

GUIDELINES FOR CEDAR GROVE MODIFICATIONS

In keeping with the quality of the neighborhood, residents are reminded that all modifications must be approved in advance. Fundamental to the concept of development is quality in planning, design and craftsmanship. The following Design Guidelines for Modifications provide the basis for a common understanding of the design objectives and standards by all those involved in creating this community and most importantly by the present and future residents. This list represents some of the more common requests for property improvements. They are not intended to be all-inclusive, but rather a guide by which a high quality community may be planned, designed, built and maintained.

1. **Fencing.** For information on fence procedures, refer to the Fence Guidelines in this section.
2. **Play Sets.** Children's play equipment or swings should be located where it will have minimum visual impact on adjacent properties and streets. Landscape screening may be required in certain areas. The equipment must be manufactured of natural wood and all accessories should be of a solid color. Metal and plastic swing sets are not allowed.
3. **Basketball Goals.** Mobile basketball goals are permitted to be located in the driveway near the garage where it will have minimum visual impact on adjacent properties and streets. Goals must have a clear or gray background with a black pole and base.
4. **Animal Houses.** Owners must submit detailed plans including site layout, material type, color and a landscape plan. Animal houses are allowed in the rear yard and must be located close to the house and provide minimum visual impact to the adjacent properties and streets. The exterior colors and materials must relate to the exterior of the house and be discreetly located.
5. **Detached Buildings.** Detached storage buildings, including but not limited to detached garages, must conform to the style and structure of the house. Prefabricated or factory built structures are not permitted.
6. **Trash Receptacles.** Although trash receptacles are normally to be stored inside, a fenced "carousel" concealing receptacles may be constructed out of materials which relate to the exterior of the house subject to the Architectural Review Committee approval. Receptacles should not be seen from the street.
7. **Mailboxes.** All mailboxes must conform to the community design.
8. **Woodpiles.** Woodpiles should be located in the rear yard and have minimum visual impact. Tarps covering woodpiles are allowed only if the woodpile is completely screened from view and is earth tone in color.
9. **Landscaping.** Landscaping plans, including removal of trees, major plantings, terrain changes, installation of statuary or yard sculptures, or lighting must be approved in advance. Statuary and yard sculptures must be located between the rear dwelling line and the rear lot line. No lighting will be permitted along driveways. The removal of dead trees requires immediate replacement. ~~Landscape edging should be limited to materials made of plastic or steel.~~ Concrete, either poured in place or installed in sections, is not allowed. Steel edging is the product of preference, and is available in green and brown colored sections approx. 10' in length. Edging is to be installed with the top of the material at the same height as the top of the grass. Edging along walks or driveways is not allowed.

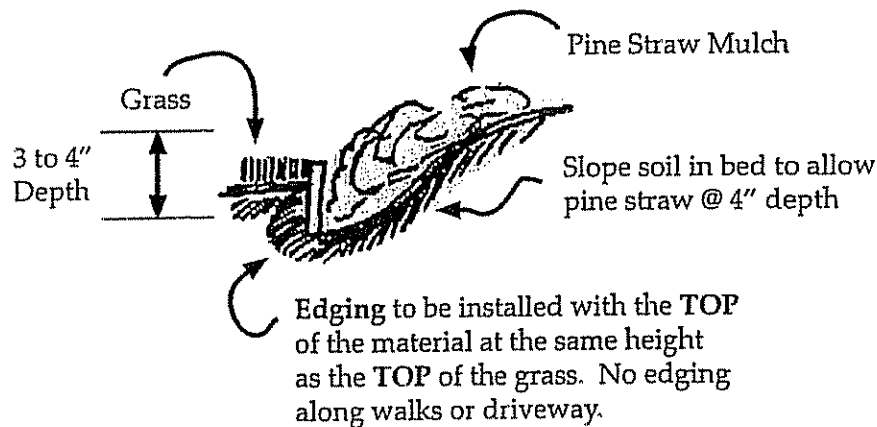
10. **Pools, Spa Equipment and Fountains.** Owners must submit detailed plans for proposed swimming pools, hot tubs, surrounding decks, fountains, fencing and screening. Above-ground pools are not permitted.
11. **Antennae.** Except as provided in the Covenants, exterior antennae and aerials are not permitted. Small satellite dishes must be approved for both appearance and location on the Property.
12. **Signs.** Temporary signs (i.e., garage, lawn sales, etc.) must be kept to a minimum and may be put up no sooner than 24 hours in advance of a sale. These signs must be removed promptly after the sale has ended.
13. **Window and Door Coverings.** Outside window and door coverings should be off-white in color. No sheets, paper or foil products are permitted as coverings.
14. **Lakes, Trails and Common Areas.** Any lots adjacent to the lakes, trails and common areas may have a buffer that is designated as an undisturbed area. Certain additions and/or modifications are not permitted in these areas. Lakefront and trailside submissions should include detailed plans for any additions, terraces, gazebos, arbors, walls, pools, fences, etc. that are proposed (see Fence Guidelines for permitted lake and trailside fencing). All exterior modifications should be submitted to the Architectural Review Committee for approval prior to installation.

