

Country Place Master Community Association
Architectural Control Policy

Preservation of an attractive community that enhances property values is the purpose of architectural control of changes to a homeowner property. In accordance with deed restrictions, changes must work. The Country Place Board of directors approves and supports the following policy for the Committee to use in considering home improvement request by owners. Owners should review these guidelines prior to considering changes in their property.

FENCES:

1. No wire or chain link fences may be installed.
2. Fences may not be nearer to front of lot than the building line and if on a corner, not nearer than the building set – back line parallel to the side street.
3. Fences may not exceed six feet in height except perimeter fences.
4. If wrought iron, fences may not be ornate design.
5. Fences proposed along golf course of lakeside must be if an open type such as wrought iron.
6. Perimeter fences must always be kept in good repair. The CPMCA reserves the right, after due notice to the lot owner, to repair or replace at the lot owners expense, any perimeter fence it deems necessary.

EXTERIOR STORAGE AREAS:

1. Any outside storage building approved shall be attached to the house and be of material the same as the house where it is attached. (If that portion of the house is brick, then the addition must be brick, if it is wood, then it shall be of the same type wood.)
2. The storage area must be of the same quality as the house itself.
3. The storage area must be placed on cement slab and not on blocks.
4. Roof materials must be the same as on the house.
5. The storage area must be less than 120 square feet.
6. No storage area may be erected on golf and lake areas which block views of neighboring properties.
7. Any storage area not in compliance with this policy must be removed. To minimize possible hardship for current owners of non-compliance areas, removal may be delayed until change of ownership of the property. No other exceptions will be permitted.

Building Additions and Improvements:

1. No patio covers or changes to roofline may be made to the townhomes other than work contracted by the Countrygrove Townhome Association Board of Directors. Since it is the duty of the entire townhome owners to maintain the exterior of the building, no one owner should have the right to obligate others for their additions.
2. Architectural Control Committee will review any request for exterior building changes of townhomes with the Countrygrove Community Association Board of Directors prior to any approval. Objections by them shall necessitate disapproval of the request.
3. Materials and design used in improvements must be in harmony with existing structure and not materially distract from the esthetic appearance of the community.
4. No structure may be approved to be built upon utility easements.
5. Where patios and patio covers are permitted in single family residences, they must be permanent, soundly constructed, conform to the aesthetics of the community and not block the view of the neighbors.
6. No awnings of plastic of cloth can be approved since they are not of a permanent nature.
7. All additions, including patios, must be built in a professional manner utilizing sound construction practices.
8. A site plan showing location, as well as detailed description of material, must be included for the request to be considered.

Paintings:

Any change of exterior paint color must be submitted and approved prior to being done.

Antennas, Satellite Dishes and Parabolic Receivers:

- A "Satellite Dish Installation Request Form" shall be submitted for all installations.
1. The satellite dish, antennas or parabolic receiver shall not exceed one (1) meter in diameter.
 2. No tri – pod type of installation will be approved.
 3. Reasonable efforts shall be made to screen installations from neighbor's view.

SUBMIT YOUR REQUEST ON THE APPROPRIATE FORM TO STAFF MEMBERS AT THE CARRIAGE HOUSE. THE ACC WILL REVIEW THE REQUEST AND RENDER A DECISION TO HOMEOWNER WITHIN 30 DAYS OF SUBMISSION. IF YOU HAVE REASON FOR A SHORTER PERIOD OF TIME, PLEASE ATTACH A SEPARATE NOTE TO THE REQUEST AND A SPECIAL EFFORT WILL BE MADE TO ACCOMMODATE.

Notice: If changes are made without approval, The Country Place Master Community Association, Inc. Board of Directors has the authority to require homeowners to remove the improvement and/or alteration from the property.

Country Place Master Community Association, Inc. will not be responsible for insuring compliance with restrictions regarding utility easements, building setbacks, building codes and other restrictions imposed by other local or state governing bodies or companies, nor does Country Place Mater Community Association, Inc. make any warranties as to the soundness or quality of the improvements or alternations to be made. No owner may alter or erect anything on Common Property. No changes may be made to the exterior of any house without approval through the CPMCA Architectural Committee; forms are available at the Carriage House office.