

## ARCHITECTURAL GUIDELINES

These Natures Wood Duck Island Subdivision Architectural Guidelines ("Guidelines") are promulgated this 26th day of August, 1991, pursuant to the Master Declaration of Covenants, Conditions and Restrictions for Natures Wood Duck Island Subdivision (the "Declaration").

### I. INTRODUCTION

The home designer should view these Guidelines as aides that will protect the special qualities of Natures Wood Duck Island Subdivision, not as roadblocks to creative design. These Guidelines are not meant to limit the imagination or personal needs of the individual homeowner. Individual design is encouraged. All capitalized terms used in these Guidelines shall have the same meaning as is set forth in the Declaration.

The Architectural Committee has the following design goals:

#### 1.1 Perceived Quality.

"Perceived Quality" is the primary goal of Natures Wood Duck Island Subdivision. To achieve a high quality community image, both the overall building appearance and the building details should convey a sense of solid, permanent construction. The Architectural Committee will discourage facade treatments that are associated with impermanent, hastily-built, or obviously inexpensive construction materials or techniques. If inexpensive materials are used, the Architectural Committee expects that every effort will be made in both design and construction detailing to "ennoble" or "enrich" rather than further cheapen the effect of the materials. Regardless of the quality of the material used, tacked-on, veneer-type facade treatments will be strongly discouraged by the Architectural Committee, as will any too-blatant an expression of cost-cutting methods, such as too-thin fascia boards, exposed rafter tails, or untrimmed doors and windows (unless required by the design to obtain a legitimate and consistent architectural aesthetic).

#### 1.2. Scale and Proportion of Dwellings.

Building Lots in Natures Wood Duck Island Subdivision are relatively wide. However, the finished streetscape should not create the impression of oversized houses pushing too close to the street. The interest here is to provide additional landscape along the street rather than to fill the Building Lot with structures. Vertical and horizontal offsets are encouraged in preference to houses with long, tall, or

unbroken walls and roofs butting against the minimum setbacks. Proportion is a somewhat subjective issue, but the designer should be aware that this is an issue which will not be ignored and that there is rarely disagreement within the Architectural Committee when the Architectural Committee reviews a house that is ill-proportioned.

### 1.3 Consistency.

A goal of the Architectural Committee will be to achieve a high level of consistency of design on all surfaces of the houses and other improvements in Natures Wood Duck Island Subdivision. The average tract subdivision fails to achieve the high-quality community image that is the goal of Natures Wood Duck Island Subdivision, not so much through a lack of continuity of design between one house and another, as primarily through the generalized failure of individual units making up the development to achieve a level of design consistency and substantial quality within themselves. Houses that may attempt a statement of quality on their street frontage but abandon all pretense of design or quality on their sides and rear will not be approved. A house that may be of simple design and constructed of modest materials (if it carries that design and those materials consistently around itself as a whole composition) will usually communicate a more convincing image of quality than the house with brick and two story Georgian columns on the front without continuity on the other three building sides. A development allowing this latter type of design is disparagingly referred to as a typical "tract" subdivision. It is the business of the Architectural Committee to discourage the latter approach in Natures Wood Duck Island Subdivision and to encourage the former.

## II. GENERAL ARCHITECTURAL GUIDELINES

### 2.1 "Period" Architecture.

A submittal imitating a "period" style (for example, Georgian, Tudor, etc.) is expected to be an authentic representation of the original style and to be consistent with that style from all views. The Architectural Committee is not opposed to designs evoking "period" styles, but the applicant should be aware that (as with submittals based on more contemporary styles) the Architectural Committee will be looking for evidence of a clear intent as well as consistency within the context established by the design. The Architectural Committee will discourage the putting of elements of "period" architecture into the design of dwellings that are in all other respects inconsistent with the elements proposed.

2.2 Privacy Screens.  
The preferred privacy screen is one which is treated as an architectural extension of the house, both in its design and in its materials.

### 2.3 Horizontal and Vertical Offsets.

It is usually more effective in achieving the effect of a substantial edifice to have fewer but larger horizontal and vertical offsets rather than a series of small jogs. This design "trick" is at the heart of the goal of the Architectural Committee: to encourage the achievement through sensitive design of the appearance of greater quality at lesser cost.

### 2.4 Scale.

It is important that the homes not be overscaled. Open space between houses, and greater than required setbacks are encouraged. Continuous roof lines therefore should not exceed approximately half the frontage width. Changing the roof directions or using offsets or major roof projections should be used to break roof lines.

