

**The Springs at Osceola
Homeowners' Association**



**Residential Design
&
Community Standards 2026**

THE SPRINGS AT OSCEOLA ARCHITECTURAL DESIGN STANDARDS

ARTICLE I - POLICIES AND PROCESS

Section	Title	Page
1.1	Philosophy of Development	3
1.2	Authority to Establish Standards and Conduct Design Review	3
1.3	The Springs at Osceola Design Goals	3
1.4	Compliance Requirements	4
1.5	Preparation of Submittals	4
1.6	Review Meetings	5
1.7	Review Basis	6
1.8	Approvals	6
1.9	Appeals	6
1.10	Re-Use of Previously Approved Plans	6
1.11	Construction Changes	6

ARTICLE II - INDIVIDUAL LOT DEVELOPMENT STANDARDS

2.1	Clearing and Lot Preparation	7
2.2	Minimum Required Improvements to Lots	8
2.3	Locating Structures on a Lot	8
2.4	Landscaping	10
2.5	Landscape Accessories	10
2.6	Pavements	11
2.7	Mechanical, Electrical and Communication Equipment	11
2.8	Exterior Lighting and Fixtures	12
2.9	Fences	12
2.10	Play Equipment	14
2.11	Basketball Goal	15
2.12	Enclosed Structures	15

ARTICLE III - ARCHITECTURAL GUIDELINES

3.1	Architectural Guidelines - General	16
3.2	Architectural Guidelines - Construction	16
3.3	Architectural Guidelines - Color	20
3.4	Additions to Houses	20
3.5	Accessory Buildings (Sheds and Gazebos)	21

ARTICLE IV - OTHER STANDARDS

4.1	Property Maintenance	22
4.2	Yard Storage	22
4.3	Enforcement	22

Appendices - Links to existing policies and standards and Definitions

ARTICLE I - POLICIES AND PROCESS

1.1 PHILOSOPHY OF DEVELOPMENT

- 1.1.1. The Springs at Osceola is conceived as a unique residential community situated between Spader's Church Rd., Osceola Springs Rd., and Pleasant Valley Road off of Port Republic Road.

An architectural review process has been established to ensure that dwellings are architecturally and aesthetically compatible with the standards of quality for the community. All buildings will be limited to two stories in height. The Homeowners Association has been established in conjunction with the subdivision and sale of lots for road maintenance as well as the maintenance and protection of common open space.

These specific guidelines were created with two main purposes in mind. First, the Covenants currently provide the HOA and ARC with broad oversight on all aspects of construction. This could result in the ARC making inconsistent and even arbitrary decisions throughout the changing tenure of membership. Second, this document will outline specific guidelines to provide more clarity and consistency for residents when they first build and throughout their time in the neighborhood. Residents deserve a level of certainty that significant changes will not occur over time based on the whims of changing HOA membership and thus these guidelines are established.

1.2 AUTHORITY TO ESTABLISH STANDARDS AND CONDUCT DESIGN REVIEW

- 1.2.1 The Covenants establish the authority of the Association's Board of Directors to create design standards. These Standards have been written not only to establish rules that guide design and construction, but also to define and establish the basis and reasoning for those rules, and to assist the builder and homeowner in understanding the rules by providing illustrations and explanations of requirements where helpful.
- 1.2.2 The Springs at Osceola Architectural Review Committee (TSOARC) has been established to implement these Standards. Although the Standards contain a listing of specific requirements to be followed, the very nature of design is an individualistic process. Consequently, the responsibility of the TSOARC is to interpret the goals of the community and these Standards as they relate to each design submittal.
- 1.2.3 These design standards will be in effect from the date they are passed and they will not be retroactive to any existing construction.

1.3 The Springs at Osceola DESIGN GOALS

- 1.3.1 The rules and criteria developed in this book are all based on the following general design goals of The Springs at Osceola. The Springs at Osceola Architectural Review Committee (TSOARC) will also use these goals as the basis for review of any improvement that is not otherwise addressed by more specific criteria in this book.

a) **GOAL #1 - PRESERVE ENVIRONMENTAL QUALITY:** Approval for clearing and alteration of existing lots shall be made only for approved structures, site improvements, landscaping, and access, and may not be performed in a manner that will result in erosion of soils, excessive water runoff, discharge of wastes into the soils or waters, stagnation or standing water, or substantial removal of indigenous vegetation.

b) **GOAL #2 - CREATE A BALANCE OF COMMUNITY AND PRIVACY:** Each structure or site improvement shall be sited to create a proper setting and centering within each lot, consistent with the density and setbacks of the community, so as not to unduly restrict the view, light, or

breeze to or from neighboring properties, and so as not to compromise the privacy of any other lot below the general level enjoyed by other members of the community.

c) **GOAL #3 - ENCOURAGE CONTEXTUAL DESIGN:** Every structure shall be of a size and use that is consistent with the standards applicable to that section of the community. All structures and site improvements shall be designed in styles, shapes, sizes, massing, and colors to be of good proportions, well balanced, and appropriate to this community.

d) **GOAL #4- MAINTAIN HIGH APPEARANCE STANDARDS:** All improvements to any lot shall meet minimum standards of design and material quality consistent with the level of quality established for the neighborhood. The exterior of each structure shall consist of a vocabulary of materials, products, and assemblies that are harmonious with each other, consistent and supportive of the architectural style, and appropriate to the general appearance characteristics of the community.

1.3.2 **INTERPRETATION BY TSOARC:** The TSOARC shall judge compliance with these policies in questions of appearance, aesthetics, or infringement by design upon the rights of other residents. The TSOARC reserves the right to require modifications to proposed designs including deletion, addition, or relocation of design elements in order to achieve compliance with these policies.

