lot (site) which shows the exact dimensions of the property, adjacent properties, if applicable, and all improvements (including those covered by the application). The plat plan you receive when you purchase your home will provide a basis for your site plan. More complex applications may require 10 or 20 scale blowups (i.e., 1" -10', 1" - 20') of the plat plan. Contour lines are required when drainage is a consideration.

C. Review Procedures:

All applications shall be filed with the Committee. Each application will be reviewed to verify its completion. If information pertinent to the review of the application is missing, the application will be marked "incomplete" and returned. If the application is complete, the review process will begin.

A Committee decision is required on all completed applications within 45 working days after its receipt by the Committee. Applicants with special cases that require an interpretation will be notified and asked to be present for the meeting concerning their case. The Committee decision will be sent by letter to the address on the application, whether or not the applicant attends the meeting.

D. Appeal Procedure:

An applicant may appeal an adverse decision if it is felt that the following occurred during the application review:

1. Proper procedures were not followed during the administration and review process.
2. The applicant and any other affected residents attending the meeting were not given a fair hearing.
3. The Committee decision was arbitrary and without a rational basis.

To initiate the appeal procedure, the applicant must file a written appeal within ten (10) days of the date of the date of notice of the Committee decision. Upon receipt of an appeal, the Board of Directors must review the appeal and render a decision at its next Board meeting, and issue a decision to the owner within 15 days of the date of that meeting

E. Enforcement Procedures:

Section 9.1 of the Covenants requires the Committee to ensure that lot changes or modifications are in accordance with the original approval plans and the basic architectural standards. Should a violation occur, the Board of Directors and/or Committee as applicable, with the assistance of the management agent shall undertake enforcement remedies consistent with the terms of the Governing Documents and Virginia law.

SECTION 5

Common Modifications/Changes Requiring Application

Chimneys and Metal Flues

Chimneys must be masonry or enclosed in the same material as the exterior of the building. Large metal flues and chimney caps must be painted, and any vent through the roof must be painted to match roof color.

Application Contents

A complete application requires the following information:

1. Site plan showing the relation of chimney/metal flues to the house, property line and adjacent neighbors.
2. Picture and/or detailed drawing of chimney/metal flue to include dimensions.
3. Color and style of house.
4. Description of materials being used to construct chimney. If brick is being used and there is brick already on the house, then the brick colors must match.
5. Estimated start and completion date.

Compost Piles

Compost piles are prohibited in Pelham's Crossing.

Decks and Patios

Patios provide a means for ground level extensions of indoor space with less visual impact than elevated decks. Applicants should view fence and shed design criteria with respect to visibility, privacy and materials. When patio or deck schemes include other exterior changes, such as fencing, lights, planting, etc., other appropriate sections of these Guidelines will also be applicable.

Location: Patios or decks must be located in rear yards. Front and side yard locations will be evaluated on their individual merits.

Underdeck Storage: When using an underdeck area for informal storage, the impact on neighbors must be kept in mind. Storage should be maintained so as to present a neat, uncluttered appearance. Special underdeck storage screening or landscaping will be required. In addition, landscaping will be required to hide tall, spindly deck supports.

Drainage: If changes in grade or other conditions which will affect drainage are anticipated, they must be indicated. Approval will be denied if adjoining properties are adversely affected by changes in drainage. If a patio is being considered, attention should be given to making ground level surfaces of porous material or to providing mulched beds that offset impervious deck or patio area.

An application is required for all patios and decks.

Decks & Patios Application Contents:

(a). Patios & Ground Level Decks

A complete application requires the following information:

1. Site plan showing the size of the patio/deck and location as it relates to the applicant's house, adjacent houses, and property lines.
2. Description of materials, color, grading and drainage changes.
3. Estimated start and completion date.

(b). Elevated Decks

A complete application requires the following information:

1. Site plan showing the relationship of the deck to the house, lot and adjacent properties.
2. A description of materials to be used.
3. Dimensions of railing, posts, stairs, steps, benches, and other details as required to clearly describe proposal. Include height of deck off the ground. The applicant must also demonstrate compliance with applicable Spotsylvania County ordinances which govern the enclosure of elevated decks.
4. Color of the deck. Include the color if stain or paint is to be used. Only stains or paints of natural wood colors will be permitted.
5. Details of changes to windows and doors, if applicable.
6. For all raised decks (above 4' off the ground), the Committee strongly recommends using 6" x 6" vertical deck supports and landscaping around those supports.
7. Indicate whether or not underdeck area will be used for storage. If so, a landscaping or screening plan is required. An approval must be obtained for underdeck storage.
8. Estimated start and completion date.

Dog Houses and Runs

Dog houses must be compatible with the applicant's house in color and material, or match a natural wood fence and must be located where they will be visually unobtrusive. The same criteria apply to dog houses as to storage sheds.

Application Contents.

A complete application requires the following information:

1. Site plan showing the relation of dog house/run to house, property line and adjacent neighbors.
2. Picture and/or detailed drawing of dog house/run to include dimensions.
3. Description of materials used. Color of house and dog house.
4. Architectural style of owner's house.
5. Landscape plans to complement and/or screen the dog house/run.
6. Estimated start and completion date.

Electronic Insect Traps

Electronic insect trap regulation will be based on the same criteria as exterior lighting. In addition, no device shall be installed or maintained in such a way as to cause discomfort to adjacent owners from noise and may only be operated during those times when the immediate area protected by the trap is occupied by the owner or his guests.

Application Contents.

A complete application requires the following information:

1. Site plan showing the relation of the insect trap to house, property line, and adjacent neighbors.
2. Picture and/or detailed drawing of the insect trap to include all dimensions and height of fixture above ground.
3. State wattage of bulb to be used.
4. Estimated start and completion date.

Please see "Exterior Lighting" for further information.

