

RESIDENTIAL IMPROVEMENT GUIDELINES



**HILLCREST at HOMESTEAD
HOMEOWNERS ASSOCIATION**

RESIDENTIAL IMPROVEMENT GUIDELINES
AND RESTRICTIONS OF USE FOR
HILLCREST AT HOMESTEAD HOMEOWNERS ASSOCIATION

I. INTRODUCTION

- 1.1 Definitions - The following words when used in these guidelines shall have the meaning hereinafter specified:
- A. Association - Shall mean Hillcrest at Homestead Homeowners Associations, Inc., a Colorado corporation not for profit, its successors and assigns.
 - B. Declaration - Shall mean the Declaration of Covenants and Restrictions for Hillcrest at Homestead Homeowners Association recorded in Arapahoe County, Colorado on February 6, 1986.
 - C. Committee - Shall mean the Design Review Committee duly appointed in conformance with Article XIII, Section 1 of the Declaration to review the erection, placement and alteration of Improvements to Property in Hillcrest at Homestead.
- 1.2 Guidelines For The Design Review Committee - The Declaration requires prior approval by the Committee or its designated representatives before any building, fence or other structure is erected, placed or altered ("Improvements to Property"). Improvements to Property include, but are not limited to, any landscaping or change of the grade of property; the construction or installation of a patio, deck, pool, hot tub; the construction, demolition or removal of any building or other structure; and any change of the exterior appearance of a building or other improvement.
- 1.3 Guidelines For The Committee - These guidelines apply to residential property in Hillcrest at Homestead. The guidelines are intended to assist the homeowners in the Association. All proposed Improvements to Property must be submitted to the Committee. If the request is not preapproved in these guidelines, the Committee will make a decision.
- 1.4 Content of Guidelines - In addition to the introductory material, these guidelines contain: (a) a listing of specific types of improvements which homeowners might wish to make with specific information as to each of these types of improvements; (b) a summary of procedures for obtaining approval from the Committee, and (c) guidelines for and examples of storm and security doors.
- 1.5 Effect Of The Declaration - Copies of the Declaration are delivered to new home buyers when they purchase their homes. Each homeowner should review and become familiar with the Declaration. Nothing in these guidelines shall supersede or alter the provisions or requirements of the Declaration. Provisions relating to the use of property and to improvements to property are found in Articles IX, XI, XII, and XIII of the Declaration. See attached.

- 1.6 Effect Of Governmental And Other Regulations - Use of property and Improvements to Property must comply with applicable building codes and other governmental requirements and regulations. Approval by the Committee will not constitute assurance that improvements comply with applicable governmental requirements or regulations or that a permit or approvals are not also required from applicable governmental bodies. For information about Arapahoe County requirements, homeowners may write or call the Arapahoe County Building Department.
- 1.7 Interference With Utilities - In making Improvements to Property. Homeowners are responsible for locating all water, sewer, gas, electrical, cable television or other utility lines or easements. Homeowners should not construct any improvements over such easements without the consent of the utility involved and homeowners will be responsible for any damages to any utility lines. All underground utility lines and easements can usually be located by contacting the following entities:
- | | |
|------------------------------------|----------|
| Arapahoe County | 795-4470 |
| Public Service Company of Colorado | 534-6700 |
| Southgate Sanitation District | 779-0261 |
| Mountain Bell and Cable TV | 534-6700 |
| Willows Water District | 770-8625 |
- 1.8 Goal Of Guidelines - Compliance with these guidelines and the provisions of the Declaration will help preserve the inherent architectural and aesthetic quality of the Hillcrest Development. It is important that the improvements to property be made in harmony with and not detrimental to the rest of the community. A spirit of cooperation with the Design Review Committee and neighbors will go far in creating an optimum environment which will benefit all homeowners. By following these guidelines and obtaining approvals for improvements from the Committee, homeowners will be protecting their financial investment and will help insure that improvements are compatible with standards established for Hillcrest. If a question arises as to the correct interpretation of any terms, phrases or language contained in these guidelines, the Design Review Committee's interpretation thereof shall be final and binding.