1.3.3 **AMENDMENTS AND DELETIONS:** The Springs at Osceola Architectural Review Committee reserves the right to modify, add to, or delete from any specific section of the The Springs at Osceola Residential Design Standards from time to time. All changes must be ratified by the HOA Board prior to incorporation into these Standards.

1.3.4 **VARIANCES:** The TSOARC may, at its discretion, on a case-by-case basis, approve variances from these Design Standards. Any such approval must be in writing following such submittals and review as TSOARC requires.

1.4 COMPLIANCE REQUIREMENTS

1.4.1 **PROPERTY OWNER IS RESPONSIBLE:** Each property owner within The Springs at Osceola is responsible for his or her property's compliance with these Standards. Any proposed improvements to be made to that property may affect that compliance, and the Covenants require that the Owner obtain approvals from the Association prior to making the improvements, in order to maintain compliance. This is true regardless of whether or not the work is being performed by the Owner directly or by a Contractor.

1.4.2 **PROPERTY OWNER TO COMPLY WITH OTHER LAWS:** In addition to approvals from the Association, other approvals and permits may be required by the County, such as a building permit. It is not the responsibility of the Association, the TSOARC, or the Developer, to obtain any other permits for you, nor to provide any guarantees or waive any legal requirements for compliance with any state or county law, with the Declaration or with these Standards.

1.4.3 **Class A Contractor's License Required:** All builders working in The Springs at Osceola, either as a property owner or contractor, must have a Virginia Class A Contractor's License for construction of the home.

1.5 PREPARATION OF SUBMITTALS

1.5.1 **SUBMITTALS TO BE COMPLETE AND ACCURATE:** Submittals prepared for consideration by the TSOARC need to be complete and accurate. Submittals for design review must include drawings prepared as described below. The TSOARC may require that color chips accompany color applications. All requested information on the application forms needs to be furnished. The TSOARC will reject applications that are incomplete or inaccurate. When submitting for a

preliminary review, a rendering may be provided, prior to final plan approval.

- 1.5.2 **SUMMARY OF SUBMITTAL REQUIREMENTS:** Proper submittals include drawings that are neat, accurate, drawn to scale, and with sufficient detail to adequately explain the entire design. Insufficient explanation of a design including all visible details, is cause for rejection of an application. The TSOARC, at its discretion, may accept plans that are marked-up in red with late changes to design features. However, the TSOARC may require that the marked-up sheets be corrected and revised, and re-submitted.

NEW HOMES: Site Plan - Show proposed structure with setbacks to each property line, the proposed driveway and other known improvements, finished floor elevations, and retaining walls (if any).
Foundation Plan
Floor Plans
Exterior Color Selection (submit with New Home application)

ADDITIONS: Site Plan - showing addition location, distances to property lines and tree(s) if any, to be removed. Show any changes in landscaping.
Floor plan(s) of Addition

ACCESSORY STRUCTURES: Site Plan - showing location of new structure and existing house, with distances between each, distances to property lines, and tree(s) if any to be removed.
Floor Plan(s)
All Exterior Elevations (Show finish materials).

OTHER SITE IMPROVEMENTS:

Site Plan - showing location of improvement, existing structures, distances to property lines, tree(s) if any to be removed.
Plan of Improvement (ex: deck, patio, swimming pool, etc.)

FENCES: Site Plan - showing location, extent of fence, and tree(s) if any to be removed.
Drawing of fence with heights, materials and sizes identified.

HOUSE COLORS: For changes to existing house colors, submit an application form with manufacturer's names and color names. Submit color chips with application.

- 1.5.3 **MINIMUM SCALE OF DRAWINGS:** Site plans shall be drawn to scale (min. 1"= 30'-0"). Drawings of structures, houses, or other improvements shall be drawn to scale (min. 1/8"= 1'- 0").
- 1.5.4 **SUBMITTALS KEPT FOR RECORD:** Submittals are kept on file for a record of approved designs. Therefore submitted drawings should be copies of originals, not the originals themselves.

1.6 REVIEW MEETINGS

- 1.6.1 The TSOARC reviews plans for new houses, modifications, additions and accessory buildings as they are submitted either at their regular meetings or over email if they are submitted between meetings. Contact The Springs at Osceola HomeOwners' Association at 218 E Market St, Harrisonburg, VA 22801, or online at <https://www.rocktownrealty.com/springs-at-osceola> for more information. The TSOARC will review all requests submitted on the appropriate application

together with their supporting drawings and information. Application forms are available from the Association Office.

1.7 REVIEW BASIS

- 1.7.1 The TSOARC bases its review of each application on its interpretation of the Covenants and these Standards and on the graphic and written information presented. Due to time constraints, TSOARC review of all applications occurs without personal presentations by the applicants. Therefore, it is incumbent upon the applicant to provide sufficient and accurate information to the TSOARC for proper consideration. If, in the applicant's opinion, extenuating circumstances exist which would justify a variance from stated guidelines, this information should be presented with the application.

1.8 APPROVALS

- 1.8.1 An application is approved when notice is given to the applicant in writing by the TSOARC or its designated representative. **No verbal approvals are given.** The TSOARC may issue any of the following four decisions:

"Approved": means approved as submitted.

"Approved with Limiting Conditions": means approved only if stated conditions in the approval letter are met.

"Not Approved": means not approved for construction. Reasons for disapproval will be given in writing. The TSOARC may also provide suggestions for revisions but does not provide design solutions. A disapproval action requires a re-submittal by the applicant for review before any approvals can be given.

"Preliminary Review": means a review of early design drawings to give the applicant direction as to what the concerns of the TSOARC are likely to be regarding that design. Comments are given to the Applicant but no approval to proceed is granted without TSOARC review of a complete submittal in accordance with the above requirements.

