

ARCHITECTURAL CONTROL COMMITTEE GENERAL GUIDELINES

08/25/92, revised 04/15/97, 7/25/98, 8/28/00

The following are guidelines established by the Architectural Control Committee with input from homeowners of The Forest. These guidelines are designed to protect your community and the investment you have made in it. In addition, they are intended to assist you when requesting the Committee's approval of plans for alterations to the exterior of your own home and property. Your familiarity with and adherence to these guidelines will help assure quick and positive responses to your requests.

1) Storage sheds, gazebos, playhouses/clubhouses may be constructed upon prior written approval from the Architectural Control Committee. Requests should include a detailed description/drawing of the requested item along with a lot map with the location of the item. Sheds shall match the house exterior in style and color. These structures may not be placed in areas defined as buffers on recorded maps.

2) Exterior television antennas are not desired and may not be installed without the approval of the committee. Such a request will not be approved unless installation of an antenna in the home or attic is not possible or has been found to yield unsatisfactory reception.

3) Animal enclosures will be required for pets that are kept outdoors. The guidelines for animal enclosures will be the same as for fences. A house may act as one side of the enclosure. This item is clearly stated in the covenants.

4) Walkways, driveways, parking pads and exterior lighting may be installed upon written approval of the committee. Requests for such items should include a lot map with the location of the items requested, along with a detailed description of the item.

5) Pools, both above ground and in ground, may be installed upon written approval of the committee. Pools must have a fence around them that is six feet in height. Requests for such items should include a lot map with the location of the pool and its associated fence.

6) Satellite dishes 39 inches or less in diameter may be installed with prior written approval. Requests for such items should include a description of placement to ensure that disks are not placed in an obtrusive place if a less obvious location can still receive the satellite signal. The 1989 covenant's prohibition of satellite dishes remains in effect and will be interpreted as applying to dishes greater than 39 inches in diameter.

7) Siding material for replacement of existing siding and for building additions should be similar in appearance to the original hardboard used on homes in The Forest. The Committee considers certain styles of cement/fiber-based products such as Hardiplank hardboard siding to be acceptable. In addition, high quality vinyl siding may be considered. Guidelines for vinyl are as follows:

- Vinyl must be a high quality: solid color-throughout to avoid fading (i.e. no "gray-back" siding), at least .042" thickness.
- The siding design must include a rolled-over nail hem (top ridge) that adds stiffness and helps increase wind resistance.
- The style must be Beaded (6.5" exposed), or Dutch or Shiplap, 4.5" exposure or more, which is similar to the "Dropside" style found in parts of The Forest.

Vinyl replacement windows and trim, if added, must have a similar street-appearance to the original wood windows. Windows within site of streets are to have munting (dividing bars).

A sample or specific product description must be submitted to the Committee for approval if it is not identical to the existing material.

8) Color changes to exterior surfaces such as walls, trim, doors, shutters, decking, roofing and fencing must have prior written approval of the Committee. Color samples should be submitted along with your request.

9) Fences may be constructed in back yards with prior written approval. They should not extend into defined buffer areas. Fences may extend from the back to approximately halfway along side yards. Evergreen shrubs should be planted along the outside of any section of fence that encroaches on the front half of a side yard. On corner lots, no part of the fence may be closer than 16 feet from a sidewalk or curb and evergreen shrubs must be planted outside any section that is closer than the house is to the curb.

Requests for fences should include a drawing of a sample of the fence along with a lot map with the location of the fence. The appearance and quality must match that of any of the fence types already existing in The Forest. Fences must be between four and six feet in height, made of wood (except for necessary hardware), and either left natural, stained or painted. A sample of the paint or stain should be included in the request. If the fence is to be around a pool, it shall be six feet in height. Posts must be at least 4"x4", set in concrete in 8 inch (std.) diameter holes, 2 feet deep, spaced no more than 8 feet apart (7 feet is recommended). Rails must be at least 2"x4". For fences less than 6 feet in height, posts must each be finished off with ornamental tops and rails run close to parallel to grade. The six-foot high style has lattice across the top. FYI: Spacing between slats is most often less than 1.5 inches.

Modifications and exceptions may be made in individual cases, upon showing good cause with respect to height, nature, or location of the fence.

10. Removal of large trees is considered an alteration to the property that requires approval of the Architectural Control Committee. (A large tree is defined as one having a trunk diameter exceeding 6 inches, four feet above ground level). Except for defined buffer areas, the planting or removal of smaller vegetation does not require approval. The Grounds Committee must be consulted about any plans for alterations to the landscape in buffer areas.

NOTE: Approval is NOT required for the removal of any tree on your property that is dead, diseased or poses an imminent threat or danger to persons or property.

The Committee has a formal request form that should help you with submitting your requests. The back of the form provides details about the approval process. Please contact the Committee Chairperson or any committee member to receive a copy of this form.

"No [improvements] may be undertaken on any of the Properties without prior review and express written approval of the Board of Directors of the Association, or by an architectural committee...

The Association shall have the right to enter upon any of the properties during site preparation or construction, erection, or installation of improvements to inspect the work being undertaken and to determine that such work is being performed in conformity with the approved plans and specifications and in a good and workmanlike manner, utilizing approved methods and good quality materials." (Article VII of the Covenants)