

COVERED BRIDGE PROPERTY OWNERS ASSOCIATION

Construction of Improvements

ARCHITECTURAL COMMITTEE – Pursuant to Section 4.3 of the Declaration of Covenants, Conditions and Restrictions, all additions, modifications or removal of any Improvement made upon any lot must obtain prior written approval of the Architectural Control Committee.

BASKETBALL GOALS – The Architectural Control Committee has adopted the following rule. Permanent basketball goals will be allowed provided they meet certain standards. Basketball goals must be approved by the Architectural Control Committee before they are installed. The pole must be metal, painted black and permanently installed in ground at least 10 feet back from the curb and perpendicular to the street. The backboard must be clear. The basketball goal must be properly maintained, with nets in good repair.

STORAGE SHEDS and OUTBUILDINGS – No building previously constructed elsewhere shall be permitted on any lot. An Owner shall be permitted, without Architectural Control Committee approval, to erect one (1) outbuilding on the lot if (i) the surface area of the pad on which the outbuilding is placed is less than or equal to eighty (80) square feet, (ii) the height of the outbuilding, measured from the surface of the lot to the highest portion of the outbuilding is less than or equal to six (6) feet, (iii) the outbuilding is constructed within an area completely enclosed by a privacy fence of not less than six (6) feet in height, (iv) the exterior of the outbuilding is constructed of the same or substantially similar materials as the exterior of any residence located on the Lot, and (v) the outbuilding is constructed within the building setback lines in accordance with applicable building codes of the governmental entity having jurisdiction over the Property. The Architectural Control Committee shall be entitled to determine, in its sole and absolute discretion, whether an outbuilding constructed on any Lot complies with the foregoing requirements relating to size, height, fence enclosure and construction materials.

FENCES – All fences must be constructed out of cedar pickets, each picket having a width of six (6) inches, and steel posts. Fences may be stained, provided that the stain is clear or matches the color of new cedar pickets. All fencing facing any street, common area or greenbelt area must be erected with the pickets facing these areas so the rail is not seen. All other fences shall be erected using the good neighbor fence design. The good neighbor fence shall be constructed alternating every other eight (8) foot panel so the pickets hide rails on every other panel. No portion of any fence shall exceed six (6) feet in height, and shall not extend (i) nearer than forty-five (45) feet from the front street or (ii) the front of the house, whichever distance is farther. Lots 14 – 21 Block E and Lots 23 and 25 – 40 Block D shall, if rear yard fencing is installed, be required to have ornamental steel fences or railings or other fencing as approved by the Architectural Committee as rear yard fencing.

If you have any questions about any rule or restriction regarding architectural matters, you may contact:

Architectural Control Committee

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Community Association Management

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