RESIDENTIAL IMPROVEMENT GUIDELINES AND RESTRICTIONS OF USE
FOR
HILLCREST AT HOMESTEAD

Each Living Unit shall be occupied only by a single family and members thereof, its servants and guests and only as a residence and for no other purpose. "Single Family", for the purpose of this Declaration, shall be defined as an individual or two or more persons related by blood, marriage or adoption, or a group of not more than three (3) persons who need not be related living as a single housekeeping unit.

II. SPECIFIC TYPES OF IMPROVEMENTS - GUIDELINES

- 2.1 General - The following is a list, in alphabetical order, of a wide variety of specific types of improvements which homeowners typically consider installing, with pertinent information as to each. Unless otherwise specifically stated, drawings or plans for a proposed improvement must be submitted to the Committee, and the written approval of the Committee obtained before the improvements are made. In some cases, where specifically stated, a type of improvement is prohibited. If you are considering an improvement not listed below, Committee approval is required.
- 2.2 Accessory Buildings - Not allowed.
- 2.3 Additions And Expansions - Committee approval is required. Additions or expansions to the home will require submission of detailed plans and specifications. Must be of the same or generally recognized as a complementary architectural style and color as that of the residence.
- 2.4 Address Numbers - See Signs.
- 2.5 Advertising - See Signs.
- 2.6 Air Conditioning Equipment - If not builder installed, Committee approval is required. Air conditioning equipment installed in the side yard should not be immediately visible to the adjacent property owners. It should be installed in such a way that any noise to adjacent property owners is minimized. Installation of air conditioning equipment on the roof of the house or in a window of the house is not permitted.
- 2.7 Antennae - ~~Not permitted.~~ ^{OK} ~~exterior~~ radio antennae, television antennae or other antennae may be erected. Microwave or cable television dish antennae are ~~also not permitted.~~ ^{permitted.}
- 2.8 Awnings - See Overhang.
- 2.9 Balconies - See Decks and Patios.
- 2.10 Basketball Backboards - Committee approval is required.
- 2.11 Birdbaths - See Statues.

- 2.12 Birdhouses And Birdfeeders - Committee approval is not required if limited to 1 foot by 2 feet and if no more than one in number is installed on any lot. A birdhouse or birdfeeder may only be installed in the backyard and may not be attached to the fence or exceed the height of the fence.
- 2.13 Boats - See Motor Homes.
- 2.14 Cable TV - See Antennae.
- 2.15 Campers - See Motor Homes.
- 2.16 Carport - Not allowed.
- 2.17 Clothes Lines And Hangers - Not allowed.
- 2.18 Cloth Or Canvas Overhangs - See Overhangs.
- 2.19 Decks - Committee approval is required. Must be wood or other material similar to the material of the residence and must be treated or painted a similar or generally accepted as a complementary color to the residence. Must be installed as an integral part of the residence and patio area. Must be located so as not to obstruct or greatly diminish the view, or create an unreasonable level of noise for adjacent property owners. Construction of decks over an easement area is not recommended. Should a homeowner wish to build a deck over an easement, it is the responsibility of the homeowner to identify the utility in the easement, notify that company and negotiate permission or approval to construct in their easement. Any homeowners who take this risk must understand that they are financially responsible should the utility company need to use the easement and must submit a letter to the Committee, with their improvement request, which states their understanding of this matter.
- 2.20 Dog Houses And Runs - Committee approval is required.
- 2.21 Doors - Committee approval is required for the addition of screen or other type doors to a home. Security doors and above ground level window protection requires Committee approval. (See Exhibit A for acceptable examples.) Committee approval is required for replacement or alteration to front entrance door(s). Materials shall be similar in nature and design to those in the community and all colors will be the same as originally prescribed by the Committee.
- 2.22 Drainage - Committee approval is required for any change affecting drainage. Act XIII, Section 6E of the Community Declaration requires that there be no interference with the established drainage pattern over any property except as approved in writing by the Committee. The established drainage pattern means the drainage pattern as engineered and construction by Sanford Homes prior to (or in some cases, immediately following) conveyance of title from Sanford Homes to the individual homeowner. When installing your landscaping, it is very important to insure that water drains away from the foundation of the house and that the flow patterns prevent water from flowing under or ponding near or against the house foundation, walkways, sidewalks, and driveways. Water should flow fully over walkways, sidewalks or driveways into

the street. The Committee may require a report from a drainage engineer as part of landscaping or improvement plan approval. Landscaping should conform to the established drainage pattern. Please refer to Sanford Homes landscape recommendations for guidance in this matter.

