

## ARCHITECTURAL GUIDELINES ACKNOWLEDGMENT

To preserve property values and ensure architectural harmony within Grey Oaks, a Declaration of Restrictions has been recorded against all lots in the Grey Oaks Community. This form will serve as your official acknowledgment of the Declaration of Restrictions and shall be signed at the time of contracting to purchase a lot or home within Grey Oaks.

Most exterior construction, improvements, and alterations are subject to review and approval by the Grey Oaks Architectural Control Committee, and a copy of an "Architectural Control Committee Request Form" is attached to this Acknowledgment. This form should be used for requests for approval by the Committee, and approval must be obtained before the commencement of starting construction, improvements or alterations for which approval is required. The following are highlights of area in which Committee approval is required; however reference should be made to the Declaration of Restrictions for a complete list of approval items.

All fencing must be wooden (cedar) or wrought iron, must follow property lines (unless lot configuration, property easements, or building code setback requirements makes following property lines restricted), and be no more than four (4) feet in height, and must be built with finished side out. Exceptions to these requirements are on the following lots which must have a five (5) foot picture frame style fence, with verticals overlapping, on the property lines exposed to the street. The fence must then graduate into the remaining property line fence as described above:

- ☐ Country Meadows lots 1-14, 152-162
- ☐ Madison Ridge lots 56, 79, 80, 94, 95, 102, 192, 193, 204, 205, 218, 219, 225, 314, 315, 332, 333, 346, 347, 362, 363, 371, 372, 380, 381, 382
- ☐ Eagle View lots 394, 395, 396, 398, 399, 400, 410, 411, 458-462, 470-481, 491, 506

No fencing will be allowed in any homes association landscape easements that may exist on homeowner's lot. In addition, the possibility exists that fencing may not be allowed within drainage easements or other easements that may exist on homeowner's lot, and should be reviewed with the Architectural Control Committee.

No animal pens or runs shall be permitted.

All swimming pools are subject to approval by the Architectural Control Committee. Swimming pools above ground or above grade are not allowed, and no tennis courts are allowed.

Decks, patios and any structural additions are subject to prior Architectural Control Committee approval. All decks must be constructed of cedar material or other material that upon finding that the use of such materials will not be injurious to the values of homes in Grey Oaks.

No storage buildings, exterior solar panels or collectors are allowed.

Outside play sets are subject to prior Architectural Control Committee approval; unless the Architectural Control Committee in its discretion grants an exception, all play sets must be wooden.

Basketball goals are subject to Architectural Control Committee approval; all goals shall be freestanding on poles and the backboard constructed with transparent material.

No radio or television aerial wire, antenna, antenna tower, satellite dish (in excess of 36" in diameter) or energy collector, whether permanent or temporary, shall be maintained outside of any structure. Provided, however, that for permitted satellite dishes, the Architectural Control Committee shall have the right to impose requirements concerning location, height, and screening as a condition to erection or maintenance of such satellite dish.

Exterior paint colors are subject to Developer approval, and paint samples must be submitted with requests for approval.

Architectural Control Committee approvals must be in writing and signed by the committee Chairperson or designee; oral approvals will not be binding upon the GREY OAKS Homes Association.

The parties signing below acknowledge that they have reviewed the aforesaid Declaration of Restrictions and the foregoing highlights, and agree to seek prior Architectural Control Committee approval as and when required by the Declaration of Restrictions.

Date:

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Buyer's Signature

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Buyer's Signature

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Witness

December 27, 2010