### 2.5 Roofs.

All roof types are allowed, depending upon the designer's ability to produce the visual impact of quality regardless of the materials used. As with the design of the house as a whole, the vocabulary established by the style of the roof should remain consistent from all views. In general, roof styles should not be mixed.

### 2.6 Openings and Projections.

Large blank walls should be avoided. Large gable ends of two story houses should be broken with projections or recesses rather than windows alone. Around windows and doors, projections or recesses are preferred to windows cut into the surface of the wall. Windows with a definitely visible trim surrounding are preferred to windows with no trim.

### 2.7 Fascias and Rafter Tails.

Fascias should be a minimum of 8" deep and should be constructed of nominal 2" thick material. The Architectural Committee will accept a built-up section of 1 x materials of at least two or more pieces with a net thickness of a minimum of 1-1/2" with at least one member 7-1/2" in depth.

## 2.8 Roof and Attic Vents.

Roof and attic vents shall be shown on the building elevations. The type, size and proposed design shall be clearly shown. Failure to show how the attic or roof joist spaces are to be vented may be cause for rejection of the submittal.

## 2.9 Material Changes.

To avoid a tacked-on, low-quality, thin veneer look, material changes should be made at an inside corner or at a major wall opening. Changes at outside corners should either be avoided or the material wrapped around the corner at least 1'-6" minimum.

## 2.10 Joints in Siding Materials.

Nearly every siding material requires joints of some type in order to extend across the area to be covered. The treatment of these joints provides important visual clues regarding the quality of the siding construction. The Architectural Committee will be looking carefully at the method of joint treatment proposed. For all except wood and masonry sidings, the type and placement of the joints and/or joint covers must be indicated on the drawings. No hard and fast rules can be given by the Architectural Committee to cover all situations, except to say that joint treatment (particularly expansion joints in stucco, batts and joint covers used with hardboard siding) must be integrated carefully into the overall design of the house.

## 2.11 Garages.

Seen from the street, the main living areas of the house should dominate over the garage. The visual impression should be that of a house with a gracious entry, not that of a garage and driveway. Where possible, designs are encouraged to remove garage door placement from the street view; side-entry garages, and garages entered by a driveway along the side of the house are encouraged. Garages can be de-emphasized by turning the garage 90 degrees to the street and providing landscaping for screening. In general, detached garages will not be encouraged, but will be approved on larger lots. In all cases, garages shall not block the view of adjacent owners. Garage doors should be paneled or covered with the same materials as the building walls. When more than one garage door is used, all doors must be of the same height.

## 2.12 Solar Considerations.

Designers should consider passive solar opportunities. Design and siting of a house should take into account the solar space of neighboring houses, for example, minimizing structure height near the north property line when a building site lies to the north.

Solar collectors and associated hardware shall be an integral part of the design of the house and shall not have a "tacked-on" appearance. Placement of the solar collectors should consider the impact of glare on neighboring outdoor living spaces.

Solar collector types shall be submitted for review by the Architectural Committee in the early stages of the planning of the house to verify acceptability. Collectors shall be arranged in a compact configuration and shall have the appearance of a uniform plane with a neatly finished edge.

### III. SUBMITTAL AND APPROVAL PROCEDURES

#### 3.1 Preliminary Submittal and Approvals.

3.1.1 Purpose: The purpose of preliminary submittal is to review designs at the preliminary design stage to give the Architectural Committee a chance to comment on designs which may not be in keeping with the concepts of Natures Wood Duck Island Subdivision or which could be duplications of other designs in close proximity to the requested improvement, or to suggest changes in the design.

3.1.2 Intent: The intent of the preliminary submittal and approval process is to identify and, insofar as possible, eliminate difficulties which could arise in the final construction approval review, thus speeding the overall process.

3.1.3 Form: Preliminary submittals shall be made pursuant to the "Architectural Control Committee Submittal Form and Application" (which shall be completed in full) and such submittals shall include the following:

3.1.3.1 Landscaping Plan: A complete landscaping plan is not required at the preliminary submittal stage. Show only the various areas to be landscaped indicating graphically the percentages of the site allocated to sod, planting beds, patios, decks, etc., and the proposed location, generic type (evergreen, deciduous), and mature

canopy diameter of shrubbery screens and trees. To provide for an harmonious streetscape, the Master or Local Association has approved a master landscape plan for Natures Wood Duck Island Subdivision. The applicant's landscape plan must be in accordance with the landscape plan approved by the Master or Local Association.