1.9 APPEALS

- 1.9.1 **APPEALS TO THE TSOARC:** Should an application be denied on the basis of the Covenants or Standards, and the applicant feels that the submittal was misinterpreted or that there are extenuating circumstances which should qualify them for an exception from these requirements, they may contact the Chair of the HOA Board directly. If they agree that a second review is in order, the application will be sent to the TSOARC for review.

1.10 REUSE OF PREVIOUSLY APPROVED PLANS

- 1.10.1 The TSOARC will permit the re-use of previously approved designs within The Springs at Osceola, but may also limit the use of such plans to avoid significant repetition. Approval of a house for a given lot does not guarantee approval on another lot. The TSOARC may issue restrictions on the number of re-uses of a house design in The Springs at Osceola as a whole. The TSOARC reserves the right, at its option, to require significant modifications to a facade, or to reject the house design entirely, in order to control the amount of repetition.

1.11 CONSTRUCTION CHANGES

- 1.11.1 All construction must be completed in accordance with the application and the plans as approved. Exterior changes to the subject property must receive prior written approval by the TSOARC. Applicants requesting design change approvals should consult with the TSOARC to determine if additional plans and specifications are required.

ARTICLE II - INDIVIDUAL LOT DEVELOPMENT STANDARDS

2.1 CLEARING AND LOT PREPARATION

2.1.1 COUNTY ENVIRONMENTAL REQUIREMENTS: Applicants will be required by the County to meet certain environmental planning criteria.

2.1.2 SITE CLEARING, CUTTING OF TREES

- a) INITIAL CLEARING - GENERAL: The entire lot shall be cleared of poisonous vegetation, debris and underbrush. Tree stumps shall be removed or cut at grade in a manner to conserve remaining trees. Cleared material may not be dumped on other sites or common areas within the Community. The TSOARC may require the removal of additional vegetation which is considered obnoxious and unsightly when visible from the street.
- b) INITIAL CLEARING OF TREES: The clearing of mature trees (over 6" in dia.) is discouraged. The TSOARC encourages the saving of mature hardwood trees and ornamental trees where possible in front yards. Saving trees in groups is also encouraged. Trees shall be cleared to permit the proper grading and planting of a finished yard as specified elsewhere in these Standards. Yards may not be left in a natural state, except for designated buffer areas.
- c) REAR YARD BUFFERS: In general, the TSOARC will encourage saving most existing trees in the rear 25' of yards in The Springs at Osceola as a buffer between yards or between The Springs at Osceola and any future off-site development.

2.1.3 GRADING AND EROSION CONTROL

- a) PREVENT EROSION DURING CONSTRUCTION: The work shall comply with applicable government regulations and code requirements in preventing silt runoff. Erosion control devices shall be installed prior to construction. Any mud or silt runoff onto adjoining properties or streets shall be immediately stopped and removed.
- b) GRADING FOR DRAINAGE: Where necessary, grade site to direct water away from residence and prevent ponding or standing water, or poorly drained areas. Do not direct drainage across adjacent properties.
- c) TERRACING AND RETAINING WALLS: Where necessary to stabilize slopes, applicant shall provide retaining walls, stepped terraces or other forms of permanent erosion control as may be required by the TSOARC. Any structures constructed for erosion control, such as retaining walls, must be approved by the TSOARC.

2.1.4 CONSTRUCTION SITE MANAGEMENT

- a) TRASH CONTAINMENT: A trash containment area shall be provided on each site during construction. Trash shall not be dumped on other sites or on common areas within the Community.
- b) HAZARDOUS AND TOXIC WASTE: No petroleum-based products or other potentially hazardous or toxic substances may be disposed of on any lot, any storm drain, any drainage ditch, stream or lake within the subdivision.
- c) PORTABLE TOILETS: During construction of new homes, every builder shall maintain portable construction site toilets on as many of their construction sites as necessary to serve all of their sites within 250' of the toilet. Portable toilets may not be placed on

sidewalks.

- d} RESPONSIBILITY: The General Contractor is responsible for enforcing the following rules on all construction workers and subcontractors on the job site:
 - 1. The possession and/or consumption of alcohol is prohibited by contractors or workers in The Springs at Osceola.
 - 2. Workers are prohibited from playing loud music.
- di} CONSTRUCTIONS HOURS: All construction may only take place during the hours of 7 a.m. to 6 p.m. Monday through Saturday. No work will be permitted on Sunday or the following holidays: Thanksgiving Day, Memorial Day, Christmas Day, Labor Day, Independence Day, New Year's Day. These limits may be varied by the TSOARC in writing, at its discretion on a case-by-case basis.
 - 1. This includes renovations or construction on the site, not just initial construction.
 - 2. If a contractor/builder is found working on any of the off-limit times, the HOA has the right to place an immediate \$50 fine on the owner.
- dii} TRASH BURNING: No burning of construction trash, debris or cleared materials/trees will be permitted on site.

2.2 MINIMUM REQUIRED IMPROVEMENTS TO LOTS

2.2.1 MINIMUM REQUIRED IMPROVEMENTS: The following minimum improvements will be required on each developed lot in The Springs at Osceola:

- a) HOUSE: Any development or improvement of a lot in The Springs at Osceola must include as part of the initial approval, a single family house which meets the minimum standards in this document.
- b) PAVED DRIVEWAY AND FRONT WALK: All lots developed in The Springs at Osceola will include a paved driveway and a walk to the front door, in accordance with pavement standards specified in this document.
- c) EQUIPMENT AND UTILITIES: Exterior HVAC equipment and power transformers should not be visible from the street either through their placement or by screening. All gas or propane tanks must be buried.
- d) FINISHED AND LANDSCAPED YARD: Every improved lot shall be landscaped in accordance with landscape standards in this document. Required landscaping may include trees or shrubs for screening certain views, and sod is preferred in front yards. Consult the general standards.

