

**THE ASSOCIATION OF WOODWIND LAKES
HOMEOWNERS, INC.**

ARCHITECTURAL GUIDELINES
June 2011

Definitions

The terms used in this document have the following meanings:

- Association ----- The Association of Woodwind Lakes Homeowners, Inc. (Woodwind Lakes)
- Modifications Committee ----- The Architectural Control Committee for the Association (MC)
- Declaration ----- The Declaration of Covenants, Conditions and Restrictions applicable to Woodwind Lakes.
- Guidelines ----- Rules, standards and procedures established by Modifications Committee (MC) pertaining to the buildings, additions, or other improvements in Woodwind Lakes.
- Woodwind Lakes ----- All sections of the Association of Woodwind Lakes Homeowners, Inc. subdivision to which the Declaration applies. This includes Sections 1, 2, 3 and 4 (The Village of Woodwind Lakes)

Overview

The purpose of architectural design review is to keep the community attractive for the enjoyment of residents and the protection of property and property values. The declaration authorizes the modification committee to establish rules, standards and procedures for the orderly development of the subdivision and requires homeowners to obtain written approval from the MC for any buildings, additions or other improvements to their property. This is to ensure that the improvements comply with the provisions of the declaration and the ACC guidelines. The MC and Board have established these guidelines in accordance with the authority granted to them by the provisions of the declaration and certain grants made by the Declarant.

These guidelines have been established to assure uniform and fair application of the declaration and are intended to provide all lot owners in Woodwind Lakes with information about: the type, color, quality of materials which may used in the construction of various kinds of improvements: the size and locations of such improvements and information about the procedures used by the MC in reviewing application for proposed improvements.

The MC reserves the authority to review and approve applications for buildings, additions or improvements which are not explicitly described by these guidelines, and to consider additional guidelines in the review process whether published or not. These guidelines may be amended by the MC as it deems necessary or appropriate.

ARCHITECTURAL REVIEW PROCEDURES AND GUIDELINES

Application Procedure

SUBMISSION. All applications for approval to make any exterior changes, additions or improvements must be submitted to the MC in writing by completing the application form currently in use by the MC, a copy of which is attached hereto as Exhibit "A", or such form as may hereafter be adopted by the MC. Plans and specifications for any exterior change, addition or improvement should be attached to the application. All applications, additional information, or requests for appeal shall be mailed or delivered to the office of the managing agent of the Association, not to members of the MC or Board of Directors.

The application should be supported by the following information:

- a. drawing (s) of the proposed structure showing the top, front, side, and rear exterior views; overall dimensions (length, width, height) for the structure; and the layout and dimensions of supporting structures (e.g. beams, rafters, trusses, etc;)
- b. a copy of an official survey of the Lot showing location of easements, existing buildings and structures, and the proposed location of the improvement;
- c. a description of all materials used, including product name, model number, size, color, etc. Color samples (e.g. "Paint chips") for all colors involved must be included; and
- d. if providing color samples or photographs, please include 2 copies.

The MC reserves the right to request additional information deemed by it to be necessary to properly evaluate the application. In the event that the MC requests additional information and such information is not submitted to the MC by the applicant in a timely manner (so that the application may be approved or disapproved within FIFTEEN (15) days of its receipt), the application shall be denied. However, the applicant may thereafter submit a new application with the requested information to the MC for its review.

MC DECISIONS. MC committee members shall consider each application for compliance with the Declaration and with these guidelines. The decision of a majority of members to approve or disapprove an application shall be considered the decision of the MC. MC decisions shall be conveyed in writing by the managing agent of the Association to the applicant and shall include a statement of the conditions under which the application is approved, if any, or the primary reason(s) for disapproving the application.

In accordance with the Declaration, any application that is not approved or disapproved within fifteen (15) days of the date of its receipt shall be deemed to have been automatically approved provided, however, that (i) any such approval shall extend only to architectural guidelines and not to any of the use restrictions set forth in the Declaration and (ii) in no event shall non-action be deemed to constitute approval of an application for any change, addition, or improvement or any other item that would violate the restrictive covenants in the Declaration. Unless otherwise stated in the MC's written response, all approved exterior changes, additions or improvements shall be completed within thirty (30) days of the date construction, installation or erection is commenced. If

construction does not commence within 6 months of the approval shall no longer be effective.