3.1.3.2 Site Plan: Application for preliminary approval shall include a complete site plan at a minimum scale of 1/8" equals 1'-0", which shows the lot and phase number; adjacent streets and watercourses, if any; the orientation of the site; the exterior perimeter and dimensions of the lot; existing trees; any significant topographical features; the location of fences and structures on adjacent lots, if any; all setbacks and easements; the location of all buildings, patios, decks, fences, screens, driveways and walks; the location of all utility services and meters; the location of all mechanical items and electrical fixtures not attached to the building; existing grades at the corner pins; proposed grade changes; finish main floor elevation; and proposed finish grading designed to contain surface drainage from flowing onto adjacent properties.

3.1.3.3 Building Elevations: All exterior elevations shall be shown at a minimum scale of 1/8" equals 1'-0". The elevations shall be drawn correctly in coordination with the floor plan and shall show the improvement exactly as it is proposed to be built. Drawings of improvements that are only similar to the improvement proposed or are reversed from the way the improvement actually is to be seen will not be formally reviewed.

3.1.3.4 Floor Plan: A floor plan at a scale of 1/4" equals 1'-0" shall be submitted exactly as the improvement is proposed to be built. Drawings that are reversed from the way the plan is to be built will not be formally reviewed.

3.1.3.5 Miscellaneous: On the form, include the name, address and telephone number of the applicant. Partial or incomplete applications shall not be considered.

3.1.4 Preliminary Approval: The receipt of a qualified or complete preliminary approval shall not be deemed to

be approval for the construction or the improvement. Commencement of work shall not be undertaken prior to the applicant's having received written approval from the Architectural Committee, and the applicant shall not proceed beyond the extent of the work approved. Verbal approval or approval to proceed coming from any source other than the Architectural Committee does not constitute approval to proceed with work on the site.

3.1.5 Expiration of Preliminary Approval: The preliminary approval shall be valid for a period of 6 months, at which time it shall expire.

### 3.2 Final Submittal and Approval.

3.2.1 Purpose: Before any improvement may be constructed on any Building Lot in Natures Wood Duck Island Subdivision, the Owner must obtain a Construction Approval Letter from the Architectural Committee. Construction submittals shall be made pursuant to the "Architectural Committee Submittal Form and Application" (which shall be completed in full) and such submittal shall include, without limitation, the following:

3.2.1.1 Landscape Plan: The application must be accompanied by a complete landscape plan showing plant material species, location, number and size of the plant material at the time of planting. To provide for an harmonious streetscape, the Master or Local Association has approved a master landscape plan for Natures Wood Duck Island Subdivision. The applicant's landscape plan must be in accordance with the landscape plan approved by the Master or Local Association.

3.2.1.2 Site Plan: The application must be accompanied by a complete site plan with roof plan at a scale of 1/8" equals 1'-0" containing the same information that is required for preliminary approval.

3.2.1.3 Building Elevations: All exterior elevations shall be shown at a minimum scale of 1/8" equals 1"-0" containing the same information that is required for preliminary approval.

3.2.1.4 Floor Plans: Floor plans for the proposed improvement shall be submitted at a scale of 1/4" equals 1'-0". The square footage of each floor shall be designated, as well as the total square footage of the plan, including the garage.

Requirements of the preliminary submittal process also apply.

3.2.1.5 Three Dimensional Representations: It may occur in the case of complex roof forms or unusual structures that the Architectural Committee may require isometric or perspective views or models in order to fully understand the visual impact of or the three-dimensional feasibility of the proposed improvement. The applicant shall be notified of this requirement by the Architectural Committee during the preliminary approval process.

3.2.1.6 Exterior Lighting: In addition to showing the location of all exterior lighting on the site plan and floor plan, catalog cuts of all exterior lighting fixtures, including landscape lighting fixtures, to be used shall be submitted with the application. The intent is to protect neighboring developments by requiring a concealed light source-type fixture on the side and rear yard areas (such as a "can" fixture), with decorative-type fixtures only on the front limited to 60 watt maximum bulbs.