AMENDMENT TO MODIFICATION GUIDELINES

Landscape Borders

- No plastic borders in front, back or side yards.
- No rock borders in front, back or side yards. Stacked stone borders should be limited to small sections.
- No white rock, pebbles or colored stone in plant beds. Only organic materials such as pine straw or mulch are allowed.
- No construction brick borders. Only landscaping bricks are allowed.
- Interlocking concrete borders should be limited to small sections and limited to beige, buff or chocolate colors. The use of gray or red products will not be allowed.
- Steel edging is the product of preference, and is available in green or brown painted sections approximately 10' in length at several home improvement stores.

Installation should be as follows:



Retaining Walls

- Interlocking concrete retaining walls should also be limited to beige, buff or chocolate colors and are allowed in back yards only.

Statuary

- Bird baths, bird houses, and gazing balls are allowed in back yards only and limited to two per residence.
- No statuary, including bird baths, bird houses and gazing balls, allowed in front yards.

SECOND AMENDMENT TO MODIFICATION GUIDELINES

Landscape Borders

Listed below are the criteria and specifications for the approval of installed concrete curbing for The Lakes At Cedar Grove.

Items required for submittal and approval of concrete curbing:

- 1) A scaled sketch of the proposed area(s) of installation of curbing product(s) at an approximate scale of 1"= 10'-0" must be provided with all submittals. Careful attention must be taken to provide a "continuous" curvature of all bed lines and curbing. No straight lines or "right" angles will be considered, as they might be viewed as too "directional", or without proper visual direction and flow of sight lines.
- 2) Permanent coloring of the concrete must be in complimentary tones to the colors of the main building material of the residence. No "bright" reds, white, or other obtrusive colors may be used. Subtle, "earth tones" will be preferred. "Dark" red colors might be considered if found to be "complimentary" to the site. A sample brochure with accurate coloration must be supplied at time of submittal.
- 3) Installed curbing shall not exceed a 4" height from normal grade. Width shall not exceed 6" at the widest point of the curb surface.
- 4) Style of curbing shall be that of a "sloped", or "curved" top form. No "upright" curbing form may be used. A sample brochure with the requested shape and size must be supplied at time of submittal.

1/4/06

THE ABOVE STATED WORK MUST BE PERFORMED BY A LICENSED CONTRACTOR.

THIRD AMENDMENT TO MODIFICATION GUIDELINES

LANDSCAPE BORDERS

Listed below are the criteria and specifications for the approval of white rock, lava rock, colored pebbles or stones added to landscape beds for The Lakes At Cedar Grove.