BOARD OF DIRECTOR APPEALS. In the event that the application is denied by the MC, the applicant may within thirty (30) days submit an appeal to the Board of Directors. The Board of Directors shall review the appeal at one of its next two (2) meetings following the date upon which the appeal is received and notify the applicant of the Board's decision. All decisions of the Board of Directors shall be final.

STATUS OF APPLICATION DURING APPEAL. During the appeal period, the decision of the MC on the original application shall remain in effect. Failure of the Board of Directors to respond to a request for reconsideration within thirty (30) days of the date of its receipt shall not automatically result in approval of the original application.

Exterior Lighting

Changes To Existing Lighting

Outside lighting which was installed at the time of original construction with the approval of the MC may be replaced with a new fixture provided that the wattage of the new fixture does not exceed the wattage of the existing fixture or 150 watts, whichever is greater.

New Lighting

A. Outdoor Lighting

Outdoor lighting shall be permitted with the MC's approval so long as the total wattage for all outdoor lights does not exceed 300 watts. All outdoor lighting shall be mounted behind the back plane of the house. No pole mounted outdoor lights (including sodium vapor and mercury vapor) shall be permitted. No outdoor light fixture shall be allowed above the eaves of the house or garage. Exceptions to mounting outdoor lighting behind the back plane of the house and/or allowing outdoor lighting above the eaves of the house or garage may be granted by the MC if the design and location of the house and/or garage on lot warrant an exception. No more than one (1) mercury vapor light of not more than 150 watts shall be permitted on any lot unless a cul de sac or corner lot. Sodium vapor lights are permissible provided that each sodium vapor light does not exceed 70 watts.

B. Landscape lighting

Exterior landscape lighting shall be permitted with the MC's approval so long as the lighting is located within the flower beds, shrubs, and/or trees. Pole mounted landscape and/or decorative lighting shall also be permitted with MC approval so long as (I) the pole does not extend more than eight (8) feet above the ground, (II) the light fixture is not situated more than six (6) feet above the ground, and (III) the light is neither sodium vapor nor mercury vapor.

C. Annoyances

All new lighting which is approved by the MC shall be subject to a ninety (90) day trial period to assure the lighting is not objectionable to surrounding residents. The period shall commence on the date of installation of the lighting. If at the end of the ninety (90) days the MC determines that the lighting is not unreasonable offensive or an annoyance to surrounding residents, the MC's approval shall be final; otherwise the lighting must be removed or modified in accordance with the decision of the MC. Directional lights or floodlights must be aimed so as not to shine in the windows of neighboring homes or oncoming vehicles.

D. Color

Decorative gas or electric lights must be black, brown or white depending on the color of the house and determination of suitable color will be the decision of the MC.

Antennae and Satellite Dishes

A. Antennae - No exterior radio or television aerial wires or antenna may be installed on any portion of a residence or lot unless they are in compliance with any and all deed restrictions, MC approval and FCC regulations.

B. Large Satellite Dishes - Large (greater than (39) inches in diameter to comply with FCC) satellite dishes may not be installed on any portion of a residence or lot.

C. Small Satellite Dishes - Small (less than (39) inches in diameter) satellite dishes must be installed at the rear portion of the lot so as not to be visible from the street provided there is a line of sight which will allow the dish to receive proper and consistent signals. In the instance where there is a reception problem, the dish must be: 1) located on the rear portion of the property (2) located behind the ridge line (3) on the side located on an eave. If on the eave then should be painted to match. All antennae must be operable and used or removed.

Room Additions/Conversions

Room Additions - Detailed plans must be submitted to the MC. Exterior materials and colors should match the residence. Room additions may not encroach into any utility easement. Size and shape of the addition will depend on the architectural style and layout of the home, size of lot, and how well the room addition integrates with the existing home. Roof additions must integrate with existing roof line and materials of construction so as to appear to have been part of the original home. Room additions generally should not exceed more than one third into the original rear yard.