3.2.1.7 Exterior Colors and Materials: Exact color samples of all exterior paint and stain colors applied on the surface of a sample of the actual material to be used shall be submitted with the application. Samples of all other exterior materials such as brick and stone shall be submitted including a sufficient number of samples to show the entire color range proposed. Plans shall be marked to indicate what areas are trim. Trim colors are to be used to define architectural lines. The painting of siding joints with the trim color is prohibited.

3.2.1.8 Staging Area: The application shall show the staging area during the construction period.

3.2.1.9 Submittal Form: The Natures Wood Duck Island Subdivision Architectural Control Committee Form must be completed and submitted at the time of the application.

3.2.1.10 Fee: The application fee, which shall cover both the preliminary and the final submittals, and which shall be paid at the time of the closing of the unimproved Building Lot, shall be in an amount established by the Architectural Committee.

3.2.2 Inspection. Submittals of the application -- authority for the Architectural Committee to make a physical on-site inspection of the Building Lot and proposed improvements. In addition, the Owner shall be responsible for notifying the Architectural Committee when construction of the improvements are complete, at which time the Architectural Committee shall again make an inspection to verify compliance with the application as approved.

3.2.3 Notification of Action: The Owner shall be notified of the action of the Architectural Committee within 20 days after the next regularly scheduled Architectural Committee meeting or special meeting following the date of submittal.

3.2.4 Expiration Date of Approval: The construction approval shall be valid for a period of 1 year at which time it shall expire.

3.2.5 Rehearing: The Architectural Committee may hear one additional presentation from the Owner or builder if necessary following its first formal review to insure that there has been no misunderstanding of the application. After the second review or hearing, the Architectural Committee's approval or rejection of the submittal shall be considered final. Additional hearings shall not be granted unless substantial changes in the application have been made. A formal decision to reject a submittal shall be made only with a quorum of the Architectural Committee in attendance. A questionable submittal may be tabled until a quorum is present.

### 3.3 Alteration, Submittals and Approval.

3.3.1 Alteration Submittals: Before an improvement in Natures Wood Duck Island Subdivision may be altered, modified, painted, stained or otherwise refinished, whether by excavation, fill, alteration of existing drainage, or the planting, cutting or removal of existing vegetation, shrubs or trees, or any other alteration or modification, such alteration, or modification must be approved by the Architectural Committee. Alteration submittals shall be made pursuant to the "Architectural Committee Form and Application" (which shall be completed in full) and such submittals shall include, without limitation, the following:

3.3.1.1 Elevations: The elevations of the proposed improvement as necessary to fully depict the proposed improvement.

3.3.1.2 Site Plan: A site plan at a scale of 1/8" equals 1'-0" of the proposed alteration and/or improvement.

3.3.1.3 Floor Plan: If applicable, a floor plan at a scale of 1/4" equals 1'-0" showing the square footage.

3.3.1.4 Painting: Repainting or restaining must include a submittal of the paint or stain chip of the requested color. The application shall be submitted with the required fee in the amount set by the Architectural Committee. Submittal of the application shall be authorization to the Architectural Committee to make physical on-site inspection of the Building Lot where the proposed alteration is to be completed. The application shall also specify when the proposed improvements shall be laid-out on the site (string lay-out) to facilitate Architectural Committee site inspection. The Owner is responsible for notifying the Architectural Committee of completion of the proposed alteration to facilitate final inspection for compliance with the approved submittal.

3.3.1.5 Other Information: Any other information requested by the Architectural Committee.

3.3.2 Alteration Approvals: The Owner shall be notified of the action of the Architectural Committee within 20 days after the next regularly scheduled Architectural Committee meeting. The alteration approval shall be valid for a period of 6 months, at which time it shall be expire.

#### IV. DESIGN AND CONSTRUCTION GUIDELINES

The following is a list of certain design and construction guidelines which may assist an Owner/Applicant; provided, however, that the following guidelines shall in no respect modify the Declaration.

4.1 Vegetation: Certain plants and trees are indigenous to the Natures Wood Duck Island Subdivision area and have been found to grow well in this location. Assistance in choosing plants and trees will be provided by the Architectural Committee upon request.

4.2 Accessory Buildings: Only buildings to be used as temporary construction shelter may be erected on a Building

Lot prior to construction of the main residence building. Structures such as dog houses, tool sheds, etc., which are not appurtenant to the dwelling structure, but are intended for permanent or semipermanent use, are not specifically prohibited, except as provided in the Declaration. Such structures are, however, subject to Architectural Committee approval.

