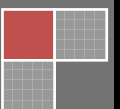


2006

Supplemental Guidelines for Architectural Review Requests

Waterside Homeowners Association

*Please read before submitting an Architectural Review Request for fences,
antennas, or vegetable gardens.*



What are Supplemental Guidelines?

The Architectural Review Committee and the Homeowner's Association Board of Directors will use the Waterside Covenants to approve or disapprove requests for improvements and changes to residences and lots within the community.

When the Covenants do not specifically allow or deny an improvement or change, or when the covenants leave specific restrictions up to the discretion of the Board, the Homeowner's Association Board of Directors has adopted the following for use in reviewing each request.

The guidelines are created to assist the Board in fulfilling its mission to support a safe, clean, and attractive community that maintains or improves its value over time.

Comments on these guidelines should be provided at any time to the HOA Board of Directors or the Architectural Review Committee.

Items addressed in this document:

- **Fences**
- **Landscaping**
- **Vegetable Gardens**

Note: During the period in which the developer acted as the Board and Architectural Review Committee, various lot improvements and changes were allowed and actually installed. While these conditions may have been legitimately installed under the policy or guidelines the developer acted under at the time, only those conditions noted and items specifically in concert with these guidelines or the applicable covenants will be allowed and can be installed by an existing homeowner from this date forward.

Last Updated: August 2006

Fences

FROM THE WATERSIDE HOA COVENANTS:

6.c.xxiii

No fence or fencing type barrier of any kind shall be placed, erected, allowed, or maintained upon any Lot without the prior written consent of the Architectural Review Committee. Under no circumstances shall any fence be placed, erected, allowed, or maintained upon any Lot closer to the street than the rear one-third (1/3) of the residence located on the Lot. (Generally, shadow-box style privacy fencing constructed of six (6) foot maximum height, dog-eared, unpainted, cedar or pine shall be approved by the Architectural Review Committee.) ... The Board of Directors shall have the right to erect fencing of any type considered appropriate or desirable by the Board at any location on the Common Property.

BOARD APPROVAL GUIDELINES

The Architectural Review Committee and the HOA Board will generally agree to requests to install and maintain a fence if the following guidelines will be adhered to by the homeowner:

Style

1. The fence must be consistent with the style, height, and materials of the fence installed or pending installation in the yard immediately to the right or left side of your Lot. If both houses have fences already installed and they are of different types, you are permitted to select either style.
2. If fences are not installed or pending installation to the immediate right or left, the fence shall be consistent with the fence to the immediate rear.
3. If fences are not installed or pending installation to the immediate right, left or rear, the fence will be consistent with one of the fences installed or pending installation one incremental yard to the right or left of your Lot.
 - This process continues one incremental yard at a time until an existing or pending installation fence can be located upon which to base the choice of style.
4. Chain link fences are specifically disallowed throughout the Waterside community.
5. Posts and Horizontal cross-beams shall always be installed 'inward' and not visible to the community.

Placement

1. Generally, the ARC and Board will approve fences that are positioned consistent with immediate or nearby existing/pending fence installations. This includes lining up of fence runs seen from the front of the home as well as the rear fence line.

2. Certain fence positions may be required because of easement issues associated with lots on the lake or those adjacent to drainage areas.
3. Fences should enclose the entire backyard. Plans to enclose a portion of the backyard must have a reason clearly stated on the request to install a fence.

Gates

1. Gates should be placed only on fence lines parallel to the front or rear of the house, should be in the style of the fence, should be no wider than one fence panel and shall be latched.
2. Rear gates are required where the homeowner owns land to the rear of the fence line (for maintenance) and/or where easements exist. See guidelines regarding fence placement.

Staining / Color

1. All fences should be installed/maintained in their original (natural) condition. Wood fences should be sealed or stained with a no-tint/no-color product.

