

Conservation and EPA Storm Water Pollution Prevention Plan requirements.

(g) *Driveways, Structure Locations, Clearing Limits and Setback Lines.* Driveway and structure locations and clearing limits are to be staked according to the lot layout plan approved by the Architectural Control Committee. Unless waived by the Architectural Control Committee, structures must be located outside of the following setbacks:

Front Yard: Minimum of twenty five (25) feet.

Secondary Yard: Minimum fifteen (15) feet.

Side Yard: Minimum of seven (7) feet.

Rear Yard: Minimum twenty (20) feet.

(h) *Completion of Exteriors.* All houses must be enclosed and exteriors finished within twelve (12) months of the time construction begins, except that this time may be extended for compelling reasons at the discretion of the Architectural Control Committee to avoid hardship. No building shall be occupied prior to the completion of the exterior.

(i) *Temporary Construction Structures.* Temporary construction structures up to 200 square feet in area may be permitted with the written approval of the Architectural Control Committee. These structures shall be for use only during the construction phase on a Lot, not to exceed one (1) year, and shall be promptly removed when no longer needed or within thirty (30) days of a written request for removal by the Architectural Control Committee. Temporary structures shall not be used as residences. Portable toilet facilities shall be provided on any Lot under construction unless a toilet facility to the construction workers is located within three hundred (300) feet of the construction site.

(j) *Driveway Paving and Location of Utilities.* All driveways shall be paved with black asphalt or grey concrete unless otherwise approved in writing by the Architectural Control Committee. Utility installations shall be underground and located within the approved clearing limits or existing cleared areas. Any utility connections or work that disturbs or damages subdivision open spaces, pathways, roads, curbs or buffer vegetation must be repaired or replaced by the lot Owner.

(k) *Lawns and Landscaping.* All Lot Owners shall submit a Landscape Plan to the Architectural Control Committee for approval. All disturbed areas on a Lot shall be



landscaped by the Lot Owner with trees, shrubs, mulch and grass seeded, weather permitting, not later than the first growing season after completion of construction of the primary structure on the Lot. Tree planting, especially in the front yard shall be emphasized. There shall be at least three (3) trees with a minimum height of six (6) feet planted and maintained in front of the house on each Lot. Steep slopes (steeper than 1 ½: 1) shall be stabilized with rock work or retaining walls. All lawns are to be maintained free of weeds, mowed and trimmed whenever growth exceeds four inches (4"). Lot Owners shall plant and mow and maintain unpaved road right-of-way next to their Lot. Fertilizer shall be used sparing not more than twice yearly to minimize adverse runoff water quality.

(l) *Trees.* No live trees may be removed from any Lot except those trees within the Architectural Control Committee approved clearing limits on that lot or as required by Paragraph (m), below. It is the intent of this provision that all persons purchasing Lots shall do their utmost to maintain the live trees and the natural wooded surroundings of their properties. It shall be the responsibility of each Lot Owner to inform any construction personnel of these requirements and require them to take the necessary time and expense to make certain that (1) no more than 4 inches of dirt is placed over any live tree roots; (2) damages roots and trees are painted with protective sealer to prevent dehydration; (3) root feeding of damaged trees is done in a timely fashion; (4) tree surgery is done on all trees deemed unsafe or unsightly to correct the condition; and (5) roots exposed by machinery, etc., are covered by 4 inches of topsoil within thirty (30) days of their exposure. The Lot Owner, at Lot Owner's expense, shall be responsible to replant within 1 year of completion of construction any trees outside of the approved clearing limits killed as the result of construction activity. Minor tree surgery to enhance views is allowed. Infested, diseased or dead trees shall be removed immediately, except when weather/snow cover does not permit their safe removal. Stumps shall be trimmed flush with the ground level or removed and covered by soil and revegetated immediately as weather conditions permit.

(m) *Sight Distance.* No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two (2) feet and six (6) feet above the roadway shall be placed or permitted to remain on any corner Lot within the triangular area formed by the street property lines and a line connecting them at points twenty-five (25) feet from the intersection of the property lines adjacent to the street if extended in a straight line. The same sight line limitations shall apply on any Lot within ten (ten) feet of the intersection of a street property line with the edge of driveway pavement. No trees shall be permitted to remain within such clear vision areas unless the foliage is trimmed to a sufficient height to prevent obstruction of sight lines.

(n) *Drainage.* Any alteration of natural drainage is the responsibility of the party changing grades. A Lot Owner changing the grade shall make provision for water runoff so that it does not negatively impact other Lot Owners or the Common Elements.