- 2.23 Driveways - There shall be no extension or expansion of driveways without prior Committee approval.
- 2.24 Entrance, Front - Astro turf is not permitted.
- 2.25 Evaporative Coolers - Not allowed. See Air Conditioning Equipment.
- 2.26 Exterior Lighting - See Lights And Lighting.
- 2.27 Fences
 - A. General Statement - Fences and/or walls constructed by Sanford Homes along or abutting property lines, arterial streets, collector streets and local streets may not be removed, replaced, painted a different color or altered; including adding a gate without approval of the Committee. If any such fences and/or walls constructed by Sanford Homes which are located upon a homeowner's property, are damaged or destroyed by the homeowner, the homeowner shall repair and recondition the same at the homeowner's expense. If fences and/or walls are located upon property owned by Hillcrest Homeowners Association, the approval of the Committee must also be obtained before any such fence and/or walls are removed, replaced, painted or altered.
 - B. Construction - No fence may be constructed on property lines abutting public or private streets, common walkways, parks or greenbelts. No plastic, chicken wire, hog wire, barbed wire, strand wire or chainlink fences shall be allowed in Hillcrest at Homestead.
 - C. Drainage Under Fencing - It is important to remember that certain drainage patterns may exist along fence locations. A space of 2" to 3" between the bottom of the fence and the ground elevation shall be maintained so as not to block these drainage patterns.
- 2.28 Firewood Storage - See Wood Storage.
- ~ 2.29 Flagpoles - Freestanding poles not allowed. One wall mounted bracket per home shall be allowed (painted where required).
- 2.30 Garbage Containers And Storage Areas - See Trash Storage.
- 2.31 Garage Doors - Garage doors shall be kept closed when not in use.
- 2.32 Garage Windows - It is recommended that all garage windows facing the street be covered with a suitable window covering so that the interior of the garage is not visible from the street.
- 2.33 Gardens - Flowers - Committee approval is not required. All flower gardens must be weeded, cared for, and carefully maintained.

- 2.34 Gardens - Trees - See Landscaping.
- 2.35 Gardens - Vegetable - Committee approval is not required if located in the rear or side yard and substantially screened from view of adjacent homeowners.
- 2.36 Greenhouses - Committee approval is required.
- 2.37 Hanging Of Clothes - See Clotheslines And Hangers.
- 2.38 Hot Tubs - Committee approval is required. Must be an integral part of the deck or patio area and of the rear or side yard landscaping. Must be installed in such a way that it is not immediately visible to adjacent property owners and that it does not create an unreasonable level of noise for adjacent property owners. Top of tub shall not extend above fence level.
- 2.39 Irrigation Systems - Irrigation systems will require approval of the Committee.
- 2.40 Jacuzzi - See Hot Tubs.
- 2.41 Junk Vehicles - See Motor Homes.
- 2.42 Landscaping - Due to the nature of the community, front landscaping has been provided by Sanford Homes. No change, addition or alteration may be undertaken without the prior written approval of the Committee. As soon as the growing season reasonably permits, the grounds in the back yard area of each Lot shall be seeded, sodded or otherwise planted by the Owner thereof with grass or other ground cover or hardscape and maintained in a clean and attractive manner, free of dust and weeds. In light of the proximity of the homes, Committee approval is required for rear and side lot landscaping. Sanford Homes has provided a detail packet (part of your closing documents) on Landscaping Recommendations. Homeowners should discuss landscaping plans with their neighbors on all sides since in most instances their landscaping will impact their neighbors to some degree. The Committee has several copies of an excellent book which is available to assist you with your plant and tree selection.
- 2.43 Latticework - Committee approval is required.
- 2.44 Lights And Lighting - Other than those lights installed by Sanford Homes, no other front yard lights will be permitted. Back yard lights require approval.
- 2.45 Microwave Dishes - ~~Not~~ allowed. See Antennae.
- 2.46 Motor Homes - No trailer, motor home, house car, bus, camper, large commercial-type vehicle, including vehicle mounted camper, whether chassis or slide-in, or pickup coach, tent, boat or truck (except a pickup) shall be parked, placed, erected, maintained or constructed on any Lot or Common Area for any purpose. However, trailers, campers, motor homes, pickup coaches, tents or boats which can be and are stored completely within a garage and are not used for living purposes will not be in violation of these restrictions. Garage doors shall be kept closed when not in use. The Board of the Association may adopt rules and regulations

restricting the use and parking of vehicles on Common Area and may request that certain portions of the Common Area be designated for use only by authorized vehicles and may take such other necessary action to enforce parking restrictions as provided in C.R.S. 42-4-111 as amended.