Major Exterior Changes

Major alterations are generally considered to be those which substantially alter the existing structure either by subtraction and/or addition. However, other site changes such as driveway modifications are also included. Major building alterations include, but are not limited to, construction of driveways, garages, porches, greenhouse (attached and detached), rooms, fireplaces, chimneys, other additions to a home, etc. The design of major alterations should be compatible in scale, materials and color with the applicant's house and adjacent homes. The location of major alteration should not impair the view, the amount of sunlight, or the natural ventilation of adjacent properties. Pitched roofs must match the slope of the roof on the applicant's house. New windows and doors should match the type used in the applicant's house and should be located in a manner which will relate well to the location of exterior openings in the existing house. If changes in grade or other conditions which will affect drainage are anticipated, they must be indicated. Approval will be denied if adjoining properties are adversely affected by changes in drainage.

Construction materials must be stored so that impairment of view from neighboring properties is minimized. Excess material should immediately be removed after completion of construction. No debris may be allowed to accumulate during construction.

No carports will be allowed in Pelham's Crossing.

The proposed structure must be compatible with the original structure and in keeping with the existing lot size.

Major Exterior Changes Application Contents.

A complete application requires the following information:

1. Site plan showing location of proposed structure, and relationship to property lines and adjacent houses.
2. Detailed drawings and plans including exterior elevations and dimensions. A full set of architectural drawings must be included.
3. Description of materials including type of siding on dwelling and proposed structure, color of proposed structure and trim, exterior lighting arrangements, etc.
4. It is required that the final application be a duplicate of those documents which are to be submitted to Spotsylvania County for a building permit, and should also include colors, materials, and drawing or photographs as required, to illustrate the relation of the alteration to the applicant's house and adjacent houses where necessary.
5. Landscape plans.
6. Estimated start and completion date.

Please review all appropriate sections of the Architectural Guidelines prior to completion of the application (i.e., landscaping, lighting, fencing, etc.)

Exterior Decorative Objects

Approval will be required for all exterior decorative objects, both natural and manmade. Exterior decorative objects include such representative items as bird baths, wagon wheels, sculptures, fountains, pools, stumps, driftwood piles, freestanding poles of all types and items attached to approved structures.

Application Contents.

A complete application requires the following information:

1. Site plan showing the relation of object to house, property line and adjacent neighbors.
2. Picture and/or detailed drawing of object to include dimensions.
3. Color and material of object.
4. Estimated start and completion date.

Exterior Lighting

No exterior lighting shall be directed outside the applicant's property. Lighting which is a part of the original structure must not be altered without Committee approval. Light fixtures which are proposed in place of the original fixtures must be compatible in style and scale with the applicant's house.

Seasonal and holiday lighting will generally not be reviewed. Seasonal and holiday lighting shall be displayed no earlier than 30 days before the holiday and shall be removed no later than 30 days thereafter.

Exterior Lighting Application Contents.

A complete application requires the following information:

1. Site plan showing the relation of the light fixture to house, property line and adjacent neighbors.
2. Picture and/or detailed drawing of the light fixture to include all dimensions and height of fixture above ground.
3. State wattage of bulb to be used.
4. Estimated start and completion date.

Security Devices

For security devices such as cameras, and alarms, they shall be located and installed so as to be an integral part of the house and not distract from its architecture and appearance. Cameras and housings, sirens, speaker boxes, conduit and related exterior elements should be unobtrusive and inconspicuous. Devices should be located where not readily visible and should be a color that blends or matches the surface to which attached.

Application Contents:

Drawings depicting the location on the home or property where devices will be installed.
Pictures and or drawings which depict the size, scale and color of the devices being installed.
Mitigation methods to address visibility of any conduit or cordage.
Estimated start and completion date.

Exterior Color Changes

Color changes apply not only to the house siding, but to the doors, shutters, trim, roofing, foundations, and other appurtenant structures. Change of exterior color for single family houses should relate to the color of the houses in the immediate area. Change of exterior colors in attached houses should be in conformance with established neighborhood guidelines or selected from one of the existing neighborhood colors. Repainting or staining a specific object to match its original color need not be submitted.

Application Contents.

A complete application requires the following information:

1. List of all exterior colors on the house and appurtenant structures.
2. A color sample of the new color to be used.
3. Estimated start and completion date.

Fences

Background

Fences have traditionally been used as a physical and visual separation of two pieces of property, a notification that here one person's land begins and another's end. This tradition continues, but as today's landscape and living style's change, so do the use, location, and design of fences. Now that residential lots are becoming smaller, it is usually attractive and desirable to visually extend properties beyond the property lines. This should be kept in mind when considering fencing, which by its very nature tends to physically define and separate areas and makes yours appear smaller.

As stated in Section 4(A), fundamental to Pelham's Crossing plan is the concept of common open space. The preservation of green space and natural features, as well as the feeling of openness, contribute significantly to Pelham's Crossing difference from typical subdivisions. The purpose of this community open space is to provide each residential lot with the atmosphere of a larger open area. Fencing, if it is carelessly used or placed, encroaches upon open space, and can even destroy it. Fencing can also have an impact of the view and ventilation of neighboring property.

There are alternatives to fencing that may achieve the desired objectives. For example, short segments of privacy fence may be combined with landscaping to achieve the desired screening without a severe impact on others. Use of plant materials alone can be an alternative.

Unquestionable, anyone's fence will be shared by neighbors even if the neighbors have only to look at the other side of it. Proper fencing can have a unifying effect upon a neighborhood. Improper fencing can detract from the appearance of a neighborhood. Cluttering a neighborhood with an uncoordinated selection and placement of fences should be avoided. Cooperation among neighbors in this matter can affect the visual and psychological harmony of an area. Therefore, it is important to remember in choosing a fence that there are various needs other than simply having a fence.

Fence Types

Vertical board style fences and horizontal wooden rail fences shall be permitted.

Chain link or other wire fences are prohibited. Wire mesh screening used to increase security as part of a spaced picket fence or wooden rail fence will be considered in special cases. The wire mesh will be required to attach on the inside of the fence and must not extend above the top rail.