2.2.2 OPTIONAL ADDITIONAL IMPROVEMENTS: Many other additional improvements may be made to properties in The Springs at Osceola *after the minimum required improvements have been approved and installed*, and in accordance with appropriate standards in this document. If a particular desired improvement is not specifically addressed in this book, contact the Association Office to determine what submittals are required.

2.3 LOCATING STRUCTURES ON A LOT

2.3.1 PROXIMITY OF SIMILAR HOUSES: The TSOARC reserves the right to reject the placement of houses with the same or substantially similar elevations side-by-side or directly across the street from each other. The TSOARC shall make final judgment as to the degree of acceptable similarities permitted in each neighborhood. The house must be roughly centered on the lot

- 2.3.2 SETBACKS: No addition shall extend beyond the setback limits established for the house.
- 2.3.3 EFFECTS OF LOCATION ON PRIVACY OF ADJACENT LOTS: In general, the siting of additions shall not create a breach of privacy between neighboring houses (examples of breach of privacy - closeness of the two homes, the views afforded from the addition, etc.). Where this is unavoidable, the TSOARC may require screening of the view by the Applicant.
- 2.3.4 EFFECTS OF DESIGN ON PRIVACY OF ADJACENT LOTS: New windows or access created by the addition or modification shall not create a breach of privacy between neighboring houses. The TSOARC reserves the right to reject certain openings or require screening by the applicant in situations where, in the opinion of the TSOARC, it is required.
- 2.3.5 SWIMMING POOLS - SITING REQUIREMENTS
- a) LOCATION: In-ground swimming pools shall be located wholly behind the house when possible, and no closer to any property line than 20'. Houses on corner lots should place the pool in the best location for privacy of the owner and the least impact on the neighboring homes.
 - b) ABOVE-GROUND POOLS: Above-ground swimming pools are not permitted.
 - c) PRESERVE PRIVACY: The TSOARC may require additional screening of swimming pools to ensure the privacy of the pool's owner and of neighbors. If your pool can still be seen from the street after taking the previous steps, landscaping shall be installed to block sight of the pool.
 - d) FENCING REQUIRED: Swimming pools shall be fenced or have a cover in accordance with state building codes, and in conformance with Article II, section 2.9 - "Fences".
- 2.3.6 OTHER STRUCTURES
- a) SETBACKS: The following minimum setback requirements shall apply to any other structures regulated by these Standards:
 - Front Yard: No further forward than the rear plane of the house.
 - Side Yard: 10' from side property line
 - Cor. Side Yd: 25' from side street property line
 - Rear Yard: 10' from rear property line
 - b) IMPACT ON NEIGHBORING LOTS: In general, the siting of other structures shall not create a breach of privacy between neighboring houses, nor shall it create a visual nuisance to neighboring houses or yards. Where this is unavoidable, the TSOARC may require screening of the view or the structure by the Applicant.
 - c) Any additional structure should be no larger than one floor with an attached roof, must match the style, structure, and color palette of the existing house and not be used as an additional dwelling. These structures are typically an unattached garage or similar structure. This additional structure may not be larger than 850 square feet within the one level.

2.4 LANDSCAPING

2.4.1 **GENERAL REQUIREMENTS:** It is the expectation of the TSAORC that all lots be landscaped within 6 months of the completion of the home. While many owners will continue to landscape and plant throughout their time in the home, it's important that lots have some level of landscaping. While there is no specific requirement regarding the types of plants used, owners should consider other lots in the community when deciding what to plant and how to landscape their lot. In cases of non-compliance, a warning will be issued, and violations will result in a \$50 initial fine, and a fine of \$10 per day (up to 90 days) until the landscaping is completed.

2.4.2 **REMOVE ALL TRASH AND DEBRIS:** No new landscaping shall commence until all trash, stones, gravel, branches, weeds, and construction debris have been removed from the lot.

2.4.3 **YARDS**

2.4.3.1 **FRONT YARDS:**

Sod is recommended for front yards but turf grass seed or another suitable alternative is acceptable.

2.4.3.2 **SIDE AND REAR YARDS:**

All parts of the lot that are not landscaped should be either covered with sod or turf grass seed.

2.4.3.3 **CHANGES IN TOPOGRAPHY, WATER FEATURES:** Any earthwork creating changes in topography, site drainage, or creation of ponds, pools, or other water features must be approved by the TSOARC. Exterior fountains and ponds are not permitted in front yards unless approved by the TSOARC.

2.5 LANDSCAPE ACCESSORIES

2.5.3 **MAILBOXES (Required):** Mailboxes must be installed utilizing similar styles to existing mailboxes throughout the development

2.5.4 **CLOTHESLINES:** Exterior clotheslines are not permitted.

2.5.5 **SIGNS**

a} **BUILDER'S SIGN:** One builder's sign, measuring no more than 5 square feet in total area, is permitted in any yard. Signs must be removed once construction is completed. Pre-approval is not required for this sign.

b} **REAL ESTATE SIGNS:** Real estate signs shall be placed in the front center of the yard only. Rear yard signs are not permitted. No lead-in signs may be placed at neighborhood entrances.

2.5.6 **DECORATIVE ORNAMENTS AND OTHER LANDSCAPE ACCESSORIES**

2.5.6.1 **DEFINITION:** Landscape accessories including gazebos, firewood sheds, hot houses, arbors, trellises, benches, fountains, permanent barbecues, decorative objects, etc. must be approved by the TSOARC as to design and location. (In general, this rule was established so that no houses become a gathering place for extravagant displays of flamingoes or other yard ornaments throughout the year.)