- 2.47 Overhangs - Cloth Or Canvas - Committee approval is required. The color must be the same as or generally recognized as a complementary color to the exterior of the residence. The covering may be used over the patio only. No aluminum awnings are allowed. Cloth or canvas coverings shall be removed in winter months.
- 2.48 Painting - Exterior painting shall be performed by the Association only.
- 2.49 Patio Covers - Committee approval is required. Must be constructed of wood or material generally recognized as complementary to the home and be similar or generally recognized as complementary in color to the colors in the home.
- 2.50 Patios - Enclosed - See Additions And Expansions.
- 2.51 Patios - Open - Committee approval is required. Barbeques built into the Patio area need Committee approval. Patios must be an integral part of the landscape plan and must be located so as not to create an unreasonable level of noise for adjacent property owners. Must be similar or generally accepted as a complementary color and design of the residence. Must be located so as not to block any existing drainage pattern on the Lot.
- 2.52 Paving - Committee approval is required, regardless of whether for walks, driveways, porches, patio areas or other purposes and regardless of whether concrete, brick, flagstones, stepping stones, pre-cast patterned or exposed aggregate concrete pavers are used as the paving material. Asphalt or artificial materials or coverings are not allowed.
- 2.53 Play And Sports Equipment - Committee approval is required.
- 2.54 Poles - See Flagpoles, Utility Equipment, Basketball Backboards, etc.
- 2.55 Radio Antennae - Not allowed. See Antennae.
- 2.56 Rooftop Equipment - Not allowed.
- 2.57 Saunas - See Additions And Expansions.
- 2.58 Screen Doors - See Exhibit A, Policy Guidelines for Storm, Screen and Security Doors.
- 2.59 Seasonal Decorations - Permitted with the following qualifications and conditions:
 - A. Christmas decoration shall not be displayed prior to Thanksgiving and must be removed by January 15 of the following year.
 - B. No lawn or roof figures, animated figures or audible music shall be allowed.

- C. Other holiday decoration should be removed within one week of celebrated holiday.
- D. No decoration shall be displayed in such manner as to be offensive to the neighborhood or create a public nuisance.
- 2.60 Shutters, Exterior - Additional shutters require Committee approval. Shutters must match existing material and color of home.
- 2.61 Siding - Committee approval is required.
- 2.62 Signs - No sign or radio, TV antenna or satellite dish of any kind shall be displayed to the public view on any part of the Properties, except one (1) professional sign per Living Unit of not more than five (5) square feet advertising a Living Unit for sale or rent, and signs used by a builder to advertise dwellings or dwelling during the construction and sale period. The Declarant is permitted to use larger signs during the promotional period and erect permanent signs near the entrances to the subdivisions.
- 2.63 Skylights - Committee approval is not required if 3 feet by 5 feet (3' x 5') or smaller.
- 2.64 Solar Energy Devices - Committee approval is required for all passive and active solar systems. Must be designed to appear as if it is an integral part of the roof. Must be enclosed in a gable effect by matching siding or roof shakes. No exterior plumbing may be visible. Solar panels shall not extend above the highest roof line of the house without specific approval unless the roof has a predominate north-south orientation.
- 2.65 Spas - See Hot Tubs.
- 2.66 Sprinkler Systems - Builder provided. Committee approval required as part of landscape design.
- 2.67 Statues - Statues and lawn ornaments are not allowed in front yards. Statues in rear or side yards shall not exceed the height of the perimeter fence.
- 2.68 Storm Windows - Committee approval required for exterior application.
- 2.69 Sunshades - See Overhangs.
- 2.70 Swamp Coolers - Not allowed. See Rooftop Equipment.
- 2.71 Swing Sets - See Play And Sports Equipment.
- 2.72 Television Antennae - Not allowed. See Antennae.
- 2.73 Temporary Structures - Not allowed.
- 2.74 Temporary Vehicles - See Motor Homes.
- 2.75 Trailers - See Motor Homes.
- 2.76 Trash Containers And Enclosures - Garbage, trash, and other waste shall be kept in sanitary containers. All containers for the storage or disposal of such materials shall be kept inside the