Applications must be submitted prior to construction and include a detailed scale drawing or blueprint showing the three dimensional relationship of the sunroom to the existing structure. Applications must also include a plot plan showing the location of the addition in relation to all lot

boundary lines, the residence, the easements and the building setback lines.

Garage Conversions and Carport Extensions - All garages whether used for the storage of vehicles or not, must maintain the outward appearance of a garage complete with functioning doors. Driveways are not to be altered or removed. Front facing combined garage/porte cochere may be permitted subject to MC applications and review on houses where the front of the garage is setback from the front of the main dwelling structure a minimum of twenty-five feet (25'). No carports are permitted on dwellings with attached garages at the front of the dwelling. The roofs of garages and carports must be covered with shingles compatible with the existing dwelling roof and must be peaked, not flat and similar in construction to the main roof line and tie into the main roof line (flush with eaves) of a single story dwelling or the wall of a two story portion of the main structure.

Sunrooms

A sunroom is any room with glass enclosed walls or a glass ceiling. The MC may reject any application to construct a sunroom on a lot on the basis of its overall design and conformity with existing structures and whether or not the proposed sunroom complies with the technical specification set forth below.

Applications must be submitted prior to construction and include a detailed scale drawing or blueprint showing the three dimensional relationship of the sunroom to the existing structure. Applications must also include a plot plan showing the location of the sunroom in relation to all lot boundary lines, the residence, the easements and the building setback lines.

A sunroom may be added to the rear of the residence only. Applications for sunrooms on cul-de-sac lots and corner lots where the rear of the house faces a street or other community property will be considered on a case by case basis.

Supporting structural members must be of a color and shade similar to and harmonious with the exterior color of the residence. Glass may be tinted in a shade compatible with the exterior of the residence. No metallic or direct reflecting style of shade of tinting of the glass is permitted. Applicants may be required to submit actual samples of the glass with the proposed shading/tinting material applied for approval.

The floor of the sunroom must be of reinforced concrete construction with a 3" minimum thickness. Only a finished floor surface will be permitted. Only tempered glass, laminated, fully tempered glass or laminated heat-strengthened glass will be permitted for the panes. No fiberglass, plexiglass, plastic, acrylic, mesh or other materials will be allowed. Glass must be a minimum of 3/16" thick if tempered glass or a minimum of 1/4" thick of laminated glass. Maximum width of glass between support trusses will be 36" measured center to center.

Support trusses must be constructed of aluminum alloys with electrostatically applied coloring/paint. No natural aluminum oxidation will be allowed. No wood, composite, steel, fiberglass or plastic trusses will be allowed. Trusses must be of structural box or I- beam construction. Round, oval or "TA" shaped trusses will not be allowed.

The roof of a sunroom must have a minimum pitch of 1" per 12" in projection. The sunroom may not project more than 20' measured from the rear facing plat of the dwelling. The sunroom may not project beyond either side-facing plat of the residence. A sunroom may not encroach on any existing setbacks or easements. The maximum height of the roof measured from the concrete floor may not exceed either 12' or the height of the eaves of the wall that the sunroom projects from, whichever is lower.

All lighting shall be downward directing. All electrical plugs must be UL approved GFI type. Sunrooms may not have turbine type or forced fan ventilators installed. Natural draft convection flow panels that may be open may be installed. Panels that open may not exceed 36" by 36" in size and must be at least 36" in any direction away from the adjoining opening panels. Sunrooms may not have exposed duct work inside or outside of them.

Exterior window coverings are not permitted. However, interior coverings will be permitted, and there shall be no exterior covering of the sunroom glass allowed. The side of the window covering facing the exterior must be of a neutral, earth tone color, which must also blend with the home. If there are coverings on any window, then all windows must be covered with the exact same treatment. Colors and materials must be submitted to MC for approval.

