RESOLUTION OF THE ARCHITECTURAL REVIEW COMMITTEE OF WINDSOR HILLS HOMES ASSOCIATION

Section 14, paragraph (c) of the Windsor Hills Homes Association Declaration of Restrictions authorizes the Architectural Review Committee (ARC) may change from time to time certain procedural and substantive guidelines and conditions that it intends to follow in making its decisions.

The ARC wants to establish orderly procedures, guidelines and conditions to guide them in making decisions as required by the Declaration of Restrictions. The Architectural Committee desires to establish these procedures in conformity with the Declarations, the By-Laws and as otherwise provided by law.

Therefore, the ARC adopts the following guidelines to assist the ARC in making decisions on any topic that comes before it. As provided in the Declaration of Restrictions, the ARC will consider each request or item that comes before it on a case-by-case basis and will make its final decision based on the discretion of the ARC members in light of these guidelines and the specific circumstances of each request or item.

**Playsets**

Playsets must be set behind rear building line of home.
- Should have at least a 7’ setback from property line.
- Natural screening may be required to shield view from street or neighbors.

Tarps must be dark green, brown or roof made of wood.

Slides shall be yellow, dark red, dark green or dark blue.

Must be firmly attached to ground and in safe working order.

Must be kept in good general appearance, with no chipping or peeling paint/stain or torn awnings.

Must be made of wood or wood like composite.

Playsets that come with tarp roofs must have them attached.

**Residential Lawn care and Landscaping**

Grass must have a uniform appearance, must be generally weed free and be kept shorter than 4 inches tall.

Yard should be kept sufficiently watered so as to retain a green appearance through September 30.

Beds must be properly covered and edged.

Bushes/hedges, shrubbery and trees should be well-maintained and trimmed.

Street trees must be maintained. Should they die, homeowner must replace them with a like tree. (147th street Maples, side streets Ash)
Street trees must be properly trimmed away from street and sidewalk. A 7’ high clearance must be maintained above sidewalk.

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**Fencing**

Fences must be made of wood, wrought iron or steel/aluminum in the style of wrought iron with a black finish.

Fences must have an ornamental feature such as scalloping, pointing or decorative posts/caps.

Fences may not be more than 5’ high.

All fences around lake property must be in the style of wrought iron.

Fences may not cross the rear building line, and must follow the perimeter of the property line (no more than 1 foot away) except in the case of a swimming pool fence.

Fences around the immediate perimeter of swimming pools must be in the style of wrought iron.

Fences must join or abut a neighboring fence.

- If fences are made of wood, they must be the same height.
- A wrought iron fence may be shorter.

Fences must be kept in good condition with no missing/warped slats and no chipped/peeled paint/stain.

All fences to be stair-stepped to follow the terrain – per Restrictions.

Wood fences shall not be painted – per Restrictions.

**Basketball Goals**

Must be permanently installed in the ground. No temporary or portable goals.

Backboards may be clear or white.

Posts may be brown, black, gray or dark green.

Goals are to be located on the perimeter of the driveway only and at least 8’ from the sidewalk and 15’ from the street.

Half court lines (no fill color) may be painted on driveways if professionally done in white paint only, and must be maintained once done.

No supplemental lighting for basketball goals is allowed.

No play after 8:00 pm Sunday through Thursday. No play after 9:00 pm Friday and Saturday.

No goals shall be built behind rear building line.

Basketball goals and related equipment shall be kept in good repair.
Lake Properties

Properties that abut Windsor Hills lakes cannot significantly obstruct the lake views of their neighbors (who own lake-front property as well) with natural or artificial structures or landscaping.

Paint Colors

Must be submitted and approved by the ARC.

Under Deck Storage

Under deck storage must be reasonably concealed by lattice, natural materials, plantings or other means of concealment of consistent coloring with the home. Artificial screening or substantial plantings/landscaping must be submitted for approval as a modification of the structure.

Miscellaneous

All approved projects must be completed within 90 days after the commencement of construction. Extensions, in 14 day increments, can be requested of the ARC. These time extensions are at the sole discretion of the ARC.

All ARC request forms must be acknowledged in writing or via email back to the resident when received. Included in the ARC request form is a section requiring the resident to contact the management company if they have not received a notice of receipt within 5 working days of submittal and that the 35 day approval deadline will not begin until this acknowledgement is sent.

These resolutions are subject to change. Therefore, owners should consult with the Board and/or ARC to confirm the existence of the latest ARC guidelines.

Adopted this 26th day of February, 2009.