Submitting Your Request

After reviewing these guidelines, please submit your request and clearly show your intentions for style, height, placement, gates, and stain. You should reference the address of the lot to which you are matching your proposed style. It is **highly suggested** that you include a copy of the diagram that most fence installers will provide you that shows a diagram of the lot with fence placement indicated, drawings of fence styles, and spells out all of the specifics of the installation.

Antennas

FROM THE WATERSIDE HOA COVENANTS:

6.c.xvi

No exterior antennas of any kind, including, without limitation, satellite dishes, shall be placed, allowed, or maintained upon any portion of the Community, including any Lot, without the prior written consent of the Architectural Review Committee. Satellite Dishes that are dark grey or black in color and are 18 inches or less in diameter shall be allowed, provided they are not visible from the street, installed upon or adjacent to a residence, and are integrated with the surrounding landscape.

BOARD APPROVAL GUIDELINES

The Architectural Review Committee and the HOA Board will generally agree to requests to install and maintain a Satellite Dish if the following guidelines will be adhered to by the homeowner:

1. The satellite dish must be 18" or less in diameter. Dishes that receive international signals are typically bigger than 18" – if you wish to install a dish for international programming, indicate this on the submission form and indicate the dimensions.
2. The dish must be dark gray or black in color.
3. The dish must be installed behind the rear one third of the structure. Every effort should be made to install the dish so that it is not visible from the street.

Submitting Your Request

After reviewing these guidelines, please submit your request and, if necessary, clearly show the location and/or size of the dish.

Vegetable Gardens

FROM THE WATERSIDE HOA COVENANTS:

6.c.30

No vegetable garden, statuary or play equipment (including, without limitation, basketball goals) shall be erected on any Lot without the prior written consent of the Architectural Review Committee, and any such items must be located between the rear dwelling line and the rear lot line. ...

BOARD APPROVAL GUIDELINES:

The Architectural Review Committee and the HOA Board will generally agree to requests to install and maintain a vegetable garden if the following guidelines will be adhered to by the homeowner:

1. The garden must not be visible from the street.
2. The vegetable will border, on at least one side, a fence or the rear wall of the house. The preferred location is approximately two feet from the rear side of the house. (Note: It is not recommended to install the garden directly up against the slab.)
3. The garden should not be greater than 24 square feet (6' x 4').
4. No plant in the garden should exceed 4 feet in height. Homeowners are instructed to not install plants that exceed this height or to prune the plants back to less than 4 feet .
5. A boarder must be installed around the garden. It should be made of 4x4 treated posts with no color stain.
6. The garden will not be placed on an easement.

Further, if approved, proper maintenance of the vegetable garden must continue throughout the year. Failure to properly care for the vegetable garden will result in the HOA Board rescinding the homeowners permission to maintain the vegetable garden, and the homeowner will be required, at their expense, to immediately remove the garden and replace with acceptable landscaping approved by the ARC and HOA.

The following guidelines are printed as suggestions to help you properly maintain your vegetable garden, if approved. The HOA is not limited to these guidelines and will use any and all criterion that fairly determines if the garden is being properly maintained.

1. The garden can only be used to grow vegetables from April 1 through October 31. Outside of this time, the plants must be removed and the ground tilled.
2. The garden must be weed free.
3. Tall plants must be staked / supported.
4. Dead plants must be immediately removed.

5. The vegetable garden must NOT attract animals/rodents and the homeowner is expected to take appropriate measures to discourage the attraction of animals/rodents. If the garden attracts animals/rodents, despite any precautions taken to avoid attracting animals/rodents, the homeowner will be ordered to immediately alter or remove the garden to stop attracting animals/rodents. A list of plants that are known to attract animals/rodents and a list of things that can be done to prevent attracting animals/rodents is posted on the Waterside website for the homeowner's review (www.watersideinfo.com).

Submitting Your Request

In order to install a vegetable garden, homeowners must submit a request through the ARC using the published process. Installation must not proceed until the homeowner receives a positive written response from the ARC. You will be required to address placement, size, plant types, etc. as discussed in these guidelines.