

Community Standards Exterior Appearance of Homes Silverlakes at Gateway HOA

Adopted: August 20, 2002; Revised: 2/20/07; 8/17/11, 5/16/12, 8/15/12, 5/20/15 & 07/25/2018

Forward

The following Community Standards have been adopted, and will be administered by the Silverlakes HOA Board of Directors and may be changed at any time by the HOA Board. These regulations are to be considered as a supplement to and not a replacement for "Exhibit F" in the current Restrictive Covenants for Silverlakes. In case of conflict, the Standards herein take precedent over the regulations defined in "Exhibit F".

Purpose

The purpose of this document is three-fold:

1. To provide additional definition of community standard rules and regulations relative to each home's exterior appearance.
2. To define which items are deemed **not** acceptable for use in the community.
3. To define the general types of changes to a home's exterior appearance that shall require Architectural Control Committee ("ACC") approval in advance of adoption by the homeowner.

I. General Items

1. Compliance with all posted signs and regulations in Clubhouse and on streets is required by all residents in the community.

II. Non-Acceptable Items (ACC requests **will not** be processed on these items.)

1. Signs and mailbox/posts not complying with the approved standards as defined below.
2. Material statues, sculptures, decorative yard objects, fountains, weather vanes, lawn chairs and benches that can be seen from the front of the home are not permitted. (Benches, tables, chairs or other objects located within screened enclosures or a covered front porch are excluded.)
3. **Permanent** decorative elements added to mailboxes are not permitted.
4. Gravel used as mulch in landscaping beds is not permitted. Refer to the Gravel definition in the APPENDIX below.
5. Personal property stored outside of homes is not permitted.
6. Vehicle parking off of the driveway but otherwise on a home site is not permitted.
7. Overnight vehicle parking between the hours of 2:00 AM and 5:00 AM on streets is not permitted.
8. **FENCES:** Fences are not permitted in the front of the home. No fence is permitted on lake side properties. The backyard fence can start no closer to the street than the center point of the home

and go toward the rear of the structure. Refer to the 'BACKYARD FENCE' definition in the APPENDIX below.

III. Other Items

1. All material permanent exterior changes to homes or home sites other than that defined in the above Paragraph II require ACC processing and approval **before adoption**, as described by the detail Silverlakes covenants.
2. Certain design requirements have been pre-established covering signs, statues, sculptures, decorative yard objects, fountains, weather vanes, lawn chairs and benches, mailbox/posts, post lamps, driveway extensions, back yard fencing, children play structures and sports equipment visible from the street or visible from the rear of homes located on the lakes. These requirements are illustrated in the APPENDIX to this document and will be considered by the ACC in the processing of change requests relative to these items. Pre-established requirements covering other home exterior changes and additions have not been defined, but may be adopted at a later date.

APPENDIX

1. **Signs - ACC Definition:** No signs, other than home security signs, are permitted on any home site without the approval of the ACC; all approved signs must follow the guidelines as stated in the Gateway Design Manual.
2. **Mailbox and Posts-ACC Definition:** All mailbox and mailbox posts must be painted white and be maintained regularly. The style of mailbox and mailbox post must not deviate from the original as installed by the Developer (an example is located next to the main entrance to the Clubhouse). Permanent decorative elements added to mailboxes are not permitted. Mailbox covers are permitted but must be kept in good condition or will be subject to removal.
3. **Post Lamps - ACC Definition:** Lamp posts should not exceed 6 ft. in height; Exterior lampposts must be metallic bronze, black or white in color; Exterior lampposts must be wrought iron, aluminum, fiberglass, composite or PVC construction.
4. **Driveway Extensions - ACC Definition:** Homeowners must submit a request along with a drawing detailing exact size and material to be used to modify the driveway located on their Home site. Extensions will be permitted as long as the extension matches the existing driveway in material and color; **driveway cannot extend any further than the width of the garage.**
5. **Back Yard Fencing-ACC Definition:** Only white PVC or Rod Aluminum fences will be approved. Fences cannot be any higher than 5 feet. A landscaping plan must be submitted with the request; landscaping must be completed within 30 days of the fence installation date. Wood fences are no longer permitted due to the constant maintenance required. Yard fencing is not permitted on lake front Home sites.
6. **Children Play Structures - ACC Definition:** Play structures are not permitted on lake front Home sites. All non-lake front Home sites must receive written approval from the ACC before placing a

child's play structure in the backyard. All approved play structures should be placed in an area of the Home site so it is not visible from the street.

7. **Sports Equipment- ACC Definition:** Basketball Hoops must be stored halfway up the driveway or at the garage. Home sites located along the lake may not place sports equipment in their back yard. All other sports equipment must be stored where it is not visible from the street. Small sports items (balls, soccer goals, etc.) must be stored inside of the home when not in use.
8. **Garbage Cans- ACC Definition:** No garbage cans, supplies or other similar articles shall be maintained on any home site so as to be visible from the street. Waterfront homeowners may not store garbage cans in the rear of their homes. These cans may be placed along the curb the night before their scheduled pick up date.
9. **Paint Colors: ACC Definition:** All paint colors for the trim/exterior of a home or driveway/walk areas must be approved prior to painting.
10. Garage door screening systems of any type are not permitted without prior approval of the ACC.
11. **Gravel:** Gravel is defined as small stones, pebbles, concrete chips, or other hard material that are not permitted in landscaping. These items propagate into the lawn, drives, gutters and street to become a tripping hazard or dangerous projectile from cars, lawnmowers, etc. These materials also provide a ready source of "ammunition" for mischievous person(s). Mulch material should be wood chips, pine needles, rubber chips, or other soft materials approved by the ACC.
12. **Roof repairs:** When a repair is needed and the roof tile is replaced, there are two options. You can replace the tile with the same color and profile as the original tile or you can paint the tiles being replaced with 100% Acrylic paint that matches your existing roof color. When the repair is complete the tile that was replaced must match the existing tile color to the extent possible. If you don't use 100% Acrylic paint it will fade out in 6 months or less.
13. **Roof Replacement:** All roof tile profiles and colors must be approved by the ACC prior to the replacement of the roof.
14. **Exterior Stucco:** The exterior of our community homes were designed with raised stucco bands or design areas. These stucco bands or design areas shall not be removed, altered or enhanced without approval of the ACC in order to maintain the continuity of the community. These bands and design areas may be uniformly painted after the color is approved by the ACC.
15. **Trees:** All tree branches that extend over our community streets must be trimmed, by the homeowner, to maintain a 13'6" clearance above the street. This is a requirement of the National Fire Protection Association (NFPA) code and will enhance the appearance of our community.

16. **Drive Ways:** Due to the cracking problems with the original concrete drives/sidewalks in our community, the concrete may be replaced with bricks, may be stained/painted or may be coated/tiled AFTER a request is submitted and approved by the ACC.