

Bauer Oaks 3 Homeowners' Association Property Improvements and Modifications Checklist

I. GENERAL REQUIREMENTS AND RESTRICTIONS

A. CONSTRUCTION / IMPROVEMENT REQUIREMENTS AND RESTRICTIONS

Permitted Structures

- Only one single family dwelling, together with a private garage are permitted
- No structures of a temporary character, including trailers, tents, shacks, garages, barns, carports or other outbuildings.

Siding

- Homes must be of double wall construction with brick, stone, stucco, siding or shingle exterior. No vinyl siding.

Windows

- All windows must be wood or white vinyl. No anodized aluminum windows.
- No temporary window coverings, i.e. paper or disposable materials except within the first 90 days of occupancy.

Roofing:

- Must be cedar shingles, cedar shakes or tile. No composition roofing.

Driveways and Sidewalks

- Driveways and parking bays have to be constructed of concrete. No gravel or asphalt.

Recreational Structures and Equipment

- Homeowners need to take reasonable steps to shield tennis courts, sport courts, swimming pools, hot tubs, play sets and structures, fixed basketball backboards from view from adjacent lots and from the street.

B. LANDSCAPING REQUIREMENTS AND RESTRICTIONS

General

- All areas disturbed by construction must be fully landscaped and care has to be taken to protect all slopes from erosion.

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Fences and Hedges

- Fences and hedges can't exceed 4 feet in height in the front yard (including side front) and six feet in the rest of the yard.
- Fences are not permitted along the Saltzman Road side of lots 154 – 158, 164 – 166, and 172 – 187. Also fences are not permitted along 128th Terrace side of lots 158 – 164.

Trees

- No tree with a diameter greater than 5" (circumference ~20"), measured 4 1/2 feet above ground, can be removed from other than the building site without approval.
- No fill can be allowed around the base of any existing trees of 1" diameter or greater.

Service Areas

- Garbage cans, fuel tanks, clotheslines, etc have to be screened so they're not visible from the street or from neighboring property.

C. OTHER MISC. EXTERIOR RESTRICTIONS

- Only 18" x 24" For Sale or For Rent signs allowed. No other signs permitted.
- No outdoor overhead wire or service drops or poles allowed. Building connections for all utilities need to be run underground.
- Any protrusions through roofs need to be positioned to be minimally visible from adjacent lots or the street.
- All exterior television, radio and satellite dishes and antennae are prohibited without express written approval of the ARC. Approved satellite dishes can't be visible from any other lot or roadway. Exception: Satellite dishes less than 25" in diameter are permitted without pre-approval.
- Exterior holiday lighting and décor has to be removed within 30 days of the applicable holiday.
- No mailboxes, other than those installed by the developer
- Nothing can be erected, placed or planted that obstructs the view of or creates a hazard for a motorist.

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II. THINGS THE ARC MUST PRE-APPROVE IN WRITING

In General: No changes or additions to the exterior of a home or its fencing and hedges, hardscaping and landscaping can be made without prior written approval from the ARC. Specifically including:

- Any exterior lighting
- Removal of any tree with a trunk diameter of 5 inches or more (measured at 4 ½ feet above ground) from any location outside of the building site (including driveway).
- All exterior television, radio and satellite dishes and antennae. (Exception for satellite dishes under 25" in diameter)
- Artificial turf or other artificial vegetation
- Any protrusions through roofs
- Conversion of garages into living space
- Awnings, canopies, shutters, reflective window coverings, window tinting material, or stained glass windows
- Solar energy or energy conservation devices
- Wells and septic tanks
- Temporary structures and outbuildings

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III. APPROVAL PROCESS

- For Exterior structure additions and remodels homeowners should submit to the ARC:
 - Construction plans, including elevations
 - Samples of paint colors and all exterior materials and veneers.
 - Specifications and pictures or drawings for any exterior additions such as skylights, antennae, awnings, etc.

- For landscaping additions and remodels homeowners should submit to the ARC:
 - A site plan and elevations for walls, fences, decks, arbors, and any other stand alone structures
 - Plant lists, including sizes
 - A list of any existing trees >5" in diameter to be removed.

- ARC Response:
 - ARC members may enter properties during reasonable hours during construction or remodeling to inspect for compliance with the CC&Rs.
 - ARC must respond in writing to all design submissions within 30 days.

- Appeals
 - Any homeowner adversely affected by a decision of the ARC can appeal to the Board of Directors within 10 days, in writing.

- Revocation
 - Any consent by the ARC to proposed work is automatically revoked after a year if the work is not completed, unless the homeowner applies for and receives an extension.