Outbuildings

1. Any type of building that exists on a lot and has two or more of the following: floor, walls, a permanent roof, is not attached to the residential dwelling or to a detached garage on the lot, shall be considered an outbuilding. Gazebos and children's play structures, as hereinafter defined, are subject to separate requirements as set forth herein below in subparagraphs 2 and 3, respectively. Only one (1) outbuilding not exceeding ten feet (10') in length, ten feet (10') in width and eight feet (8') in height (measured from the ground) shall be permitted on a lot. The standard type quality and color of the materials used in the construction of the outbuilding shall be harmonious with those of the main residence on the lot. No exterior portion of an outbuilding shall be made of metal, with the exception of pre-fabricated outbuildings intended for exterior storage, and the outbuilding must be in harmony with the color and type of materials used in the construction of the main structure. An outbuilding shall be located in the rear portion of the lot, but may not be located on any rear utility easement unless the outbuilding is moveable. Outbuilding locations must also conform to the building front and side setback restriction. No outbuilding may be located on a lot such that it impedes drainage from the lot or causes water to flow onto an adjacent lot. Further, if an outbuilding is to be constructed on a lot, the area of the lot where the outbuilding is placed must be enclosed by a six foot (6') fence, or such fence must also be proposed concurrent with the application for approval to construct the outbuilding. A fence approved in conjunction with an application to construct an outbuilding must be completed within thirty (30) days of the date that the outbuilding construction begins.

2. Gazebos - For the purposes hereof, a gazebo shall be defined as a free standing, open framed structure with lattice-type walls, whose purpose should not be for any type of storage. These typically are circular or octagonal shaped structures. There are two approved types of gazebos:

- a. Conical shaped (peaked) roofed gazebos. These gazebos cannot exceed ten feet (10') in height

(height measured from the ground) and the horizontal supports cannot exceed eight feet (8') in height from the deck level.

b. Flat lattice (arbor type) roofed gazebos. These cannot exceed ten feet (10') in height (height measured from the ground) and the horizontal supports cannot exceed eight feet (8') in height from the deck level.

For either structure, the footprint area is limited to one hundred (100) square feet (typically 10' by 10'). All gazebos must have a permanent roof with materials as set forth in these Guidelines. The materials used in the construction of the gazebo shall be harmonious with the standard, type, quality and color used in the construction of the main residence on the lot. Louvered or trellis style gazebo roofs may be allowed as long as the quality of materials is approved. Pressure treated wood may be stained, painted or covered by shingles. Water and electricity may be permitted upon approval and according to the national electrical code. All pipes and cables must be underground.

Gazebos must be located a minimum of six feet (6') or a minimum of the building set back line. If a gazebo is to be constructed on a lot, the rear portion of the lot must be enclosed within thirty (30) days of the date that the gazebo is constructed or erected. No gazebo shall impede drainage on the lot or cause water to flow onto an adjacent lot.

Patio Covers

The standard, type, quality and color of the materials used in the construction of a patio cover must be harmonious with the standard, type, quality, and color of the materials used in the construction of the main residence. Wood frame arbor style covers may be allowed to remain unpainted, provided cedar, redwood or treated pine is used. If attached to the residence, a patio cover must be integrated into existing roof line (flush with eaves) and if shingled, shingles must match roof. Carpet may be approved if it is a solid color harmonious with the residence. The entire patio cover and post should be trimmed out to match house. Supports must be painted wood or treated wood as set forth above. At no time, however, shall a shingled roof be allowed with an unpainted frame and the frame for such a structure must be painted to match trim of house whether treated or untreated wood is used. Corrugated, galvanized or fiberglass roofs for patio covers shall not be permitted under any circumstances. Patio covers may not encroach into any utility easement unless the utility companies involved have granted their written consent to such encroachment. Patio cover must be situated on the lot to provide drainage solely into the owner's lot. If a proposed patio cover location is less than five feet away from the side lot line the MC will require that it be guttered with down spouts if it is a solid cover.

Awnings

Awnings which are visible from the street in front of the lot shall not be permitted. Awnings on the rear portion of the lot must be approved by the MC. Color and materials are subject to approval by the MC.