Materials and Colors

Fencing should be compatible with the materials and colors in the applicant's house and the adjacent houses. Fencing shall match or blend with existing adjacent fencing. Continuity of texture and scale of materials shall be considered.

Approved materials for fences include wood, vinyl, and composites (i.e., Trex).

Careful consideration should be made when selecting a fence material. While wood may be allowed to naturally weather, the alternative materials will be held to the same standards of upkeep as any other vinyl or composite components of the home. Vinyl and composite will be required to remain free of mold growth, mildew growth, or other types of staining.

Fence style, material, and color must be uniform throughout the lot.

Wood fences may be stained a natural earth tone or may be left to weather naturally.

Vinyl or composite fences may be either white, tan, or simulate a natural wood tone and texture.

General Guidelines

Board spacing of at least 1/2" is encouraged for ventilation but is not required.

Fence height should not be greater than is necessary for its intended use and shall not exceed 6 feet.

Fences are restricted to rear yards only. Fences may not interfere with or violate the terms of any easements of record.

Corner lot fences should be reviewed on a case-by-case basis and generally the fences may extend no closer to the street than the closest point of that house to the street. If site conditions of a corner lot warrant, a side yard fence may be considered but the fence must be set back at least 13 feet from the sidewalk.

Gates should be compatible to fencing in design, material, height, and color.

Chain link fencing is not allowed.

Fencing which is finished on one side only must be constructed with the finished side facing out.

Long lengths of continuous solid fencing may require landscaping to lessen the visual impact.

Application Contents

A complete application requires the following information:

1. Site plan showing the location of the fence relative to the home and property lines.
2. Picture or detailed drawing of the style of fence.
3. A sample or representation of the materials and color of the fence.
4. Estimated start and completion dates.

Flagpoles

Permanent flagpoles must be of a height, color and location which is appropriate for the size of the property and background. Permanent free-standing flagpoles are generally approved only for detached houses and must be installed and maintained in a vertical position.

Homeowners wishing temporary flagpole staffs which do not exceed six feet in length and are attached at an incline to the front wall or pillar of the house or dwelling unit need not have an application.

Permanent Flagpole Application Contents.

A complete application requires the following information:

1. Site plan showing the relation of pole to the house, property line and adjacent neighbors.
2. Picture and/or detailed drawing of pole to include dimensions.
3. Description of material and color of flagpole.
4. Estimated start and completion date.

Greenhouses and Detached Solar Collectors

Detached greenhouses and solar collector panels will be reviewed under the same criteria as storage sheds with consideration for the special requirements of sun orientation.

Attached greenhouses will be reviewed as room additions with special attention given to visibility of interior activities. Please see "Major Exterior changes" for application contents for attached greenhouses.

Note, any restriction contained herein as related to solar collector panels shall be waived if application of the restriction to a particular proposal (i) increases the cost of installation of the solar energy collection device by five percent over the projected cost of the initially proposed installation or (ii) reduces the energy production by the solar energy collection device by 10 percent below the projected energy production of the initially proposed installation. The owner shall provide documentation prepared by an independent solar panel design specialist, who is certified by the North American Board of Certified Energy Practitioners and is licensed in Virginia, that is satisfactory to the community association to show that the restriction is not reasonable according to the criteria established in this subsection.

Application Contents

A complete application requires the following information:

1. Site plan which shows the relationship of the greenhouse/detached solar collector to the adjacent house and property lines.
2. Picture and/or detailed drawing of the greenhouse/ detached solar collector to include dimensions.
3. Description of materials used.
4. Color of greenhouse/detached solar collector and house.
5. Estimated start and completion date.

Landscaping and Vegetable Gardens

Location

Care should be exercised in the planting and maintenance of trees and shrubs to prevent obstruction of sight lines required for vehicular traffic.

Also, the view of neighboring units and shade patterns of larger trees should always be considered.

Maintenance

All gardens must be neatly maintained throughout the growing season; this includes removal of all unused stakes, trellises, and dead growth

Changes NOT Requiring Application

An application is not required for:

1. Foundation planting.
2. Single plantings (i.e., one tree, one shrub, etc.).

Changes Requiring Application

1. Hedges. If proposed hedges are more than 2 feet in height or 8 feet in length, or if other features become structures, fences, or screens.
2. Railroad Ties or Garden Timbers. If either ties or timbers form a wall over 12 inches in height and 8 feet in length.
3. Rock Gardens If a rock or collection of rocks exceed 24 inches in any direction. All rocks will remain their natural color.
4. Vegetable Gardens If the following conditions are NOT met an application must be submitted:
 - a. Vegetable garden is located between the rear line of the house, the rear property line, and side lines of the house.
 - b. Vegetable garden does not exceed 1/4 of the area described in "a."
 - c. Vegetable garden is not planted on a grade exceeding a ratio of 5 feet to 100 feet.
 - d. Vegetable garden does not damage property below it through the flow of water onto lower property.
5. Tree Removal.

NOTICE: Residents are PROHIBITED from cutting any trees located in Common Areas or within Transitional Screening Easements without written permission from the Association. NOTICE: Some of the Common Areas have been protected with Conservation Easements and cutting of trees in those areas may constitute a criminal or civil offense. Residents are advised to consult with the Spotsylvania County Extension Office and the Pelham's Crossing Association staff for compliance with county ordinances on tree cutting.

The following trees may NOT be removed from a Lot without prior Committee approval:

1. Live trees with a diameter in excess of 4 inches, measured 12 inches above ground.
2. Live trees with a diameter in excess of 2 inches, measured 12 inches above ground, which are generally known as flowering trees (i.e., redbud or dogwood) or as broadleaf evergreens.
3. Live vegetation on slopes greater than 20% gradient or marked "no cut" areas on original plans.

Application Contents

A complete application requires the following information:

1. Site plan showing the relation of the plantings/ garden or tree to be removed to the house, property lines and adjacent dwellings.

2. Detailed description of the landscaping to take place to include location and dimensions.
3. Description of the types and sizes of trees and shrubs to be planted and/or materials to be used.
4. Description of grading changes, if any.
5. Estimated start and completion date.