III. PROCEDURES FOR COMMITTEE APPROVAL

- 3.1 General - In all cases, including improvements not included in the listing, advance or prior written approval by the Committee is required before an Improvement to Property is commenced. This section of the Guidelines explains how such approval can be obtained.
- 3.2 Drawings Or Plans - Article XIII, Section 2A of the Declaration requires a homeowner to submit to the Committee, prior to commencement of work on any Improvement to Property, descriptions, plot plans, construction plans, specifications, and samples of materials and colors, etc., as the Committee shall reasonably request showing the nature, kind, share, height, width, color, materials and location of the proposed improvement. In most cases, the materials to be submitted will not have to be professionally prepared by an architect, a landscape architect or draftsman. Simple drawings and descriptions will be sufficient. In the case of major improvements, such as room additions or structural changes, detailed plans and specifications prepared by a licensed architect may be required. Whether done by the homeowner or professionally, the following guidelines should be followed in preparing drawings or plans.
- A. The drawing or plan should be done to scale and should depict the property lines of your lot and the outside boundary lines of the home as located on the lot. If a copy of an improvement survey is available it is an excellent base from which to draw.
 - B. Existing improvements, in addition to your home, should be shown on the drawing or plan and identified or labeled. Such existing improvements include driveways, walks, decks, trees, bushes, etc.
 - C. The proposed improvements should be shown on the plan and labeled. Either on the plan or on an attachment, there should be a brief description of the proposed improvement, including the materials to be used and the colors.
 - D. The plan or drawing and other materials should show the name of the homeowner, the address of the home, and a telephone number where the homeowner can be reached.
- 3.3 Submission Of Drawings And Plans - Two copies of the drawing or plan should be submitted to the Committee. One copy will be returned to the homeowner after the Committee has acted. The copy will show the Committee's decision. The other copy will be kept for the Committee's records. Plans should be submitted directly to the Committee Chairman or to the Manager of the Association, Attention: Design Review Committee.
- 3.4 Review Fee - No fee is charged for review/approval of plans by the Committee.
- 3.5 Action By The Committee - The Committee will meet regularly to review all plans submitted for approval. The Committee may require submission of additional material and the Committee may postpone action until all required materials have been submitted. The

Committee will contact the homeowner by phone, if possible, if additional materials or information is required. The Committee will act upon all requests within 30 days after receipt of all materials requested by the Committee (unless the time is extended by mutual agreement) and respond in writing.

- 3.6 Prosecution Of Work - After approval, a proposed Improvement to Property should be accomplished as promptly and diligently as possible in accordance with the approved plans and description. The work must be completed, in any event, within one year. Insurance coverage is the responsibility of the owner or the contractor hired by the owner.
- 3.7 Rights Of Appeal - A homeowner may appeal to the Board of Directors in the event of adverse action by the Design Review Committee.
- 3.8 Questions - Any homeowner should feel free to contact any of the Committee's members at any time concerning its decisions and procedures.

Adopted effective April 28, 1987, by the Hillcrest Board of Directors.

Jay R. Sundberg
David Howard

Jennie Dickinson

Exhibit 'A'

HILLCREST AT HOMESTEAD
POLICY GUIDELINES FOR STORM AND SECURITY DOORS

It is intended that with the addition of storm or security doors the overall appearance and style of the community's architecture remain unchanged.

The attached examples of acceptable styles are to be used as guidelines only. Prior to the purchase and installation you are encouraged to advise the Committee of your plans. Each home and proposed installation will be reviewed on an individual basis. After installation a final review and inspection will take place and a letter of compliance issued.

Those homes where storm or security doors already exist shall be reviewed. Those in compliance with the policy shall be notified and advised their installation is correct. Those not in compliance will be advised of a violation; however, no corrective measure is required until the door(s) is replaced. At time of replacement the installation shall be brought into compliance with this policy.

Type Of Door (material constructed from)

The Committee has determined that two types of materials shall be used for door(s) in the Hillcrest community:

1. Aluminum - Extruded frame or wood core with aluminum-clad finish. Best insulator is aluminum over wood.
2. Ornamental Iron Or Steel Frame - Best security, some insulating qualities.