Decks

Detailed plans of all decks must be approved by the MC with respect to location and the standard, type, color and quality of the materials used in construction. Appropriate fences may be required by the MC if any portion of a proposed ground level deck would otherwise be visible from the street or an adjacent lot. No deck shall impede drainage on the lot or cause water to flow on an adjacent lot. No deck other than a second level balcony attached to the main residence shall be constructed more than eighteen inches above the ground. No deck may encroach into any utility easement without the prior consent of the utility company.

Paint, Trim and Siding

Paint Color: At least (2) color samples or paint chips of the proposed exterior color of any new addition or improvement must be attached on each application submitted to the MC. Further, the existing color of the main body of a house, garage or other improvement on a lot, as well as any trim or accent color, shall not be changed without first submitting an application with at least (2) color samples or paint chips (for each color) to the MC and receiving its prior written approval. The MC has established and shall maintain a chart depicting the acceptable earth tone colors and shades of earth tone colors for the exteriors of homes and other improvements on lots within the subdivision. Each color sample or paint chip shall be compared to the colors and shades of colors set forth on the color chart to assure that each approved color is harmonious with the color scheme established. Paint needs to be satin or semi-gloss; no flat or high gloss will be approved. Exterior paint must be maintained in good condition at all times.

Paint Color

In Section 1, 2 and 3 each exterior color must be not only an earth tone, but also an acceptable shade of an earth tone color. As used in these guidelines, "earth tone" shall mean an acceptable shade of beige, brown or gray as shown in the MC's color chart.

In Section 4 of Woodwind Lakes each exterior color must be not only an earth tone, but also an acceptable shade of an earth tone color. A larger variety of colors may be approved in Section 4 but with prior MC approval only.

MISC. for all Sections

Trim soffit, fascia board, shutters and window and door trim must also be an earth tone color; however, the shades of trim color shall accent the principal color of the dwelling. All garage doors, including metal, shall be painted the same color as the principal dwelling. No alternating colors (checkerboard) shall be allowed under any circumstances. Materials of siding and trim for all sections

Siding and trim must be replaced/repaired or added with materials approved by the MC. Acceptable materials are: wood siding or Hardi-Plank siding, as has always been the case. No plastic, metal or vinyl siding is allowed under any circumstances. Siding must have a wood grain texture and not be flat. Widths, thicknesses, materials and styles must

be harmonious with the surrounding houses in the neighborhood.

Fencing

Pickets - All fences visible from the front street or from a front private drive or visible from a side street adjacent to a corner lot shall be constructed with the pickets on the outside so that no posts or rails are visible from the respective street or private drive. All pickets on any fence must be of the same width and thickness for the entire property, consisting of either four inches (4") or six inches (6") in width.

Gates - All gates shall be constructed with materials consistent with either the fence material or the house material.

Color and Materials

Wooden Fences - All wooden fences shall be constructed using No. 2 or better western red cedar pickets. The pickets maybe left unstained or you may stain the pickets. Behr #DP533 Cedar Natural Tone, Behr wood finish #501 cedar natural tone and Olympic #716, Cedar Natural Tone have been approved by the Board of Directors as acceptable stains. Wooden fence pickets must conform to the surrounding/connecting fences, e.g., treated pine may for fence structural frame, but not for pickets. All pickets shall face to the outside except in areas where the fences constitutes the property line with another WWL resident. In this case a good neighbor fence (picket panels alternate direction of facing) shall be used.



Wrought Iron Fences - Wrought iron appearing fences on residential lots along the perimeter of lakes must be maintained or replaced with same material. Wrought iron fences must be black, or as otherwise approved by the MC. The height, location and spacing of the bars of all wrought iron fences must be approved in writing by the MC.

Chain Link and Wire Fences - Chain link and wire fences are not permitted, except to enclose a dog kennel and only if the chain link or wire fence is not visible from ground level of any lot or street. All installations of chain link or wire fences must be approved by the MC prior to installation.

Other Fences - Fences of any material other than that listed above must be approved by the MC.

Perimeter Fences - Fences located on lots which make the perimeter of Woodwind Lakes Sections One (1), Two (2), Three (3) and Four (4) (may include brick and/or stone fences) must be constructed to existing perimeter fence.