Permanent Grills

Permanent grills should be placed in the rear of the house and must not be located within 10 feet of the side and rear property lines.

Application Contents

A complete application requires the following information:

1. Site plan showing the relation of the grill to the house, property line and adjacent neighbors.
2. Picture and/or detailed drawing of grill to include dimensions and materials used.
3. Estimated start and completion date.

Recreation and Play Equipment

The desire for swings, basketball backboards, playhouses, tot lots, etc. on detached lots or neighborhood property is frequently expressed. Most equipment of this sort is commercially available but is often less than pleasing in appearance. Creatively designed equipment is encouraged. The guidelines listed below are provided in an effort to reconcile the need for play equipment with the goal of minimizing its visual impact.

Location and Size

Except as noted below, equipment must be placed in rear yards. Consideration must be given to lot size, equipment size and design, amount of visual screening, etc.

Permanent basketball backboards may be located in front yards adjacent to driveways or secured to detached houses or garages provided that proper consideration is given to color as noted below.

Temporary play equipment, such as a soccer goal, a hockey goal, or a portable basketball goal, does not require an application but must remain in good condition and be maintained in an upright position. Temporary or portable equipment may not be placed where it will impede any public right of way. When temporary or portable equipment is infrequently used, it shall be stored out of sight.

Materials and Color

Play equipment constructed of wood is encouraged.

Metal play equipment, exclusive of the wearing surfaces (slide poles, climbing rungs etc.), and permanent free standing basketball backboards and their poles should be painted dark earth tones to blend with the natural surroundings, or, if located adjacent to a dwelling or fence, painted to match the background or screening structure. Other play equipment colors will be considered, contingent upon location and landscaping. Basketball backboards secured to detached house or garage should be painted to match or blend with the background. A contrasting rectangular color outline may be painted on the backboard behind the goal.

Application Contents.

A complete application requires the following information:

1. Site plan showing relation of proposed play equipment to adjacent property lines, applicant's house, and adjacent houses.
2. Photograph and/or sketch of proposed play equipment.
3. Dimensions.
4. Color and material.
5. Estimated start and completion date.

Sidewalks and Pathways

Stone and brick pathways or sidewalks should be set back at least 4 feet from the property line and generally be installed flush to the ground.

Application Contents

A complete application requires the following information:

1. Site plan showing the exact location of the pathway or sidewalk.
2. Materials to be used including color. If using brick, type should blend with that on the house (if any).
3. Method of installation plus a description of grading changes required, if any, and the resulting impact on neighbors.
4. Estimated start and completion date.

Solar Panels

Panels mounted to the front side of roofs must be flush with the roof.

Panels mounted to the rear side of roofs may be flush or elevated. If elevated, they will not extend above the roof peak so far that they are visible from the yards of facing houses across streets or pipe stems.

No other mounting locations are acceptable.

Note, any restriction contained herein as related to solar panels shall be waived if application of the restriction to a particular proposal (i) increases the cost of installation of the solar energy collection device by five percent over the projected cost of the initially proposed installation or (ii) reduces the energy production by the solar energy collection device by 10 percent below the projected energy production of the initially proposed installation. The owner shall provide documentation prepared by an independent solar panel design specialist, who is certified by the North American Board of Certified Energy Practitioners and is licensed in Virginia, that is satisfactory to the community association to show that the restriction is not reasonable according to the criteria established in this subsection.

Solar Panel Application Contents.

A complete application requires the following information:

1. A drawing indicating location and size of panels. Photographs of similarly installed units may be included but are not to replace a drawing.
2. Signatures for front-mounted units must be obtained from a total of four neighbors, facing and adjacent to a lot.
3. Signatures for rear-mounted units must be obtained from a total of four neighbors behind and adjacent to the lot.
4. Estimated start and completion date.

Solar Water Heaters

Panels mounted to the front side of roofs must be flush with the roof.

Panels mounted to the rear side of roofs may be flush or elevated. If elevated, they will not extend above the roof peak so far that they are visible from the yards of facing houses across streets or pipe stems.

No other mounting locations are acceptable.

Note, any restriction contained herein as related to solar water heater panels shall be waived if application of the restriction to a particular proposal (i) increases the cost of installation of the solar energy collection device by five percent over the projected cost of the initially proposed installation or (ii) reduces the energy production by the solar energy collection device by 10 percent below the projected energy production of the initially proposed installation. The owner shall provide documentation prepared by an independent solar panel design specialist, who is certified by the North American Board of Certified Energy Practitioners and is licensed in Virginia, that is satisfactory to the community association to show that the restriction is not reasonable according to the criteria established in this subsection.

Application Contents.

A complete application requires the following information:

1. A drawing indicating location and size of panels. Photographs of similarly installed units may be included but are not to replace a drawing.
2. Signature for front-mounted units must be obtained from a total of four neighbors facing and adjacent to lot.
3. Signatures for rear-mounted units must be obtained from a total of four neighbors behind and adjacent to lot.
4. Estimated start and completion date.

Storage Sheds

Background

Pelham's Crossing is envisioned as a community in which each of its parts relates well and is properly integrated into the whole of its design. This depends largely upon the organization and the harmony of each element to its environment. One such element is the storage shed and the shed's relationship to the house it serves and to its neighbors. Any storage shed has an aesthetic impact on neighbors. An inappropriately placed or poorly designed shed can visually and functionally negate an otherwise desirable residential area. Therefore, it is important to remember in choosing and locating a shed that there are needs other than storage which must be considered.

Cluttering a neighborhood through uncoordinated selection and placement of sheds must be avoided. Cooperation among neighbors in this matter can affect the visual and psychological harmony of an area.

Design Criteria

1. The design of a storage shed is directly related to its location. As the relationship between the house and the shed changes, so does the type of shed to be used.
2. The shed must be designed to appear as part of the house/fence theme and may be part of a deck.
3. The shed must be designed to respect the "visual rights" of neighboring properties.

