

# BONBROOK PLANTATION ARCHITECTURAL CONTROL GUIDELINES

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## Antennas / Satellite Dishes

No exterior antennas, aerials, satellite dishes, or other apparatus for the reception of television, radio, satellite or other signals of any kind shall be placed, allowed, or maintained upon any portion of the Property, which is visible from any street, common area or other Lot unless it is impossible to receive signals from said location. In that event the receiving device may be placed in a visible location as approved by the ARC. No satellite dishes shall be permitted which are larger than one (1) meter in diameter. No broadcast antenna mast may exceed the height of the center ridge of the roofline.

In the event that it is impossible to receive signal from a non-visible location, the installation of antennas shall be subject to rules and regulations which may be promulgated by the Association setting out preferred alternate locations for antennas.

## ARC Approval Required.

No buildings, hardscape, additions, modifications or improvements shall be erected, placed or performed on any Homesite until the construction plans and specifications including, but not limited to, the site plan, design development plan, and exterior plan have been submitted in duplicate to and approved in writing by the ARC as herein after provided. In the event the ARC fails to approve such plans and specifications within thirty (30) days after the receipt thereof, they shall be deemed to disapproved.

The ARC shall have the authority hereunder to require any Owner or Owner's agents or contractors to cease and desist in constructing or altering any improvements on any Homesite, where such actions have not first been reviewed and approved, constitute a violations of the Declaration, the Guidelines or any other documents promulgated by the ARC.

## Basketball Goals and Backboards.

No basketball goal, net and/or backboard may be kept, placed or mounted upon any Lot or kept, placed, attached or mounted to any fence or Dwelling without prior approval by the ARC.

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## Exterior Holiday Decorations.

The display of exterior holiday decorations, by way of illustration but not limited to lights, banners, flags, wreaths, shall be subject to reasonable rules and regulations promulgated by the Association. Such rules shall address the appearance and length of time of such display. Such display shall be maintained and kept in good condition at all times.

## Flagpoles.

No flag pole of any kind may be kept, placed, or mounted, to any fence, or upon any Lot.

## Landscaping.

All open, unpaved space in the front and at the sides of a Homesite, shall be planted and landscaped. Landscaping in accordance with the plans approved by the ARC must be installed prior to occupancy of any Dwelling constructed on the property.

Any significant changes in the existing landscaping on any Homesite must have written approval from the ARC.

## Out Buildings/ Accessory Buildings.

No out building and/or accessory building (including but not limited to sheds, greenhouses, gazebos, play houses, shade trellis) shall be constructed or placed on a Lot within the Subdivision without prior written approval of the Association. These buildings may not be taller than eight feet (8'); must not be viewable from the street.

## Sculptures / Statues

All sculptures / statues located on the property in public view must be applied for and approved by the ARC Committee. Statues may not exceed three feet (3') in height.

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Signs

No sign or emblem of any kind may be kept or placed upon any Lot or mounted, painted or attached to any Dwelling, fence or other improvement upon such Lot so as to be visible from public view except the following:

For Sale Signs. An Owner may erect (1) sign on his Lot, not exceeding 2'x3' in area, fastened only to a stake in the ground and extending not more than three (3') feet above the surface of such Lot advertising the property for sale.

Political Signs. Not more than two political signs, not exceeding 2'x3' in area, may be erected upon any Lot by the Owner of such Lot advocating the election of one or more political candidates or the sponsorship of a political party, issue or proposal, provided that such signs shall not be erected more than thirty (30) days in advance of the election to which they pertain and shall be removed within three (3) days after such election.

School Spirit Signs. Signs containing information about one or more children residing in the Dwelling and the school they attend shall be permitted so long as the sign is not more than 36"x36" and is fastened only to stake on the ground. There shall be no more than one sign for each child under the age of eighteen (18) residing in the Dwelling, and said signs may not be displayed more than ten (10) days in any calendar month, for more than three (3) months in a calendar year.

Security Signs/Stickers. Signs or stickers provided to an Owner by a commercial security or alarm company providing service to the Dwelling shall be permitted so long as the sign is not more than 8"x 8" or the sticker is no more than 4"x 4". There shall be no more than one sign or more than six (6) stickers located on the windows or doors. Stickers shall also be permitted on windows and doors for the "Child Find" program or similar program sponsored by a local police and/or local fire department. All signs within the Subdivision are subject to the Guidelines and bulletins promulgated by the ARC.

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## Swimming Pools/Spas.

No above ground swimming pools are permitted. All swimming pools and spas require architectural approval as set out in Article VII herein.

## Tree Removal.

No trees greater than three (3) caliper inches to be measured at a point six (6) inches above grade shall be removed, except for diseased or dead trees and trees needing to be removed to promote the growth of other trees for the safety reasons, unless approved by the ARC.

## Window Treatments.

Within three (3) months of occupying a Dwelling on any Homesite, an Owner shall install appropriate window treatments in keeping with the aesthetics of the Subdivision. Appropriate window treatments would include, by way of illustration, curtains and draperies with backing materials of white, light beige, light tan, or light gray; blinds or mini blinds of the same colors or natural wood; and/or shutters of the same colors or natural wood. No other window treatment color may be visible from the exterior of the Dwelling.

Expressly prohibited both before and after the initial three (3) months of occupancy are any temporary or disposable coverings not consistent with the aesthetics of the Subdivision, such as reflected materials, newspapers, shower curtains, fabrics not sewn into finished curtains or draperies, other paper, plastic, cardboard, or other materials not expressly made for or commonly used by the general public for window coverings in a residential subdivision of the same caliber as the Subdivision.