Setback Lines - Fences may not be constructed on a lot forward of any applicable setback line, unless approved in writing by the MC.

Maintenance of Fences - All fences shall be properly maintained and portions replaced as originally constructed or approved to prevent fading (other than natural weathering of wood), moldering or disrepair.

Height - Homeowners who live on the perimeter of the community whose yard backs up to a main street, Gessner, Mauna Loa, Windfern, Fairbanks-North Houston, or other areas outside the Woodward Lakes Subdivision may replace their fence with an 8' fence made up of a 12" rot board and 7' picket. The height of the fences and walls located elsewhere on a lot must not exceed six feet (6') in height, an optional 6" rot board may be added at the base to increase the allowable height to six feet six inches (6'6").

Lake fencing requirements will depend on the lot. It is understood that if a fence or wall crosses a ditch or gully the height of the fence or wall at that point only may exceed the maximum height requirements set forth herein.

Fence Extensions - Fence extensions should be submitted by both owners sharing the side lot line and fence. If both owners do not submit the request, the MC will examine the effect of the extension on both owners. If one party will suffer detrimentally from the proposed extension (e.g., totally enclosing a bay window), the MC will reject the application.

Swimming Pools, Spas, and Jacuzzi

No swimming pool, spa or Jacuzzi shall be approved unless the area in which the swimming pool, spa or Jacuzzi is to be located is either enclosed by a minimum six foot (6') wood fence constructed of wood in harmony with adjacent fence lines, or four foot (4') wrought iron style fence constructed with materials approved by the MC with a maximum of three inches (3") between each bar. During construction, the swimming pool, spa or Jacuzzi area shall be enclosed with a temporary fence or barrier, unless a fence already exists. If a portion of an existing fence is

removed during construction a temporary fence or barrier must be erected to fully enclose the area in which construction is taking place. Excavated material shall either be used on site or immediately removed from the premises by the pool contractor and shall not effect drainage. Further, no building materials shall be kept or stored on the street overnight.

The construction of all pools, spas or Jacuzzi must be in compliance with the National Electrical Codes and include the installation of a ground fault circuit interrupter. There shall be no surface discharge on the lot or to an adjacent property. No swimming pool, spa or Jacuzzi shall be constructed in a manner to impede drainage on a lot or to cause water to flow on an adjacent lot. Generally, swimming pools, spas or Jacuzzi should be located at least five feet (5') from a side or rear lot line to maintain proper drainage. All installation must be in accordance with the setback requirements of the appropriate Covenants subject to any applicable utility or other easements. Swimming pools, spas and Jacuzzi should not encroach into any utility easement without the prior written consent of the utility company. No swimming pools may be enclosed with screens.

In Ground - An application for the construction of a swimming pool, spa or Jacuzzi must include a plot plan showing the proposed location of the swimming pool, spa or Jacuzzi in relation to the property lines, building lines, existing structures, drainage and existing or proposed fence. The application shall also include a timetable for the construction of the swimming pool, spa or Jacuzzi.

Above Ground - Above ground swimming pools are not acceptable and are considered inconsistent with the neighborhood look and feel.

Each homeowner is responsible for following all state and local regulations regarding swimming pools and spas.

Children's Play Apparatus

For the purposes hereof, a children's play apparatus shall mean any type of children's swing set, play set, climbing structure, slide or raised play set. One (1) children's play apparatus is allowed per each residential lot. Play apparatuses will be located no closer than six feet (6') from any property or minimum set back line. The maximum dimension for height is twelve and a half feet (12.5') total. The tarpaulin for a shade area must be solid green or beige or have a wooden shade. Wind-socks or streamers attached to the structure will not be permitted. No play apparatus shall be approved for construction on utility easements, or in a location which may impede the drainage on the lot or cause water to flow to an adjacent lot.

Children's Play Structures

For purposes hereof, a children's play structure shall mean any type of children's playhouse, clubhouse, or play fort. The same guidelines for play apparatus shall be applicable to play structures. No play structures shall be situated in any tree. No more than one will be permitted from structure or apparatus.