Design. The architectural design of the shed must be compatible with the design of the house and may be built below an elevated deck.

Materials. The finish materials used for the shed must be the same as the exterior finish of the house. If the shed is built below a deck which is elevated 8" or less, the material must match the deck.

Color. The color scheme must be the same as that on the house or deck.

Roof. The roof slope and the type and color of the roofing material (shingles, etc.) should match those of the house, if not built below elevated deck.

Size. While sheds must provide sufficient volume for their intended use, they must be of a size which is appropriate for the size of the property, and which is architecturally compatible with the applicant's house and adjacent houses.

Application Contents.

A complete application requires the following information:

1. Site plan which shows the relationship of the shed to the adjacent house and property lines.
2. Picture and/or detailed drawing of the shed to include dimensions.
3. Description of materials used.
4. Color of shed and house.
5. Estimated start and completion date.

Storm and Screen Doors

Rising energy costs have encouraged homeowners to take measures to conserve energy through installation of storm doors. Energy conserving measures, however, should and can be done without compromising the visual quality of the neighborhood.

Doors should be straightforward without ornamentation such as scallops, scrolls and imitation gate hinges.

Color: Storm or screen doors should be painted to be the same color as the entry doors behind them. However, special consideration will be given to doors that are the same color as architectural trim, siding and existing storm windows. Consideration will depend upon the design of the particular door and its relation to the design of the house and adjacent houses.

Conforming Storm Doors

Full view or plain paneled doors which are the same color as the entry door do not require submission of an application.

Application Contents.

A complete application requires the following information:

1. Drawing and/or photograph of proposed doors.
2. Color indication of the screen/storm door and the existing front, rear, etc., door.
3. Location of doors, i.e., front door, rear door, etc.
4. Estimated start and completion date.

Sun Control Devices/Awnings

Awnings and trellis work provide an effective means for controlling glare and excessive heat build-up on windows and door openings and help reduce summer energy consumption and utility costs. The manner in which sun control is implemented has considerable effect on the exterior appearance of a house, and the desirable benefits of sun exposure in the winter, fall, and spring.

Materials are available for application on the inside of windows to reduce thermal transmission and glare. These materials may provide effective and economical alternatives to awnings and trellises. Effective sun control can often be provided by such simple measures as planting deciduous trees to shade windows from undesired sun exposure.

Special Considerations

1. A trellis filters the sun and is permanent. Design allows winter sun in while keeping out hot summer sun.
2. Awnings block sunlight, are seasonal, and are required to be retractable.
3. Sun control devices must be compatible with the architectural character of the house in terms of style, color, and materials.
4. Awnings should be of straightforward design without decorative embellishments such as scallops, fringes, and contrasting colored stitches.

5. Awnings and trellises should be consistent with the visual scale of the house to which they are attached.

Location:

The location of any awning or trellis should not adversely affect views, light, winter sun or natural ventilation of adjacent properties. Awnings are prohibited on front elevations or other locations visible from the street when retracted.

Materials and Colors

1. Solid colors are required.
2. Trellis work must match the trim or dominant color of the applicant's house.
3. Pipe frames for canvas awnings must be painted to match trim or dominant color of the house. If awnings are removed for winter storage, frames must be removed.

Landscaping

Landscaping features are very important and should be integrated with sun control devices.

Application Contents.

A complete application requires the following information:

1. Site plan showing location of trellis and/or awnings.
2. Sketch and/or photograph of house (and adjacent houses if townhouse application).
3. Sketch, photograph, or manufacturer's product information of proposed sun control device including indication of dimensions, construction details showing how the awning or trellis is attached to the house, materials, and color. In the case of fabric awnings, submissions of a material and color must be included.
4. Estimated start and completion date.

Swimming Pools and Water Areas

Only in-ground pools will be considered. Above-ground pools shall not be considered unless all off-site visual impact is mitigated. Pools for swimming will be located in the rear of the house.

A fence from 4 feet to 6 feet high compatible with the design style of the house will be required to enclose a pool used for swimming and related pool equipment. Approval of the fence is contingent upon completion of the pool. Appropriate landscaping will be required to lessen the impact of the pool and fence.

Construction of in-ground pools generally results in changes to the grade of property. All changes to grade must not impede the existing watershed or have a negative impact on water drainage for adjacent properties.

Swimming Pool & Water Area Application Contents.

A complete application requires the following information:

1. Signatures of all property owners affected by the proposed pool (in the event that more than the usual four are affected).
2. A site plan showing location and dimensions of the pool, other related equipment, fences, etc., in relation to the applicant's house, property lines, and adjacent dwellings.
3. Detailed drawings and plans of the pool, deck area, lighting arrangements, walkways, fences, etc., and pertinent information concerning water supply system, drainage and water disposal system.
4. Landscaping plan for outside (exterior) of fencing.
5. Estimated start and completion date.

Section 6

Miscellaneous Guidelines

Antennas

Antennas/satellite dishes should be selected and located, to the extent possible and still ensuring receipt of an acceptable signal, to minimize their appearance from the street and neighboring properties. The location should take advantage of screening provided by existing structures and/or vegetation. They must meet the requirements as stated in Design Appendix "C".

Attic Ventilators

Attic ventilators and turbines are encouraged but must match the siding or trim on the house if mounted on a gable end or be painted to match the roof if placed on a roof. Roof location shall be on the least visible side of the ridge pole.

Exterior Unit Air Conditioning

Air conditioning units extending from windows are prohibited.

Firewood

Firewood shall be kept neatly stacked and located to the rear of the residence, within the owner's property line.

Stacks larger than two cords require approval. Stacks longer than 6' should be 2 rows deep minimum. Stacks must not exceed 4' in height for safety. Firewood stacks must contain firewood only, no storage of debris.

Location should be in such a manner as to minimize visual impact. In certain cases, screening may be required.

If there are any variations from the above information, Committee approval is required.

Gutters and Downspouts

For detached houses, gutters and downspouts should match those existing in color and design and must not adversely affect drainage on adjacent properties.

