

# ARC GUIDELINES STOREY LAKE

6. **Birdbaths, Birdhouses, and Bird-feeders.** Committee approval on single family dwellings is required for the installation of any birdbath that is three feet tall or less, including any pedestal. Birdbaths/bird feeders are permitted so long as they are placed in a location in Lot is unobtrusive and not readily visible from the street or common areas and shall be adequately screened by landscaping, if necessary, or by other visual barriers as may be approved in writing by the Committee. Birdbaths can be no taller than three (3') feet and must be neutral in color. No bright or fluorescent colors are permitted. Any birdbaths/bird feeders must be maintained by the Owners in a clean condition and must also be maintained in appearance consistent with the standards of the community. The total number of all Objects of Art, birdbaths or other such items in a yard is limited to six (6).
7. **Dog Houses, Kennels and Runs.** Dog Houses and Kennels are not permitted. Dog Runs are not permitted without Committee approval.
8. **Driveways.** Driveway extensions are allowed. Driveway stains or surface coatings are not permitted, unless such stains are clear. Owners may not change the actual driveway surface from what the builder installed and must replace it with the same materials and style as was originally installed by builder.
9. **Exterior Colors.** Owners must submit for approval color samples of all exterior surfaces to the Committee for review and approval prior to changing colors, including specifications and samples for window and metal finishes, roof material, trim, and exterior surfaces and accents.
10. **Exterior Lighting.** Committee approval is required for exterior lighting unless such lighting is for seasonal or other holiday decorative lights and is in compliance with holiday decoration regulations. Exterior lighting shall be conservative in design and as small in size as is reasonably practical. Committee approval is not required for exterior lighting if lighting is installed in accordance with the following guidelines: Exterior lighting shall be directed toward the house and be of low wattage (limited to 2,000 lumens or 3 watts) to minimize glare sources to neighbors and other Owners. Lighting for walkways within a Lot requires Committee approval. Lighting fixtures shall be dark colored. Low voltage (12 volts) lighting is required because of its safety advantages. Any deviation from the aforementioned guidelines or use of high-wattage spotlights, flood lights, or ballasted fixtures (sodium, mercury, multi-vapor, fluorescent, metal halide, etc.) requires Committee approval. Colored lights are prohibited. Outside lights at garage should be clear 75 watt bulbs.

## 11 Fences

**All fencing requires ARC approval.** Prior to fence installation, the property must be surveyed by a licensed surveyor; the survey stakes must stay in place until the Association has completed its final inspection. Prior to the installation of any fencing the Association's landscaper must be contacted and asked to place flags where irrigation is present on the lot.

- A. **Lakefront Lots:** Fencing will connect to the rear corner of the main portion of the home, extend out to the side property line and run toward the rear lot line. The fencing may not be installed closer than ten (10) feet to the rear property line.

- B. Corner Lots: Fencing may extend ten (10) feet from the rear corner of the main portion of the Home towards the side and then the rear of the lot. On opposite side of the Home, fencing will connect to the rear corner of the main portion of the Home, extend out to the side, and then toward the rear lot line.

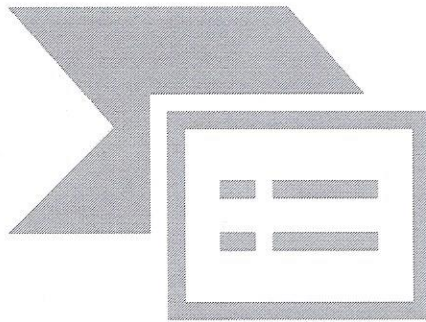
Careful consideration should be given to the placement of fences along property lines. Fences could interfere with both the Member's and their neighbors' operation and maintenance of irrigation systems. It will be the fence owner's responsibility to make any necessary modifications to irrigation systems. Fencing may not interfere or modify the flow pattern in a drainage swale.

All Lots are permitted to install black aluminum open picket fences and of a fifty four inch (54") height maximum with one five foot (5') gate (example shown below). On the street side of a corner lot, the fence may not exceed a distance more than ten feet (10') from the side of the house. Corner lots, lake-front lots, and lots which are visible from common areas and streets may be subject to additional height and location requirements, all of which are subject to the ARC approval. A picture of the proposed fence must be submitted to the ARC before the fence can be reviewed.

All fencing shall be installed in a quality fashion – neat, clean, good lines and plumb. Fencing shall be maintained in good condition. In certain circumstances, the ARC at its sole discretion may require landscaping around the fence. All fences must be within County Code Restrictions at the time of installation.

The fence presents an added responsibility of keeping the grass trimmed and edged underneath and around the fence. It will be the fence owner's responsibility to maintain the grass underneath and around the fence.

In the context of these Design Guidelines, a barrier installed to screen ground-mounted mechanical equipment is not considered a fence.



**Figure 1 Approved Fence Style**

## 11.2 Fences – Invisible Pet Containment System

Members do not need ARC approval to install an invisible pet containment system. An invisible pet containment system typically necessitates the use of system training flags; these training flags may not be visible for more than thirty (30) calendar days.