4.3 Building Height: Building height limitations may be imposed by the Architectural Committee in order to preserve views and to minimize the adverse impact of structures on sensitive natural areas or air and light requirements of other properties.

4.4 Chimneys: All exterior chimneys must be of wood, stone, brick or metal, and its cap shall be screened by an architecturally pleasing metal shroud as outlined in section 4.26. A metal chimney must be of such a color as to blend in aesthetically with the residence and will be subject to approval by the Architectural Committee.

4.5 Driveways: Except for multi-family structures, driveway cuts onto streets shall be limited to 1 per Building Lot, unless otherwise approved by the Architectural Committee. The finish material shall be either concrete, unit pavers, or asphalt if bordered with a banding of concrete or unit pavers.

4.6 Excavation: All excavation must be done so as to create a minimum disturbance on the Building Lot and surrounding properties. All dirt (not otherwise used) and debris as a result of excavation must be removed from Natures Wood Duck Island Subdivision.

4.7 Exterior Lighting: Exterior lighting which can be seen from streets, Common Area or neighboring Building Lots must be indirect. The light source may not be visible in such circumstances. Colored light sources shall be prohibited.

4.8 Exterior Walls and Trim: Wood (natural or treated with semi-transparent stains), local stone and brick are preferred for exterior walls and trims.

4.9 Exterior Appearance.

4.9.1 Building Walls: Exterior color and material treatment used on the building walls shall be continuous and consistent on all elevations of a residence in order to achieve a uniform and complete architectural design and to avoid a "veneer" look.

4.9.2 Harmony: Exterior colors of residences and other improvements must harmonize within themselves and be harmonious with their surroundings. All colors are subject to approval by the Architectural Committee. All reflective metal such as chimney stacks, flashings, exhaust vents and pipes must be painted to match or blend with surrounding materials. All such colors are subject to approval by the Architectural Committee.

4.9.3 Window Treatment: All draperies and window coverings should be of materials and colors which harmonize with the surroundings and should be chosen in consideration with neighbors and neighboring views. Windows should be consistent in design throughout. Diamond or diagonal grids are discouraged.

4.9.4 Utilities: In general, all utility meter panels shall not be visible and shall be installed according to guidelines available from utility companies and those set forth by the Architectural Committee.

4.9.5 Solar Devices: All glass, plastic or other transparent skylight or solar devices shall be treated to eliminate reflective glare.

4.10 Fencing: Fences are allowed in Natures Wood Duck Island Subdivision. The fence shall be either the Natures Wood Duck Island standard design, or a custom design reviewed and approved by the Architectural Committee. Because it is the intent of the developer to tie the development together visually, only certain types of high quality fences will be encouraged. Examples of approved fence types may be obtained from the Architectural Committee. Where screened private areas are desired, the Architectural Committee will encourage the Owner to treat these fenced areas, insofar as possible, as extensions of the architecture of the house. When non-standard fence types are proposed, submittals to the Architectural Committee shall include the heights, location, color and design of the proposed fence, a sample of the proposed building materials, a paint or stain chip, if appropriate, and any such other information as the Architectural Committee may request. Front yard fencing is discouraged. Screened private areas shall be allowed within limits established by the Architectural Committee and as provided in Section 2.2 hereof.

4.11 Group Design: Any production/merchant builder owning contiguous Building Lots should submit the complete group design to the Architectural Committee.

4.12 Gutters and Downspouts: All gutters and downspouts shall be designed as a continuous architectural design feature. Exposed gutters and downspouts shall be colored to blend in with the surface to which they are attached.

4.13 Heating and Cooling Systems: All interior or exterior heating or cooling systems must be screened from the view of neighboring property, streets and the Common Area, and must be insulated for noise so as not to be heard from adjoining properties.

4.14 Mailboxes: All mailboxes shall be the boxes and stand as is initially provided by the developer, i.e., Postmaster General Rural Mailbox Size No. 1  $\frac{1}{2}$  in black with white vinyl 1" lettering and numbers.

4.15 Parking: A minimum of 2 parking places shall be required for each Building Lot. Parking must be in an approved garage.

4.16 Prefabricated Housing. Prefabricated housing is discouraged.

4.17 Roofs: Wood shakes and shingles, slate and concrete or clay tiles shall be the only approved roof materials unless other materials are specifically approved by the Architectural Committee.

4.18 Service Yards: When not provided by other structures, each residence should have a screened service yard, enclosing garbage and trash containers, firewood, bicycles, and other items of personality and must be placed where they will not be seen from the streets, or neighboring Building Lots.