Attached and semi-detached house gutters and downspouts must match those existing in color and design and must not adversely affect drainage on adjacent property.

Mailboxes

Mailboxes are a functional necessity, not a decorative item. Since they are usually in a very visual location, they must be straight-forward in design and mounted on simple posts. They must be of design as shown in Design Appendix "B". Boxes must be painted black, and posts must be painted white. Both the box and post shall not be decorated. They must be located so as not to obstruct sidewalks or sight lines in accordance with postal regulations. (See Design Appendix "B").

Real Estate Sales/Rent Signs

Real estate signs must meet Spotsylvania County regulations with respect to size, content, and removal. Signs may only be placed in the front yard of the property available. All signs must be removed 48 hours after contract acceptance. **No other signs are permitted, unless applied for and approved by the Association.**

Storm and Screen Windows

Some homes in Pelham's Crossing have been designed so that the addition of storm windows on the outside would seriously disrupt architectural continuity. Often installation of storm windows on the inside or the use of insulating glass are viable alternatives.

Color. It is preferred that storm and screen window frames match the trim of the house, but white or anodized aluminum is acceptable.

An application is not needed for storm and screen windows meeting the above criteria.

Trash Cans

Containers shall not be placed for pickup at appointed locations prior to 6:00 p.m. on the previous evening. On days not designated for trash pickup, trash containers must be stored where they are not visible from the street.

Trash is to be placed for pickup in containers manufactured for trash storage purposes only.

SECTION 7

Maintenance Guidelines

Property ownership includes the responsibility for maintenance of all structures and grounds which are a part of the property. This includes but is not limited to items such as mowing grass, removal of trash, and structural maintenance. Maintenance affects the visual character and economic values of the property and neighborhood, and in some cases, safety. These issues can often be dealt with best at the neighborhood level. Violations of maintenance standards are violations of the Covenants: Article VII, Section 2.

Erosion Control

Each resident is responsible for seeing that their lot area is protected from erosion and that storm drain structures are not blocked so as to cause additional erosion problems which will promote silt in ponds and stream valley.

Exterior Appearance

Residents are responsible for maintaining the exterior of their dwellings and any other structures on their lots, such as decks, fences, sheds, and playground type equipment.

While it is difficult to provide precise criteria for what the Association deems as unacceptable condition, the following cases represent some of the conditions which would be considered a violation of the Covenants:

1. Peeling paint on exterior trim.
2. Dented mailboxes, or mailboxes and/or stand in need of repainting.
3. Playground equipment which is either broken or in need of repainting.
4. Fences with either broken or missing parts.
5. Sheds with broken doors or in need of painting or other types of repairs.
6. Decks with missing or broken railings or parts, or parts in need of re-staining or painting.
7. Concrete or masonry block foundations and, in attached units, party walls in need of repainting.
8. Concrete driveways experiencing spalling or pitting.

Most residents, undoubtedly, would not allow any of the above conditions to exist, as they seek to preserve and protect their investment in their homes and to limit their personal liability by keeping all improvements on their lots in good condition. The Association expects that all residents will do this necessary maintenance to prevent any of the cited conditions from occurring in Pelham's Crossing.

Lawn and Garden Fertilization

All soil should be tested before fertilizer is added especially in areas where drainage will flow into ponds. Special care should be taken not to over fertilize or to fertilize lawn and gardens where there is the least chance of runoff. In areas adjacent to ponds and waterways, fertilize in a manner to avoid runoff. Soil test kits are available at the Spotsylvania County Extension Office.

Mowing

Turf areas need to be mowed at regular intervals, maintaining a maximum height of 6 inches and a minimum of 2 inches. Changes to this requirement may be made according to specified plans.

Planted beds must be kept in a neat and orderly manner.

Pesticides and Herbicides

Pesticides and herbicides may be applied according to label instructions for the specified problem. Emphasis should be placed on organic/biodegradable materials in order to ensure the least harm to the natural environment. Care in application is extremely important along ponds and waterways, near neighborhood play areas and tot lots, and near adjacent residences. Avoid the use of pesticides and herbicides, if at all possible, but when necessary, use with caution and follow instruction.

Trash Removal

Each resident is responsible for picking up litter on his property and preventing windblown debris originating on his land.

At no time is open space considered a dumping ground for inorganic debris. Organic debris such as leaves, grass clippings and branches may not be dumped on open space. Removal of trash and debris from all open space areas accumulating from resident usage will be completed as necessary. Remember that the removal of trash costs the Association dollars, and voluntary resident and neighborhood cleanup, in addition to controlling litter at the source, saves everyone money.

PELHAM'S CROSSING COMMUNITY ASSOCIATION, INC.

DESIGN APPENDIX A

Exterior Alteration Application

INSTRUCTIONS

1. Please carefully review the Architectural Guidelines booklet prior to completion of this form. Application guidelines for your change are listed in Section V.
2. Describe in full detail your exterior change or modification and/or attach exhibits (sketches, pictures, drawings, clippings and catalog illustrations are acceptable).
3. Specify start and completion dates.
4. Include the signatures of four (4) property owners who are most affected by your request because they are adjacent to or have a view of the project.
5. Show the location of project on your property with a copy of your site plan (given to you by your builder at purchase of home).

Name of Applicant: _____

Address of Proposed Change: _____

Home or Cell Phone: _____

Lot # or Address: _____

Description of Change: _____

Proposed Construction Start and Completion Dates: _____

Signatures: Your signature indicates an awareness of the Applicant's intent and does not constitute nor indicate approval or disapproval.