2.5.6.2 **PLACEMENT:** In general, landscape accessories are not permitted farther forward nor closer to side property lines than the rear corners of the house. The TSOARC may consider accessories that are part of an overall landscape plan, in the front yard areas on a case-by-case basis.

2.6 PAVEMENTS

2.6.3 DRIVEWAYS: Every improved lot in The Springs at Osceola shall have a single paved driveway that conforms to the following criteria:

a} PAVEMENT:

The minimum pavement permitted for single-family homes shall be asphalt. When standard broom finish concrete is used, provide tooled joints enclosing a maximum area of 144 sq.ft. All edges shall be formed with standard wood or metal forms. Upgraded pavements or driveway aprons may include brick pavers, exposed-aggregate concrete, interlocking concrete pavers or patterned concrete. Gravel driveways are not permitted.

b) SETBACKS: It is recommended that driveways be a minimum of 15' from side property lines where possible.

c) DRIVEWAY WIDTHS: Driveways should fit the lot appropriately and should not lead to the majority of the front of the lot being paved or covered by driveway material.

d) SPECIAL DRIVEWAYS: Circular driveways, parking areas in front of the house, and other special conditions are not allowed where they substantially reduce the amount of front yard. The TSOARC may approve certain applications where they feel that the front yard appearance will not be adversely affected or for other extenuating circumstances which in the sole opinion of the TSOARC warrant such an approval as an exception.

2.6.4 FRONT WALKS

2.6.4.1 LOCATION: Front walks may extend from the front steps to either the driveway and/or the street.

2.6.4.2 DESIGN: All front walks shall be paved at a minimum with broom finish concrete. Upgraded walks will generally be permitted, of brick, exposed aggregate concrete, concrete pavers, embossed concrete, or cut stone (mortar-set). Walks shall be between 3' and 4' in width.

2.6.5 OTHER PAVEMENTS

2.6.5.1 OTHER WALKS: Secondary walkways located behind the front plane of the house or in the rear yard may include loose-laid stone in gravel or a mulch bed in addition to approved hard surface materials. Continuous landscape edging will be required along soft surface walks.

2.6.5.2 PATIOS: Patios are permitted of hard-surfaced materials as noted above, either set in concrete or sand-set. The TSOARC will judge the design and location of patios on a case-by-case basis.

2.7 MECHANICAL, ELECTRICAL, PROPANE TANKS AND COMMUNICATIONS EQUIPMENT

2.8.1 SATELLITE ANTENNAS

2.8.1.1 PERMITTED ANTENNAS: The following antennas are permitted by the Federal Telecommunications Act of 1996

2.8.1.1.1 An antenna that is designed to receive direct broadcast satellite service, including direct-to-home satellite service, that is one meter (39") or less in diameter.

2.8.1.1.2 An antenna that is designed to receive video programming services via multi point distribution services, including multi-channel, multi point distribution services, instructional television fixed services, and local multi point distribution services, and that is one meter

(39") or less in diameter or diagonal measurement.

2.7.3.1 LOCATION: To the extent feasible, antennas should not be visible from the street. The following priorities shall be observed in determining antenna locations:

2.7.3.1.1 Mounted directly on the rear of the house, on a roof plane facing the rear, or on the back side of a chimney. Mounted on the ground in the rear yard.

2.7.3.1.2 Mounted on a pole, an existing other structure, or a tree in the rear yard.

2.7.3.1.3 If no clear signal may be obtained in any of the above locations, mounted on the ground or, if necessary, on a pole, in the front yard, or on the front plane of the house.

2.7.3.2 APPEARANCE AND SCREENING: Insofar as possible, the visibility of antennas should be minimized using one or both of the following methods:

2.7.3.2.1 Screen the antenna from view from the street with natural plantings, trees and shrubs, to the extent they do not compromise the signal reception.

2.7.3.2.2 Use antennas with a dark or muted color, or paint the antenna a muted color to blend with the background surface or with the surrounding landscape.

2.7.3.3 NO ADDITIONAL REGULATION BY THE ASSOCIATION: Under Federal law, antennas that meet the requirements of this section may not be further regulated by the association as to type or placement. Residents are encouraged to use care in the selection and placement of antennas to preserve the appearance standards and character of The Springs at Osceola.

2.7.4 STRUCTURED WIRING: It is highly recommended that each home have Structured Wiring as defined in the Telecommunications Industry Association (TIA) standards 570a.

2.8 EXTERIOR LIGHTING AND FIXTURES

2.8.1 OTHER PERMITTED FIXTURES-

2.10.2.12.8.1.1 **GENERAL TYPES PERMITTED:** Other exterior light fixtures shall be limited to lights at entrances, at garage doors, low intensity landscape or driveway lights, and side or rear (only) eave-mounted floodlights directed completely within the applicant's lot area. Colored lighting will not be permitted. This requirement is to limit the number of outside lights and to assure that it is aesthetically compatible with the standards of quality for the community. This does not apply to temporary holiday lighting displayed for a reasonable amount of time.

b) **STYLES:** Light fixtures, except for floodlights, shall be compatible with the style of the house.

c) **FACADE FLOODLIGHTING:** Floodlighting of front facades will be permitted by the TSOARC

2.8.2 PROHIBITED FIXTURES

High intensity house or pole mounted area or security lights are prohibited. "High intensity" refers to ballasted light fixtures using high or low-pressure sodium, mercury vapor, or metal halide lamps. No colored lighting permitted.

2.9 FENCES

FENCE CLASSIFICATIONS

Fences designed to section off or separate a significant portion of a lot will not be approved. Fences should be designed to create a decorative or privacy element for a portion of a homeowner's lot in order to create an area for a pool, pets, children, etc. There are three classifications of fences that will be used in The Springs at Osceola; Decorative Fences, Yard Fences, and Privacy Fences. Each classification has different requirements and limitations. Each classification is defined below, with Standards for each. Applicants for fence approval should review each classification and determine **what** type of fence they wish to erect, then apply under the appropriate classification.