Wood and vinyl are not permitted because of climatic problems and high maintenance.

Color

Color of the door shall be limited to factory applied white or custom painted to match trim color of home.

Black and natural finished aluminum shall not be permitted.

Style

Attached for your use are numerous illustrations (Figures 1 and 2) representing those styles that are permitted. The examples are by no way representative of all the available types and styles, and there will be considerable differences from one manufacturer to another. Before purchasing any door, it is advisable to obtain the Committee's approval.

In selecting a storm or security door(s) the following style requirements should be kept in mind:

1. Filigree and decorative ornamentation will not exceed 20% of the door area, including the frame.

NOTE: Some doors (Figure 1, Examples E and F) where 50% of the door is manufactured with an opaque panel shall have no additional

decorative materials. Filigree and/or ornamentation shall be an integral part of the door and shall not be attached other than as a part of the original door construction. (No optional additions.)

2. Kickplates may be substituted for a portion of the door's ornamentation but may not be added to a door which is not designed to have a kickplate.
3. If a center panel is optional, it will remain free of ornamentation; however, a single bar may be attached for security purposes.
4. No jalousie windows or vents are allowed on any door.

Hardware

Hardware shall be complimentary to the door and in keeping with the style and quality of a Sanford home.

1. The hardware should match the color of the door unless it is brass. Black is not acceptable.
2. All door installation shall include a safety chain and pneumatic or hydraulic closer.

Glass

All glass shall be clear tempered.

Side Lights

Side lights shall be made of the same material as the door and shall have the same filigree restriction as the door. The glass shall match that in the door (clear).

Screens

Screen material shall be the same as that used throughout the home (fabric). Metal screen (wire) such as copper or aluminum are not allowed.

Suppliers

There are numerous door companies in the Denver Metro area, and you are encouraged to shop to make sure the price and installation is competitive. For your convenience a few are listed:

Shield Iron Works, Inc.
Denver Patio & Window Company
Alsco Aluminum Building Products, Inc.
Four Seasons Awning & Patio
Alameda Ornamental Iron, Inc.
Larson Manufacturing Company
Door City
Allstate Products Company

Price

Price varies from supplier to supplier, but an acceptable aluminum door can be purchased and installed for around \$225. Steel security door prices start at approximately \$300 and go up. Most suppliers indicated a willingness to discount for an order of multiple doors. You might want to contact your neighbors before purchasing a door.

General

The guidelines as outlined above are specifically designed for the front entrance to the home; however, the Type and Color restrictions should also be adhered to in installing storm or security doors at other entrances or exits to the home.

ALUMINUM STORM-SCREEN DOORS

EXTRUDED FRAME OR WOOD CORE
WITH ALUMINUM-CLAD FINISH.

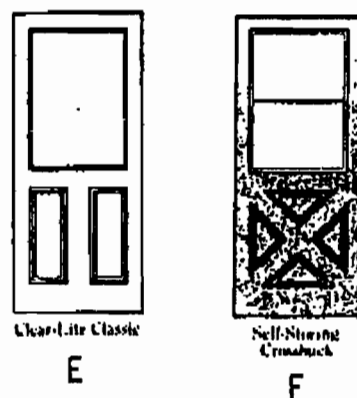
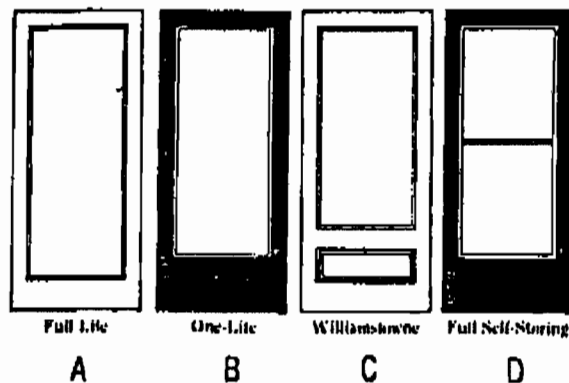
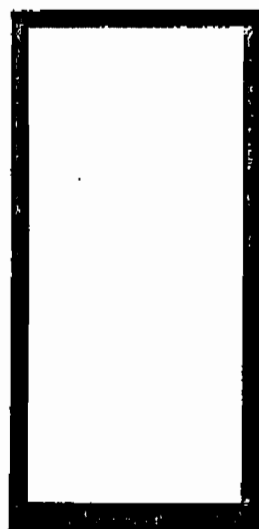


