

WEATHERSTONE

SELECTED ARCHITECTURAL CONTROL AND USE RESTRICTIONS

Please see the Declaration, Article VI for the Design Standards for Weatherstone for additional guidelines.

Section 3. Architectural and Landscaping Standards. No exterior construction, alteration, addition, erection of any nature whatsoever shall be commenced or placed upon any part of the Community... No exterior construction, addition, erection, or alteration shall be made unless and until plans and specifications showing at least the nature, kind, shape, height, materials and location shall have been submitted in writing to and approved by an Architectural Control Committee ("ACC").

Section 5. Vehicles... No towed vehicle, boat, boat trailer, recreational vehicle, motor home, mobile home, bus, camper, trailer, trucks (except pick-ups and sport utility vehicles) or commercial vehicles, motorcycle, minibike, scooter, go-cart or similar recreational vehicle shall be permitted on any Lot, except if kept in an enclosed garage, for periods longer than 24 consecutive hours...

Section 9. Nuisance. It shall be the responsibility of each Owner and Occupant to prevent the development of any unclean, unhealthy, unsightly, or unkempt condition on such Owner's Lot. No property within the Community shall be used, in whole or in part, for the storage of any property or thing that will cause such Lot to appear to be in an unclean or untidy condition or that will be obnoxious to the eye; nor shall any substance, thing, or material be kept that will emit foul or obnoxious odors or that will cause any noise or other condition that will or might disturb the peace, quiet, safety, comfort, or serenity of the occupants of surrounding property. No noxious or offensive activity shall be carried on within the Community, nor shall anything be done tending to cause embarrassment, discomfort, annoyance, or nuisance to any Person using any property within the Community. There shall not be maintained any plants or animals or device or thing of any sort whose activities or existence in any way is noxious, dangerous, unsightly, unpleasant, or of a nature as may diminish or destroy the enjoyment of the Community...

The Weatherstone Board of Directors has further defined NUISANCES to include but not limited to the following:

- Garbage cans or recycle bins seen anywhere from the street except the evening before & day of garbage collection.
- Unsightly/unkempt lawns: weeds, grass not mowed, yard not sodded or seeded, pine straw or mulch missing from flower beds, fallen trees, dead trees, flowers or shrubs, any landscaping considered unkempt or unsightly by the Board.
- Grass clippings must not be blown on to the curbs, streets or common areas
- Vehicles that are not operable, unsightly vehicles stored on driveway (wrecked, windows broken or missing, tires flattened or missing, any vehicle considered unsightly by the Board), vehicles stored in driveway on blocks or jacks.
- Oil spots on drive.
- Supplies stored where they can be seen from the street: shovels, rakes, bails of hay, bags of mulch, seed, etc., lawnmower, etc.
- Missing or damaged shutters.
- Missing or falling gutters.
- Excessive cracked, faded or peeling paint. Mold, mildew or dirt on building exteriors or fences.
- Broken or missing windows.
- Damaged, leaning, falling, rotting and/or molding fences. *Note all fences must be approved by the board.
- Personal belongings stored in front of house or where they can be seen from the street.
- Automobile repair prohibited except for minor routine maintenance. Maintenance must be completed within 24 hours and must not present an unkempt or obnoxious condition.
- The following should be stored out of sight from the street: Bicycles, toys, folding lawn furniture, basketballs, soccer balls, soccer nets, volleyball nets, and trampolines.
- Satellite dishes may not be placed in a conspicuous place in a front lawn.

Section 10. Unsightly or Unkempt Conditions. The pursuit of hobbies or other activities, including specifically, without limiting the generality of the foregoing, the assembly and disassembly of motor vehicles and other mechanical devices, which might tend to cause disorderly, unsightly, or unkempt conditions, shall not be pursued or undertaken in any part of the Community.

Section 15. Garbage Cans, Woodpiles, Etc. All garbage cans, woodpiles, swimming pool pumps, filters and related equipment and other similar items shall be located or screened so as to be concealed from view of neighboring streets and property; provided, however, if rubbish, garbage or any other form of solid waste is to be disposed of by being collected on a regular and recurring basis, containers may be placed in the open on the evening before a pick-up is to be made as necessary to provide access to Persons making such pick-up.

Section 18. Fences. No fence or fencing type barrier of any kind shall be placed, erected, allowed, or maintained upon any portion of the Community, including any Lot, unless and until plans and specifications showing at least the nature, kind, shape, height, materials, color, texture and placement of such fence or fencing type barrier have been submitted in writing to, and approved in writing by, the ACC as provided in Article VI, Section 3, above; provided, however: **Fencing may not be nearer to the front lot line than the rear edge of the dwelling and must adhere to established property lines and be on or within 2 inches of the property line. Only shadow-box style privacy fencing constructed of dog eared, unpainted cedar or unpainted pressure treated pine and having a maximum height of six (6) feet above the ground level may be approved by the ACC.**

Section 20. Air Conditioning Units. Except as permitted by the ACC, no window air conditioning units may be installed, but in no event shall a window air conditioning unit be installed in any structure so as to be visible from the front of any Lot or any adjoining street.

Section 25. Gardens, Play Equipment and Pools. No vegetable garden, hammock, play equipment, or pool may be erected on any Lot without the prior written consent of the ACC and no such structure, with the exception of basketball goals, which has received the approval of the ACC, may be visible from any street.

Section 26. Mailboxes. All mailboxes and mailbox posts shall be of a similar style and color as that installed initially by the original home builder.

Section 27. Exteriors. Any change to the exterior color of any improvement located on a Lot, including, without limitation, the dwelling or any fence located on a Lot, must be approved by the ACC.

Section 31. Window Treatments. The side of all window treatments which can be seen at any time from the outside of any structure located on a Lot must be white or off white.

A complete set of the Association Documents are available at www.CarterCommunities.com

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