2.9.1 DECORATIVE FENCE:

2.9.1.1 DEFINITION: A picket fence, framed lattice fence, or a fence that combines any of these can be a decorative fence if it meets the specification of this paragraph. Acceptable materials for these fences will be decay-resistant wood, aluminum, PVC, or wrought iron or pre-finished steel picket fences. The fence style shall be appropriate to the house style.

2.9.1.2 LOCATION AND USE: Approved decorative fences may be located on any part of the lot with the following limits:

- 1) Side and Rear Yards: Any approved decorative fence may extend into any side yard (except corner side yards), any rear yard up to the property line that abuts another lot, or directly up to any property line that abuts common area or property not in The Springs at Osceola.
- 2) Framed fences may extend up to the front corners of the house. Special designs which frame and accent the house are encouraged. Decorative gates and arbors are also encouraged.

2.9.1.3 HEIGHTS: Fences shall not exceed 48" in height to the top of the pickets. Posts and piers may be higher as required by the design.

2.9.1.4 ADJOINING FENCES: When a fence has been constructed on an adjoining lot up to a side or rear property line that abuts your lot, you may construct an approved fence of the same or different design on your lot that meets (abuts) the adjoining fence. You may not construct your own fence on the property line that has already been fenced by a neighbor.

2.9.2 YARD FENCES

2.9.2.1 DEFINITION: Yard fences are defined as any open picket fence. Fences may be constructed using decay-resistant wood, aluminum, PVC, or wrought iron or pre-finished steel picket fences. Simple square posts are permitted. Supported fence rails shall run on the outside of the post. Pickets shall face the outside of the lot. 2" x 4" mesh galvanized welded wire may be used on the inside of rail fences to contain small children or dogs. Any other proposed fence is subject to approval by the TSOARC.

2.9.2.2 LOCATION AND USE: Yard fences shall be permitted in rear yards only and shall not extend any further forward than the front corners of the house. Front yard fencing is not permitted. The fence may extend up to any property line that abuts another lot, or directly up to any property line that abuts common area or property not in The Springs at Osceola. In corner side yards, yard fences may extend up 15' from the property line.

2.9.2.3 LANDSCAPE SCREENING: The TSOARC may require screening shrubbery or trees along the outside of fences, or in front of any fence where noticeably visible (in the opinion of the TSOARC) from the street.

2.9.2.4 HEIGHTS: Yard fences are limited to 48" in height from the ground to the top rail or to

the top of the pickets.

- 2.9.2.5 ADJOINING FENCES: Where a fence has been constructed on an adjoining lot up to a side or rear property line that abuts your lot, you may construct an approved fence of the same or different design on your lot that meets (abuts) the adjoining fence. You may not construct your own fence on the property line that has already been fenced by a neighbor.

2.9.3 PRIVACY FENCES

- 2.9.3.1 DEFINITION: Privacy fences are fences of a closed design limiting or preventing visibility through them. Fences may be constructed using decay-resistant wood, aluminum, PVC, or wrought iron or pre-finished steel picket fences. Simple square posts are permitted. Supported fence rails may run on the outside of the post. Boards or lattice shall face the outside of the lot.

- 2.9.3.2 LOCATION AND USE: Privacy fences that do not meet the design standards for Decorative Fences shall be limited to an area directly behind the rear plane of the house, enclosing a rectangular area, and extending no closer than 15' to any property line. Privacy fences may not extend into corner side yards. For patio lots, privacy fences may come off the rear corners of the house where it abuts the patio lot line setback.

- 2.9.3.3 The TSOARC may require screening shrubbery or trees along the outside of privacy fences, or in front of any fence **where** noticeably visible (in the opinion of the TSOARC) from the street or neighboring properties.

- 2.9.3.4 Privacy fences are limited to a maximum height of 48" to the top of the fence.

2.10 PLAY EQUIPMENT AND STRUCTURES

2.10.1 DEFINITIONS-

- 2.10.1.1 PLAY EQUIPMENT: Play equipment is often highly visible, and depending on the design and application, may defeat many of the aesthetic and environmental goals that the community has sought to achieve. For this reason, the Association requires approval of all exterior play equipment prior to placement on the lot. For the purposes of this article, play structures and equipment shall include but not be limited to the following:

- SWING SETS

- SLIDING BOARDS
- JUNGLE GYMS
- CLIMBING STRUCTURES
- TRAMPOLINES

2.10.2 PLACEMENT AND SCREENING

2.10.2.1 PLACEMENT: Play Equipment shall be located in rear yards only, away from property lines adjacent to other houses or streets, away from property lines as well as away from a neighbor's direct view where possible.

2.10.2.2 SCREENING: The TSOARC may require that certain play equipment be screened from view. The standard requirement for screening will be to provide densely shaped evergreen shrubs or trees of a height when planted of at least 2/3 the height of the structure, and so placed as to provide a continuous screen on the stipulated side. Planting can be in a continuous row or staggered. A variety of shrubs/trees may be used in addition to single species solutions. It shall be the responsibility of the homeowner to submit to the Board a plan and proposed plant types for review. Privacy fences may also be proposed by the homeowner for construction as screening.

2.10.3 PLAY EQUIPMENT CONSTRUCTION AND USE

2.10.3.1 Factory built, pre-finished equipment is preferred but not required. Home-built Play Equipment should be neat and orderly in appearance and finish.

2.10.3.2 Homeowners should exercise care and common courtesy in using Play Equipment that creates noise.

2.10.3.3 Play equipment which has fallen into disrepair or has been outgrown by children should be removed from the property.