4.19 Utilities: All connections from trunk lines to individual structures must be underground. Exposed plumbing and electrical lines are not allowed. Material must conform to the State of Idaho Electrical and Plumbing Codes. Water and sewer hookups must be inspected by the appropriate governmental inspectors. All excavation for site utility hookups must be restored to its natural condition. The location of all air conditioning condenser units, power and gas meters must be shown on the drawing with appropriate structured screening. A detail of this screen is required, and should match the adjacent building wall in material, design, and color. Where possible, cluster all utilities into one area and conceal by a single screen.

4.20 Construction Staging and Conduct: Construction Approval submittal shall designate at least one staging area for a Building Lot subject to approval by the Architectural Committee. Building materials and construction vehicles shall

be kept completely on the construction site unless prior approval of the Architectural Committee is obtained. The construction area shall be kept free of litter and debris. Loud music and stray animals will not be allowed.

#### 4.21 Landscaping.

4.21.1 Front yards: A "front yard" is defined as that area between the front property line and the plane of the face of the building, or intercepting side yard fence or wall. The total front yard area (except the driveways and entry paving) is to be landscaped and irrigated. The front yard landscaping shall be maintained in a healthy and neat appearance at all times. The front yard landscaping shall be designed in conjunction with and in harmony with the architectural design of the residence and Building Lot, and the master landscape plan for Natures Wood Duck Island Subdivision. The following standards shall be followed when designing and installing the front yard landscaping, unless otherwise approved by the Architectural Committee.

4.21.1.1 Ground Plan: All landscape areas shall be irrigated by an underground sprinkler system. Sixty percent of the ground area shall be planted in grass. The grass area shall be designed so as to accomplish a continuous grass appearance along the property frontage from the back of the curb and from and to adjacent properties. All planter beds must be held back 6 feet from curbs or sidewalks where present. Forty percent of the ground area may be planted with shrubs, groundcover, or utilized as an entry patio. Natural, native bark product groundcover mulches are recommended to hold moisture and add organic matter to the soil. Cinders, gravel or rock do not break down and are, therefore, not allowed. All landscape boulders used to accent shall be of sufficient and appropriate size to properly compliment the landscaping plan.

4.21.1.2 Trees: A minimum of 1 tree shall be planted per 500 square feet of front yard ground plane area. Required trees shall be a minimum of 2 inch caliper measured at 6 inches above ground plane. Trees shall be properly staked to prevent wind damage or breakage. With the exception of the common lot line street tree provided by Grantor, trees shall not be planted closer than 6 feet from the curb. Any tree planted that does not survive, or which is not healthy, shall be immediately

replaced. Trees shall be planted in a pattern (approved by the Architectural Committee) with a minimum offset of 10 feet.

#### 4.21.2 Rear Yards.

4.21.2.1 Rear Yards: A "rear yard" is defined as all areas that are not visible from the street. One of the intents of rear yard landscaping is to ensure that within 10 years tree heights will extend beyond the ridgeline of the building. The location and species of the trees shall be selected by the Owner/applicant according to use and privacy needs of the rear yard. Another intent of rear yard landscaping is to ensure an aesthetic transition from open rear yards to Common Areas, or public open space.

4.21.2.2 Ground Plan: All rear yard areas shall be landscaped and irrigated by an underground irrigation system. Those Building Lots designated in the master landscape plan as including a man-made waterway in the back yard of the Building Lot shall be designed in conjunction with and in harmony with the architectural design of the residence and Building Lot, and the master landscape plan for Natures Wood Duck Island Subdivision, which master landscape plan reflects natural river and riparian landscape in the vicinity of the waterway. Because the man-made waterway is lined in some areas, any changes to or diversions from the waterway will require approval of the Architectural Committee. No changes to or diversions from such waterway shall reduce the flow of water in such waterway. No fertilizers, pesticides, herbicides or other chemicals shall be placed in, or allowed to flow into, the waterway.

4.21.2.3 Trees: One tree shall be planted or retained per 1,500 square feet of rear yard area.

4.21.2.4 Grading: A maximum slope of 3:1 shall be allowed between the building and existing Common Area grade.

4.21.2.5 Landscaping: The same landscaping requirements described for front yards shall apply unless otherwise described herein.