Basketball Goals

Basketball goals should be mounted either (a) on the garage wall or roof with the backboard parallel to the automobile entrance, or (b) on a rigid steel or aluminum pole. Mounting supports may be of wood, steel, or aluminum. Support bracing must be either black or a color to match the shingles. Poles must either be black or a color in harmony with the color of the residence. Wooden poles shall be permitted. For roof mounted basketball goals, the backboard supports must be firmly attached to the structure.

All goals must be a minimum of ten (10') feet behind the front building line of the dwelling on the lot that extends from the front of the house or garage parallel to the street. (Further description of properties able to apply for basketball goals is available in the declaration). All goals must not be within ten (10') feet of the adjoining neighbor's amenities (air conditioning unit, shrubbery, gas meter, etc.) Unless properly protected (i.e., by fence or shrubbery) or unless the written consent of the neighbor is obtained and all such installations require ACC approval. An application for approval to erect a basketball goal must include either a plot plan or a scale drawing depicting the

location of the goal and its relationship to the adjoining neighbor's property. In the case of a pole-mounted goal, the plan or drawing should include the neighbor's amenities and a neighbor's written consent if applicable.

The homeowner must maintain the basketball goal in its original approved condition (including rim and net). If lighting is provided for the basketball area, it must comply with the lighting guidelines in this document. A good neighbor policy concerning noise and disturbing the peace must be followed. Use of temporary portable basketball goals is permitted but must not be located at a street curb due to the car traffic/pedestrian hazard created by play in a public street.

Air Conditioning Equipment

No window or through the wall air conditioning units shall be permitted on any portion of the primary residence with the exception of the rear portion of the garage and not visible from any street or common area.

No exterior ventilating or air treatment equipment shall be permitted unless no part of such equipment can be seen from any street, sidewalk or path in any part of the subdivision and installation thereof shall require the prior written approval of the MC.

Solar Film/Solar Screens

Any type of solar film/screens applied to windows must receive prior MC approval and must be made of non-reflective type materials. No metallic or direct reflecting style of shade or tinting is permitted.

Storm Windows and Screen Doors

The frames of storm windows and screen doors should be of a color compatible with the exterior of the residence, and if the building has painted aluminum window frames, the color of the storm window/door must be painted in harmony with the residence. All glass and screens must be properly maintained at all times.

Window Treatments and Displays

No displays, signs, flags, paper, aluminum foil or other window treatment which is visible from any street in the subdivision shall be permitted unless in conformity with the type, quality and color of the majority or drapery, shutters, shades, mini-blinds and other window treatments used by residents of the subdivision.

Birdhouses

Shall be permitted subject to the prior approval of the MC and the following: A. A birdhouse shall not be visible from the street in front of the lot:

B. No birdhouse shall be larger than two feet (2') in width, two feet (2') in length and two feet (2') in height;

- C. No more than two (2) birdhouses shall be permitted on a lot;
- D. No birdhouse shall be situated higher than ten feet (10') above the ground;
- E. Birdhouses shall not be closer than six (6') feet to any property line or minimum set back line.

Mail Boxes

All sections use communal mailboxes. Application for the installation of individual mailboxes shall be disapproved unless based upon medical necessity and with agreement by the local postmaster representing the United States Postal Service. Medical documentation and agreement with the USPS must be included with the MC application prior to installation.

Burglar Bars

Burglar bars or other barriers designed to restrict access to window, doors, porches and other areas of the residence from the outside may not be installed without the prior approval of the MC. The minimum requirements for approval for such bars and barriers are that (i) they must be installed inside the window or door, and (ii) they must blend with the structure and color of the house so as not to be readily visible from street.

Outdoor Carpeting

Outdoor carpeting may only be installed on porch areas (not sidewalks or walkways) which are not visible from the front street or visible from the front private drive or visible from a side street adjacent to a corner lot. Only earth tone colors in shades of brown are acceptable. Specifically, no green, red or blue carpet is allowed.

