

FOX DEN

ARCHITECTURAL REVIEW GUIDELINES

All plans must be submitted on a scaled drawing showing all lot lines, easements and dimensions including foot print of the house. Tax maps or plot plans from survey may be used.

SITE GUIDELINES:

Air handlers must be screened. Air handlers in side yards may only be screened by plant materials. Screening walls or fencing of any type in side yards is prohibited.

Garbage container storage is not permitted in side yards. Garbage containers stored in rear yards may not be visible from the street and must be appropriately screened from adjacent and rear yard view.

Above ground swimming pools are prohibited.

Detached structures are not permitted by right and must receive written permission from the Architectural Review Committee or the Declarant prior to erection or placement on any lot.

Clotheslines are strictly prohibited on any lot.

Woodpiles or similar items shall be located or screened so as to conceal being viewed from neighboring lots, streets and property adjacent to the lot.

No artificial or man-made devices designed for the collection of solar energy or other similar purposes shall be permitted within the neighborhood either on a lot or common area.

No exterior antennas of any kind shall be placed, allowed or maintained upon any portion of the neighborhood, including any lot without the prior written consent of the Architectural Review Committee or the Declarant. No satellite dish larger than 24 inches will be allowed.

FENCING:

Fences are discouraged, particularly with respect to golf course adjacent home sites. However, fences are permitted subject to the following provisions:

- a) Fences cannot exceed a maximum height of four feet
- b) Fences must be of open picket style
- c) Approved fence materials include metal picket, painted wood (pressure treated, redwood, western cedar or other rot resistant material) or vinyl, wood fences must be appropriately maintained and kept in a painted state.

FOX DEN

ARCHITECTURAL REVIEW GUIDELINES

- d) Staining of wood fencing will not be permitted
- e) Fences on non-golf course adjacent lots will not be permitted to encroach the side yards beyond the rear plane of the house.
- f) Fences on golf course adjacent lots will not be allowed to encroach on the rear twenty (20) feet of the lot, nor will fences be allowed to encroach the side yards beyond the rear plane of the house or the side yard planes of the house.
- g) All fences are subject to golf course view protection requirements
- h) Fencing can not impede the flow of surface water to or from adjacent lots. Fencing across utility easements may require an encroachment agreement from the appropriate governing entity: i.e. gas, water, electric.

LANDSCAPE:

Installation of sod and irrigation in all front yards is required.

An approved landscape plan is required for each lot. Plant materials should be indigenous to the area.

Ground covers and mulching materials for landscaped areas and beds are required to be of native materials (i.e., pine needles, bark mulch, etc.) Rock, stone or washed stone ground covers are not approved materials.

Foundation planting is required at the front and rear of golf course adjacent lots.

The rear twenty (20) feet of each golf course adjacent lot may not be disturbed with respect to clearing, planting or placement of any feature without the specific permission of the Architectural Review Committee, the Declarant and the golf course owner. Homeowner's seeking improvements within the thirty foot rear yard area must complete and submit a detailed landscape improvement plan for review.

Screen plantings, trees and hedges may be viewed as fencing and subject to the restrictions applied to fences as contained herein requiring specific written approval of the Architectural Review Committee or Declarant.

No tree on a lot as of the date of conveyance of such lot to a person other than Declarant or builder shall be removed without the express consent of the Architectural Review Committee or Declarant. In addition, the Board may direct an Owner to remove any tree which dies or becomes a hazard (example: tree(s) hit by lightning).

All exterior lighting must receive written Architectural Review Committee approval.

FOX DEN

ARCHITECTURAL REVIEW GUIDELINES

MAIL BOXES:

All mail boxes and numbering must be according to approved architectural specifications.

UTILITIES:

Gas meters shall be appropriately screened such that they may not be viewed from the street or adjacent lots.

All exterior utility service connections should be placed in the least conspicuous location.

PLAYGROUND EQUIPMENT:

Owner shall submit plan to Architectural Review Committee disclosing location of equipment and materials to be used. Architectural Review Committee favors natural materials and colors so equipment blends in with surrounding environment. Playground equipment must be placed behind rear of house so as to not be visible from street.