*Application for modification must be submitted and approval given **PRIOR** to installation.*

- Landscape beds must have a uniform look using the same color stone in all beds.
- No mixing of white stone and colored stone in landscape beds.
- No mixing of stone and mulch in the same landscape beds.
- Stone color used must be complimentary to the colors of the home.

July 20, 2006

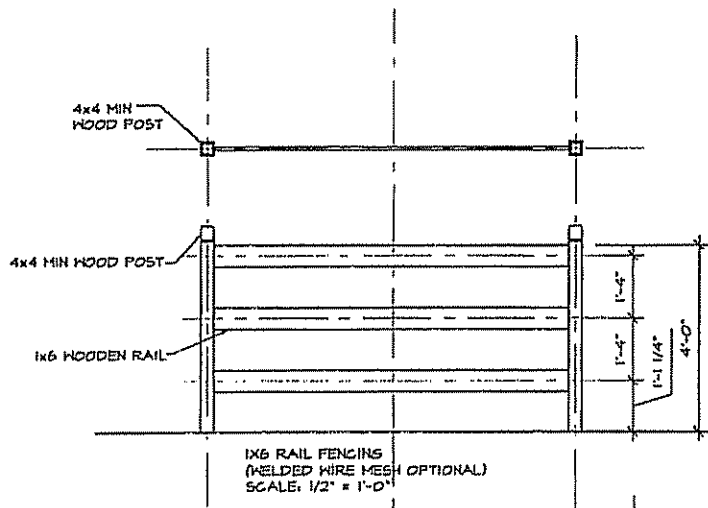
FENCE GUIDELINES

- All fences should be constructed of wood, aluminum or wrought iron (with the exception of The Village).
- Chain link or cyclone fencing is not permitted.
- Fences cannot be any closer to the street than the back corner of the house (with the exception of The Village).
- Alleys should not be created between two fences.
- Framing and support structures are to be on the inside of the fence facing the interior of the homeowners' property.
- All non-natural finishes applied to the fence shall require approval by the Architectural Review Committee.
- Fence style #1 (2x6 Rail Fencing) is the only fence allowed on lots located adjacent to the lakes, trails and common areas.
- Fence style #6 (vinyl fencing) is ONLY allowed on lots in The Village.
- All fence locations and styles must be approved and built only in the approved locations.

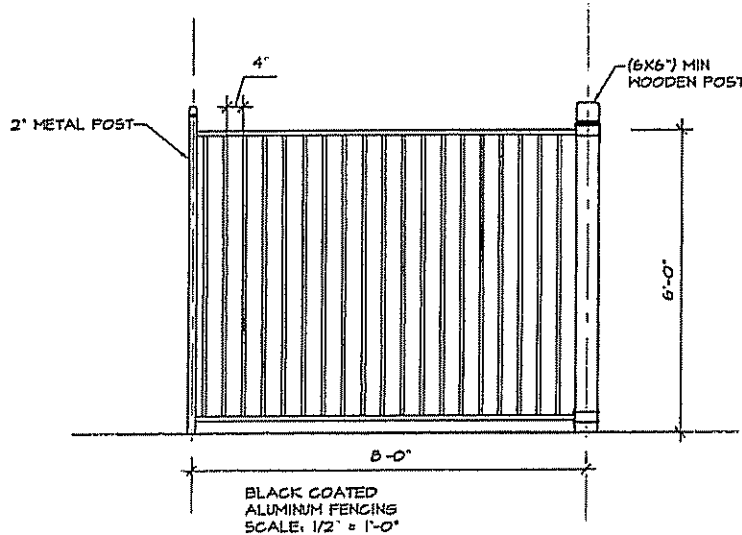
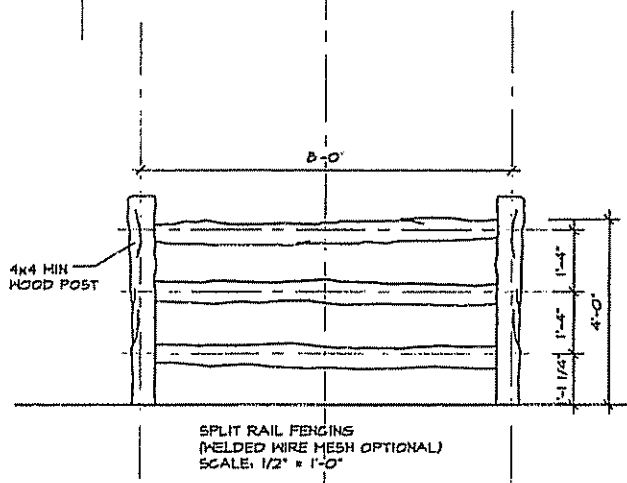