2.11 BASKETBALL GOALS -

2.11.1 Basketball goals should not be placed in the road or in a location that will impact the rest of the neighborhood or streets. Permanent goals installed in concrete are recommended. It is recommended that they be installed adjacent to driveways in accordance with the following criteria:

- a) Portable basketball goals are allowed in accordance to the guideline defined above. They must not be placed or allowed to remain in the streets, common areas or property owned by someone other than the owner of the basketball goal.
- b) If additional weight is needed for stabilization of the portable goal, it must be added internally in the base provided.
- c) ALL goals must be kept in good condition or removed from the property.

2.12 ENCLOSED STRUCTURES:

2.12.1 Forts, tree houses, Playhouses, or other enclosed play buildings with an interior height of 6'-0" or less floor-to-ceiling, and with a total floor area of less than 36 square feet shall be considered to be Play Structures. Dog houses are also permitted under this section, Larger buildings are considered to be Accessory Buildings regulated under Article III, section 3.5 of these Standards.

ARTICLE III -ARCHITECTURAL GUIDELINES

3.1 ARCHITECTURAL GUIDELINES - GENERAL

3.1.1 TYPE OF RESIDENCE

- a. Single Family Homes - Single family homes in either one- or two-story design. Single story homes shall have a minimum of 2500 square feet of heated enclosed dwelling area. Multi story homes shall have no less than 3000 square feet combined heated enclosed dwelling area between both floors.

3.1.2 MINIMUM FLOOR AREAS

- a) All houses in The Springs at Osceola are subject to minimum finished floor area requirements.
- b) The following areas can not be used to help meet the minimum finished floor area: garages, basements, open or screened porches, terraces, decks, attics, attached storage sheds, or unfinished "bonus rooms" on the first or second floors.

3.1.3 MAXIMUM SIZE

- a) The TSOARC reserves the right to disapprove any proposed house which appears to be excessively large for the selected lot, or for the context of the neighborhood. Criteria used in making this determination may include a combination of height and width appearance and/or crowding of the property lines.
- b) Houses shall not be more than 2 stories in height above a crawl space or basement. (owners can also develop an additional useable floor area under a gabled roof in addition to the 2 floors.)

3.1.4 HOUSE DESIGN CONCEPTS

- a) The TSOARC will review all submissions based on style, massing, site plan, trim and color, and comparison to other houses in the neighborhood.
- b) UNAPPROVED DESIGNS: The TSOARC reserves the right to reject highly stylized houses with overstated eclectic design elements, contemporary designs, houses with overly mixed styles, or houses with insufficient stylistic theme or treatment.

3.1.5 GARAGES

Attached garages shall be integrated into the overall design and massing of the house. Front entry, side entry, rear entry, and angled garages are permitted. All other garage requirements shall be reviewed on a case-by-case basis.

3.2 ARCHITECTURAL GUIDELINES - CONSTRUCTION

3.2.1 FOUNDATIONS AND MASONRY

- a) PERMITTED FOUNDATION MATERIALS: All visible portions of exterior foundations shall be constructed of brick or stone. For houses with primary facades constructed entirely of brick, the foundation brick shall match the brick facade. Synthetic stucco foundations may be permitted for facades.
- b) COORDINATION OF COLORS: Masonry and mortar colors should be coordinated with other colors on the house, and must be approved by the TSOARC.

- c} FOUNDATION VENTS: For houses constructed on crawl spaces, louvered vents shall be required on all front facades.
- b) STEPPED-DOWN SIDING: For houses with walk-out basements or other conditions where the grade drops along a facade foundation, the siding shall not step down below the first floor level over the length of that facade. At the rear facade, siding may continue to the floor level of a walk-out basement only if the rear facade is visually broken by a first floor deck.

3.2.2 FIREPLACES, CHIMNEYS AND FLUES

- a) PERMITTED CHIMNEY TYPES: When chimneys are used, masonry or frame chimneys are required on primary facades. Frame chimneys on foundations are permitted only on facades that do not face streets or amenities. All chimneys shall have foundations of materials that match the house foundation. Cantilevered frame chimneys are not permitted.
- b) CHIMNEY DESIGN: The width and depth of chimneys shall be appropriately sized in proportion to the size and height of the house, as determined by the TSOARC.
- c) METAL FLUE REQUIREMENTS: Unenclosed metal flues shall not extend more than 36" above their roof penetration and shall not be visible from the front of the house. Where higher flues are required by code, they shall be enclosed in an approved chimney structure. These flues must be finished to match color of roofing material or painted flat black.
- d} DIRECT VENT FIREPLACES: For direct vent gas fireplace boxes which protrude beyond the exterior plane of the house, the frame structure must have a foundation to match the house foundation, and all the exterior materials and finishes used to enclose the fireplace box must match the adjacent facade. Direct vents may not be located on front facades.

3.2.3 EXTERIOR SIDING

- a) HORIZONTAL LAP SIDING: Horizontal lap siding may be manufactured from natural wood or concrete fiber. Stand Dutch lap, shiplap and beaded lap siding are generally acceptable.
- b) SHINGLE SIDING: Shingle siding may be manufactured from natural wood or concrete fiber. Shingle siding may be finished with paint, or a solid color stain.
- c) FACE BRICK AND STONE: **Brick** or stone may be used for all facades or for portions of facades as approved by the TSOARC.
- d) NATURAL OR SYNTHETIC STUCCO: Integrally colored cement stucco and synthetic stucco (also called "exterior insulation and finish system" or "EIFS") may be used on facades or portions of facades when appropriate to the architectural style. Stucco elements such as foundations or chimneys may not be used on facades finished with other materials.
- e) CRITERIA FOR VINYL USE: In general, use of vinyl will not be approved but all requests will be reviewed on a case by case basis.
- f) OTHER MATERIALS: Materials other than those listed above will be considered on a case by case basis by the TSOARC.
- g) COMPATIBILITY OF MATERIALS: Where siding materials are used in combination they shall be aesthetically compatible with each other as determined by the TSOARC.