Name: _____ Address: _____ Signature: _____

Name: _____ Address: _____ Signature: _____

Name: _____ Address: _____ Signature: _____

Name: _____ Address: _____ Signature: _____

NOTES:

1. Nothing herein contained shall violate any of the provisions or Building and Zoning Codes of Spotsylvania County, to which the above property is subject. Further, nothing herein contained shall be construed as a waiver or modification of any said restriction.
2. I understand that the Building Ordinance of the Spotsylvania County Building Department requires that I file plans with the Building Inspector in Spotsylvania, Virginia for construction requiring a Building Permit.
3. I understand that any Association approval of my application is not a guarantee of compliance with any applicable local or state requirements and laws.
4. I understand and agree that my project must comply in all regards with the Governing Documents and any issued approvals/conditions of the Association.
5. I understand that any construction or exterior alteration undertaken by me, or in my behalf, before approval of this application is not allowed. If alterations are made, I may be required to return the property to its former condition at my own expense if this Application is disapproved wholly or in part, and that I may be required to pay all legal expenses incurred.
6. I understand that members of the Covenants Committee (Committee), the Board of Director and/or management agent of the Association are permitted to enter upon my property at any reasonable time for the purpose of inspecting the proposed project, the project in progress, and the completed project, and that such entry does not constitute a trespass.
7. I understand that any approval is contingent upon construction or alterations being completed in a workmanlike manner.
8. I understand that the application review process usually takes no longer than 15 working days if a "conforming" application is submitted and that an Committee decision is required on all complete applications within 45 days of the receipt of said application by the Committee.
9. It is understood that I am aware of Pelham's Crossing Declaration of Covenants and Restrictions in regard to the review process established by the Board of Directors.
10. I understand that I must complete the work approved in any application within the approved time frame, or will be required to file another application and obtain a new approval before commencement of any work. I further understand that any modifications to the approved application must be subject to a new application and approval of the Covenants Committee.

Applicant's Signature: _____

Date: _____

Committee Recommendation:

Committee Remarks:

Committee Action:

Date: _____

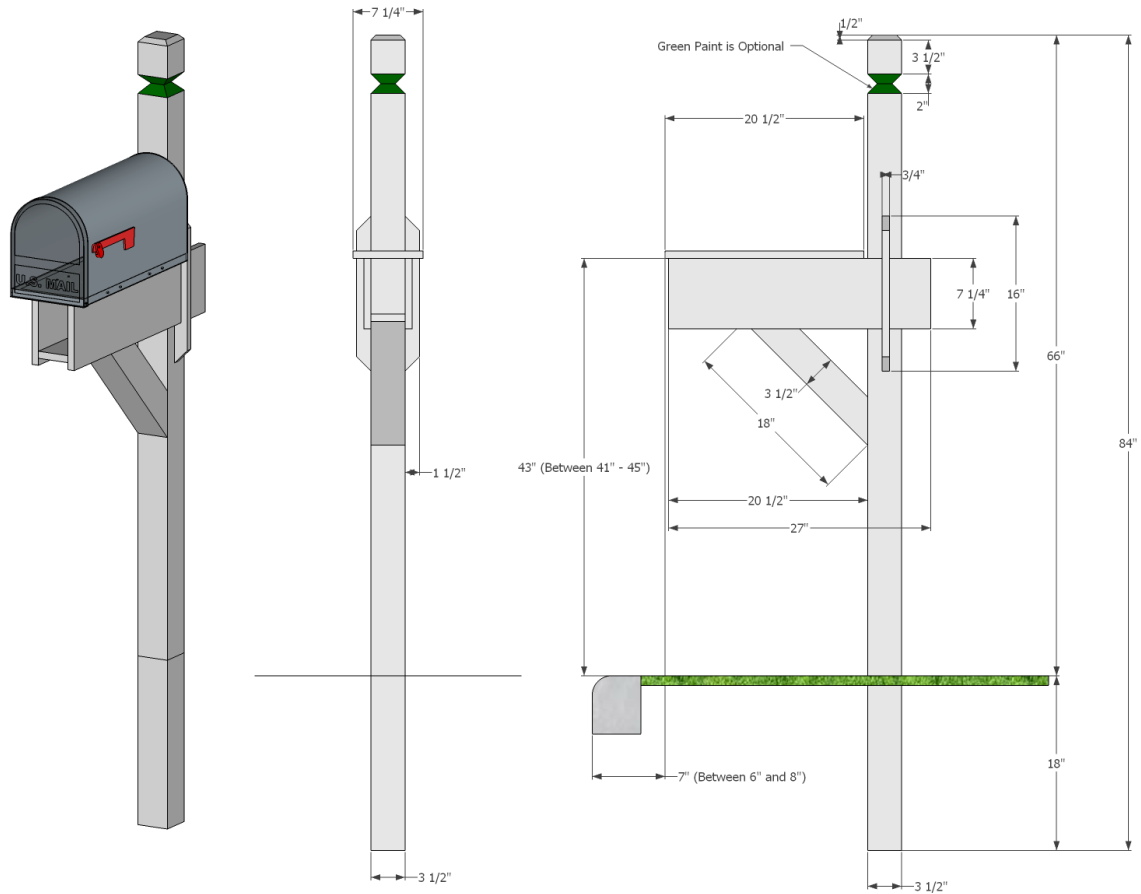
Project Completion Date: _____

If you disagree with the decision of the Committee, and Appeal may be made. For procedures, please refer to Section IV of the Architectural Guidelines.

PELHAM'S CROSSING COMMUNITY ASSOCIATION, INC.

DESIGN APPENDIX B

Mailbox Specifications



PELHAM'S CROSSING COMMUNITY ASSOCIATION, INC.

DESIGN APPENDIX C

Antenna Specifications & Guidelines

I. Definitions

A. Antenna: any device used for the receipt of video programming services, including direct broadcast satellite (DBS), television broadcast, and multipoint distribution service (MDS). A reception antenna that has limited transmission capability designed for the viewer to select or use video programming is a reception antenna provided that it meets FCC standards for radio frequency emission. A mast, cabling, supports, guy wires, conduit, wiring, fasteners, or other accessories necessary for the proper installation, maintenance, and use of a reception antenna shall be considered part of the antenna.