4.21.2.6 Miscellaneous: Service yard, clothes lines, swimming pools and so forth, if desired, are

subject to review and permitted on a case-by-case basis only.

4.21.3 Side Yards: Landscaping will have the same requirements as typical rear yards. Landscaping requirements and fence restrictions for side yards facing streets shall be the same as front yard requirements.

4.21.4 Miscellaneous Landscaping and Exterior issues.

4.21.4.1 Solar Encroachment: Any planting that interferes with the existing use of solar energy on an adjacent property is prohibited.

4.21.4.2 Outdoor Furniture: All outdoor furniture should be chosen in consideration with the neighbors and neighboring views.

4.21.4.3 Timing: All landscaping shall be accomplished as soon as reasonably possible and in connection with other construction of other improvements. The Architectural Committee may specify in its construction approval letter the timing for the commencement and completion of landscaping and other exterior improvements.

4.21.4.4. Mechanical Equipment: Utility meters and external mechanical equipment are to be screened from Common Areas, streets and neighboring properties.

4.22 Garages and Carports: The design of all garages attached and unattached to main residence, shall be subject to Architectural Committee approval.

4.23 Signs: All advertising signs shall be limited to 450 square inches and shall be subject to Architectural Committee approval as to design and color. No more than 1 sign shall be permitted on any Building Lot at any one time and all signs shall be located at least 10 feet back from the front property line. Streamers, flags and other like advertising or attention attracting devices are expressly Prohibited.

4.24 Mechanical Projections from Roof: Insofar as possible, plumbing vents should be grouped on that face of the roof which is opposite the street approach to the residence. The Architectural Committee will expect to see a statement to this effect on the final drawings submitted. Gas or other chimney flues or pipes protruding from the roof exceeding 2 feet in height shall not be allowed. Such pipes shall be located in a chimney chase of a design compatible to the architecture of

the house. The location and design of these chases shall be shown on the final drawing submittal.

4.25 Windows: Consistency in type, style, trim and sometimes in the proportion of window areas is a key focus of the attention of the Architectural Committee. The relative sensitivity or inattentiveness of the designer is often revealed by the window treatment. Consistent with the goal of achieving "perceived quality" in Natures Wood Duck Island Subdivision, the Architectural Committee will discourage submittals showing windows of differing styles and types scattered over the various faces of the house. In general, the window treatment should be approached as a theme that can be repeated with variations, rather than regarding each window as a separate design/function problem that exists separately from all the other windows.

4.26 Chimney Caps: Chimney caps of purely utilitarian design shall not be allowed in Natures Wood Duck Island Subdivision. Such caps when necessary shall be screened by a false cap appropriate to the design of the house. The design of this cap shall be indicated in the final drawings. In circumstances where a custom designed false cap is not desired, the Chase Termination Shroud may receive approval by the Architectural Committee. Other types may be approved upon application.

4.27 House Numbers: To further a harmony of graphic design throughout Natures Wood Duck Island Subdivision, house numbers shall be limited to those specified and approved by the Architectural Committee.

4.28 Accuracy: It is imperative that the drawings submitted to the Architectural Committee be internally consistent with one another and accurately drawn exactly as the improvement is to be built. A high level of inconsistency and inaccuracy is one of the primary reasons for rejection of a submittal by the Architectural Committee. The Architectural Committee is charged with the responsibility to the homeowners of Natures Wood Duck Island Subdivision of approving specific installations and cannot approve such drawings when their deficiencies are apparent.

4.29 Revision: Revisions required by the Architectural Committee must be drawn and re-submitted before the Architectural Committee can issue a formal approval unless the nature of the revision is such that the Architectural Committee can accurately describe it in a letter of conditioned approval.

4.30 Violations: When an improvement has been built that is in conflict with the documents submitted and the approval or conditioned approval of the Architectural Committee, the Architectural Committee shall consider this a violation and withdraw its approval, whether or not the Architectural Committee might consider the change superior to construction proposed in the submittal. Approvals shall not be granted by the Architectural Committee after the fact, following construction. When a violation is deemed to have occurred, the matter shall be transferred from the jurisdiction of the Architectural Committee to disposition by the Natures Wood Duck Island Subdivision Homeowners Association itself, which may or may not require a remedy to the violation. Changes desired during construction to any exterior element of the project must be submitted to the Architectural Committee under the alteration process.

4.31 Construction Timing: All building construction must be completed within 6 months of commencement of construction. Landscaping must be completed within 9 months of occupancy.