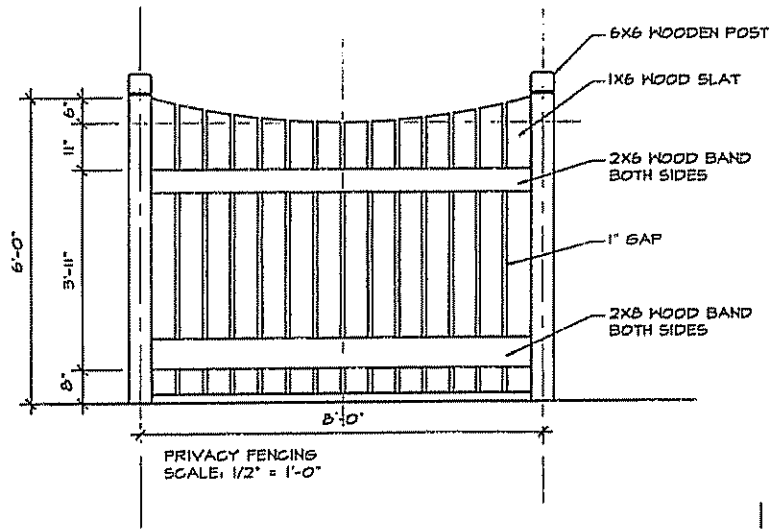
THE LAKES

AT CEDAR GROVE



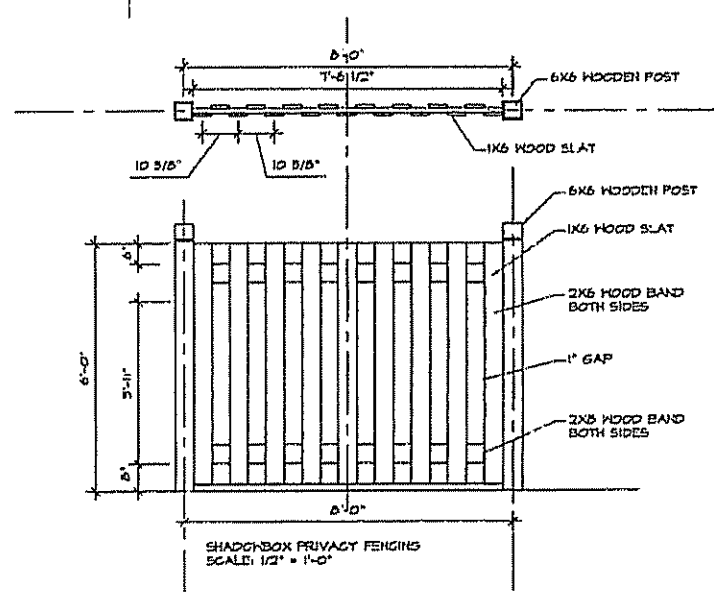
2





4

5



6

Freedom 42" x 8" Scallop Picket Vinyl Fence
 Item #40037
 Model: 10072 as seen at Lowe's

- Spaced decorative 2" x 2" vinyl picket fence panel
- All posts and accessories sold separately
- Pre-built sections for easy installation
- Never needs painting
- Won't fade, crack or peel
- No maintenance

(Vinyl Picket Fence Permittable in The Village Only)