B. Mast: any structure to which an antenna is attached that raises the antenna height.

C. Transmission-only antenna: any antenna used solely to transmit radio, television, cellular, or other signals.

D. Owner: the record title holder of any lot within the community, whether one or more persons or entities. The term "owner" excludes those having an interest in a lot merely as security for the performance of an obligation. For the purpose of this rule only, "owner" includes a tenant on a lot.

E. Telecommunications signal: any signals received by DBS, television broadcast, and MDS antennas.

II. Installation Rules

Antenna Size and Type

1. DBS antennas that are one meter or less in diameter may be installed. DBS antennas larger than one meter are prohibited.
2. MDS antennas that are one meter or less in diameter may be installed. MDS antennas larger than one meter is prohibited.
3. Installation of transmission-only antennas is prohibited unless approved by the Association's Committee
4. All antennas not covered by the FCC Rule are prohibited.

Location

1. Antennas shall be installed solely within an owner's lot; and shall not be installed on community property.
2. If acceptable quality signals can be received by placing antennas inside a living unit, without unreasonable delay or unreasonable cost increase, then outdoor installation may be prohibited.
3. Antennas shall not encroach upon community property or any other owner's lot.
4. To the maximum extent possible, antennas shall be located in a place shielded from public view and from the view of other lots and should be placed in the rear yard of a lot, if feasible; provided, however, that nothing in this rule would require installation in a location from which an acceptable quality signal cannot be received, as certified in writing by a licensed installer. This section does not

permit installation on community property, even if an acceptable quality signal cannot be received from the owner's lot.

Installation

1. Antennas shall be no larger nor installed higher than is absolutely necessary for reception of an acceptable quality signal.
2. All installations shall be completed so that they do not damage the community property or the lot or living unit of any other owner, or void any warranties of the Association or other owners, or in any way impair the integrity of buildings on community property or lots.
3. Antennas must be secured so that they do not jeopardize the soundness or safety of any other owner's lot or the safety of any person at or near the antennas, including damage from wind velocity based upon a unique location.

Maintenance

1. Owners shall be responsible for antenna maintenance and repair.
2. Owners are responsible for all costs associated with the antenna including, but not limited to, costs to:
 - a. Place (or replace), repair, maintain, and move or remove antennas;
 - b. Repair damages to the community property, other lots, and any other property damaged by antenna installation, maintenance or use;
 - c. Pay medical expenses incurred by persons injured by antenna installation, maintenance, or use; and
 - d. Reimburse residents or the Association for damages caused by antenna installation, maintenance, or use, including reasonable legal fees and costs should the Association prevail in an action to require an owner to remove or relocate an antenna from an improper location.
3. Owners shall not permit their antennas to fall into disrepair or to become a safety hazard.
4. Owners shall be responsible for antenna repainting or replacement if the exterior surface of the antenna deteriorates.
5. An owner shall promptly remove an antenna if service to the antenna is discontinued.

Safety

1. Antennas shall be installed and secured in a manner that complies with all applicable county and state laws and regulations, and manufacturer's instructions. The owner, prior to installation, shall provide the Association with a copy of any applicable governmental permit.
2. Antennas shall be placed within a safe distance from electrical and other utility lines and apparatus (above-ground or buried) and in no event shall antennas be placed where they may come into contact with such utility lines and apparatus. The purpose of this requirement is to prevent injury or damage resulting from contact with such utility lines and apparatus.
3. All installations must comply with all applicable codes.
4. In order to prevent electrical and fire damage, the antennas shall be permanently and effectively grounded.
5. Antennas are required to withstand wind gusts up to 80 mph, and shall be designed to withstand the pressure of snow and ice.

III. Antenna Camouflaging

1. Antennas situated on the ground and visible from the street or from other lots must be camouflaged by existing landscaping or fencing, if an acceptable quality signal may be received from such placement. If no such existing landscaping or screening exists, the Association may require antennas to be screened by new landscaping or screening of reasonable cost.
2. Antennas, masts, and any visible wiring must be painted to match the color of the structure to which it is installed, unless such paint will degrade the signal.
3. Antennas may not obstruct a driver's view of an intersection or street.

IV. Mast Installation

1. Mast height may be no higher than absolutely necessary to receive acceptable quality signals.
2. Masts that extend 12 feet or less beyond the roofline may be installed subject to the regular notification process (see below). Masts that extend more than 12 feet above the roofline must be approved by the COMMITTEE before installation due to safety concerns posed by wind loads and the risk of falling antennas and masts. Any application for a mast longer than 12 feet must include a detailed description of the structure and anchorage of the antenna and the mast, as well as an explanation of the necessity for a mast higher than 12 feet, as certified in writing by a licensed installer. If this installation will pose a safety hazard to residents and personnel of the Association, then the Association may prohibit such installation. The notice of rejection shall specify these safety risks. (This 12-foot baseline may change, if the BOCA Code is amended.)
3. Masts must be installed by licensed and insured contractors.
4. Masts must be painted the appropriate color to match their surroundings.
5. Masts installed on a roof shall not be installed nearer to the lot line than the total height of the mast and antenna structure above the roof. The purpose of this regulation is to protect persons and property that would be damaged if the mast were to fall during a storm or from other causes.
6. Masts shall not be installed nearer to electric power lines than the total height of the mast and antenna structure above the roof. The purpose of this regulation is to avoid damage to electric power lines if the mast should fall in a storm.
7. Masts shall not encroach upon another owner's lot or the community property.
8. Masts installed on the ground are required to withstand wind gusts up to 80 mph.
9. Masts must be designed to withstand the weight of ice and snow.

V. Antenna Removal

Antenna removal requires restoration of the installation location to its original condition. Owners shall be responsible for all costs relating to restoration of this location.

Notification Process

Any owner desiring to install an antenna must complete a fully executed application and submit it to the Committee. If the installation is routine (i.e., the installation conforms to all of the above rules and restrictions), the installation may begin immediately.

Installation by Tenants

These rules shall apply in all respects to tenants as well but only the owner of a Lot may submit to the Association the Notice of Intent to Install Antenna.