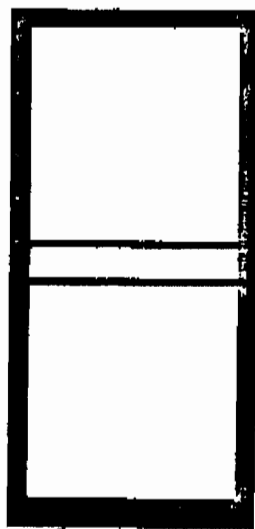
FIGURE 1

SECURITY/STORM DOORS



149 — Full View

A



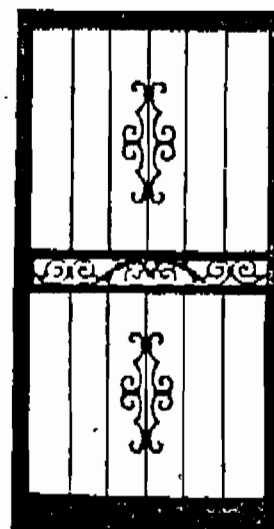
150 — Bellaire

B



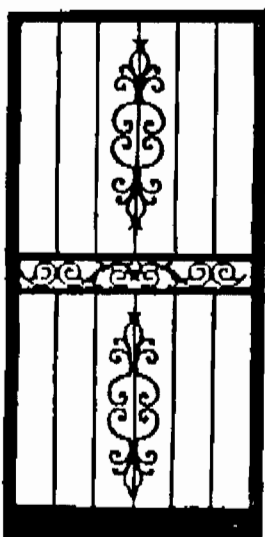
156 — Plain Bar

C



102 — Allegro □ W/CP

D



105 — Tiffany

E



F

OPTIONAL CENTER PANELS



Solid

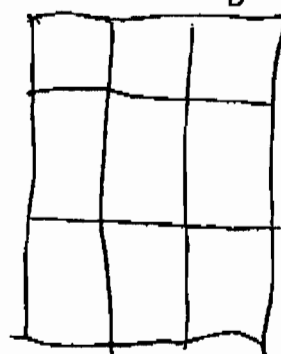


Clearlight

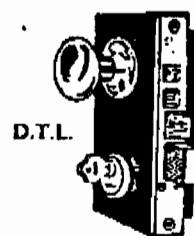


3-Bar

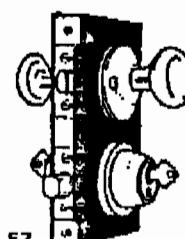
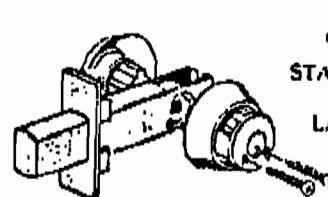
G



LOCKING SYSTEMS AVAILABLE



D.T.L.

EZ
DEADBOLTUNIQUE
DEAD BOLTSTANDARD
KEY
LATCH

H

FIGURE 2

Living Unit or Garage; except on the scheduled trash pickup days. Trash shall not be put out for pickup until morning of pickup. Enclosures or screening for trash containers are not permitted.

- 2.77 Tree Houses - Not allowed.
- 2.78 Underground Installations - (i.e., utilities, gas lines for barbeques, etc.) Committee approval is required. Also contact appropriate utility company.
- 2.79 Vanes - Not allowed. See Wind Vanes And Directionals.
- 2.80 Vehicles (Large) - See Motor Homes.
- 2.81 Vents - See Rooftop Equipment.
- 2.82 Walls - See Fences.
- 2.83 Walls - Retaining - Committee approval is required.
- 2.84 Wells - Not permitted.
- 2.85 Wind Vanes And Directionals - Not allowed.
- 2.86 Windows, Interior - Window coverings shall not be of reflective materials (foils) so as to be offensive to the adjoining homes.
- 2.87 Wood Storage - Committee approval is not required. It is recommended that it be stored in the garage or located in the side or back yard, adjacent to the house (not on the patio); be neatly stacked and not be located so as to block any existing drainage pattern on the lot.