Chimneys

All chimneys shall be fully enclosed structures, i.e. no bare stove pipes are permitted. All chimneys constructed on the exterior of the house shall be constructed to match the first floor exterior finish, and they must have uniform exterior finished from top to bottom.

Flag Poles

Refer to Appendix "A".

Decorative Appurtenances

No statue, fountain, tree swing, yard ornament or other temporary or permanent outdoor decoration shall be installed on any part of any lot visible from the street without the prior written approval of the MC. A display of the United States flag on or near patriotic holidays and reasonable seasonal ornamentation shall be permitted during the appropriate season. With respect to Christmas lighting and ornamentation, same shall be installed no earlier than the Friday after Thanksgiving and completely removed no later than the first (1st) day of February of the following year. Identifying

house numbers may be placed on the residence, but not on any type of freestanding structure in the front yard.

Roofing

Sections 1, 2 or 3 The roof of each home located in Sections 1, 2 or 3 shall be covered with high definition asphalt or composition shingles equal to or better than GAF/Timberline Natural Shadows or HD. The color used shall be Weathered Wood or approved equal listed below. All roof vents and jacks must be painted to match the shingles. Homeowners must submit a roofing request, with a sample of both the old and replacement shingles, to the MC. Approval must be secured before the work may begin. Other approved manufacturers are Certainteed Landmark in Weathered Wood, Owens-Corning Duration in Driftwood or Tamko Classic Heritage in Weathered Wood.

Section 4 The roof of each home located in Sections 4 shall be covered with asphalt or composition shingles equal to or better than GAF Royal Sovereign. The color used shall be Weathered Gray or approved equal listed below. All roof vents and jacks must be painted to match the shingles. Homeowners must submit a roofing request, with a sample of both the old and replacement shingles, to the MC. Approval must be secured before the work may begin. Other approved manufacturers are Certainteed XT 25 in Weathered Wood, Owens-Corning Supreme AR in Weathered Wood or Tamko Elite Gass Shield in Weathered Wood. Owners are also allowed to install any of the shingles listed for Sections 1, 2 or 3.

Other

The placement of any object in the yard, on the structure of the home or any other structure that is visible from the street or path that is not specifically allowed by the Deed Restriction or Architectural Guidelines must be approved by the Architectural Control Committee

APPENDIX "A"
ASSOCIATION OF WOODWIND LAKES HOMEOWNERS, INC.

Flags and Flagpoles Policy

In accordance with The Texas Property Code – Section 202.111, residents may display the following:

1. The flag of the United States of America;
2. The flag of the State of Texas; or
3. An official replica flag of any branch of the United States armed forces.

The display of these flags is subject to the following:

1. United States Flags must be displayed in accordance with Title 4 U.S.C. Sections 5-15.
2. The Texas Flag must be displayed in accordance with Chapter 3100 of the Texas Government Code.
3. A flagpole, whether attached to a dwelling or freestanding, must be a commercially available product constructed of nonferrous metal materials with a finish appropriate to the materials used in the construction of the flagpole and harmonious to the dwelling.
4. The flag display must conform to all setbacks, easements and zoning ordinances.
5. Flags and flagpoles must be maintained in good condition; flags and flagpoles that are deteriorating or represent an unsafe condition must be repaired, replaced or removed.
6. Flagpoles are limited to one per lot, not to exceed 20 feet in height. Flagpoles over eight feet in length or height shall be a minimum of 2 inches in diameter. Flagpoles exceeding 16 feet in height shall be a minimum of 3 inches in diameter at the base.
7. The size of the flag must be proportionate to the height of the flagpole. Maximum flag size for flagpoles up to 16 feet is 3 feet by 5 feet. Maximum flag size of flagpoles over 16 feet and up to 20 feet is 4 feet by six feet. A maximum of two flags per pole is allowed.
8. The size, location and intensity of lights used to illuminate a displayed flag must be approved in advance by the Association's Architectural Review Committee.
9. The external halyard of the flagpole must be secured to abate any noise.
10. Residents can only place a flagpole or flag on their property and no other property.
11. All applications must be approved by the Association's Architectural Review Committee prior to the commencement of the installation.