3.2.4 EXTERIOR TRIM

- a) GENERAL REQUIREMENTS: Exterior architectural detailing shall be consistent with the overall design theme of the house. Eaves, band-boards, cornices, rakes, columns, pilasters, corner boards, vents, window and door trim shall be consistent with the style of the house and sized appropriately to the scale of the house. The TSOARC reserves the right to require modifications to the facade.
- b) CORNICES AND EAVES: All primary facades shall have a minimum three (3) member cornice and eave consisting of frieze board, eave and fascia.
- c) RAKES: Generally, front facing gable ends shall have projected box rakes with terminations compatible with the cornice style of the house. Side wall gables may have flat rakes unless otherwise appropriate to the architectural style of the house.
- d) CORNER TRIM: All corner trim shall be a minimum nominal four inches (4"), however, a nominal six inch (6") trim is encouraged.

3.2.5 WINDOWS AND DOORS

- a) WINDOWS: Aesthetic design consideration shall be given to the location of all windows and doors which face the front of the house, or any other street. The TSOARC may require additional windows where it deems appropriate. All windows and doors shall be of a style and size that is appropriate to the design of the home. The TSOARC reserves the right to require different styles, sizes or locations of windows when, in its opinion, these changes are necessary to maintain the aesthetic quality of the facade. Vinyl or pre-finished metal windows are permitted. Circle head and ellipse head windows are permitted.
- b) WINDOW TRIM: Traditional windows on street facing facades shall be trimmed with traditional wide built-up moldings, or shall have shutters. Shutters should be compatible with the style, materials and colors of the house and should be of proper proportions to the windows they adjoin.
- c) WINDOW AIR CONDITIONERS: Window and through-wall air conditioning units are prohibited on street facing or street visible facades.
- d) FRONT DOORS: Will be reviewed on a case by case basis for approval by the TSOARC.
- e) STORM DOORS: Storm doors shall be compatible with the units that they cover and with the style and color of the house. Excess ornamentation not consistent with other ornamentation on the house, is prohibited. In general, single full light doors or traditional multiple light doors which match the design characteristics of the doors they cover will be approved.
- f) AWNINGS AND TRELLISES: Sun control devices such as awnings and trellises must be compatible with the architectural style, character, and color of the house and must not be anywhere on the front of the home.
- g) GARAGE DOORS: Garage door detailing shall be consistent with the architectural style of the house. The TSOARC may reject doors that do not adequately meet this standard.

3.2.6 ROOFS AND ROOF ACCESSORIES

- a) ROOF MATERIALS: Minimum approved roofing shall be 25 year dimensional asphalt/fiberglass composition shingles. Upgraded roofing materials include cedar shakes, cedar shingles, standing seam metal, and slate. Other materials will be judged

on their own merits, but are subject to disapproval by the TSOARC. In general only one material may be used on all roofs on the same house, except that porch roofs may be of a different material than the main roof.

- b) SHINGLE COLORS: Colors should match the overall look of the home and will be reviewed on a case by case basis.
- c) GUTTERS AND DOWNSPOUTS: Gutters and downspouts shall be pre-finished to match the adjacent building material color. Downspouts shall include short turnouts at their outlets. If extensions are required, they shall utilize corrugated pipe below grade.
- d) FLASHING: Highly visible roof flashing shall be copper or pre-finished to match the adjacent building material color. Painting is acceptable for less visible flashing, however no exposed mill finished flashing is permitted. Imitation copper will not be permitted.
- e) ROOF VENTS: Attic ventilators and other roof penetrations shall be low profile designs. No roof penetrations, metal ridge vents, or accessories shall be visible above the ridge of the roof nor shall they be located on the front roof plane of the house. Covered ridge vents are permitted. Fireplace chimneys are not regulated by this provision.
- f) ROOF DORMERS: Dormer windows and eyebrow windows are permitted as consistent with the style of the home

3.2.7 PORCHES AND DECKS

- a) FRONT PORCH CONSTRUCTION: All uncovered front entry stoops shall be masonry. Covered stoops and extended front porches may be either wood or masonry. Lattice work is required as infill between the solid trimmed supports. Masonry supported porches may have concrete floor. The supporting foundation wall shall match the house foundation. Band-boards, handrails and railings shall be painted wood or metal railing of a design to match the character and style of the house or other material as the TSOARC may approve.
- b) FRONT PORCH WIDTH: Front porches shall be a minimum of 5' wide from the house face to the porch floor edge.
- c) FRONT STEPS WIDTH: Front steps shall be a minimum of 4' wide. Wood steps on primary facades shall have closed and painted risers.
- d) FRONT PORCH FOUNDATIONS: Stoeps and extended front porches shall be supported on either continuous foundations or on a minimum of 12" x 12" brick piers. Open areas under extended front porches of 12" or greater in height above grade shall be concealed with lattice.
- e) REAR DECK CONSTRUCTION: Rear patio decks shall be constructed of quality exterior grade or pressure treated wood, or other materials as the TSOARC may approve, including steps with closed risers and railings. Grade level patios and terraces are encouraged. Decks shall be supported on minimum 6 x 6 wood posts.
- f) DECK FINISH: Decks constructed at or below the first floor level of a house may be constructed entirely of unfinished treated lumber, however staining or painting of decks is acceptable. Decks or balconies constructed above the first floor level shall be finished to match the house except for deck flooring which may be unfinished. Deck flooring may be unfinished treated lumber or approved synthetic decking boards.

- g) SECONDARY PORCHES: On secondary facades, open porches, stoops and screened porches shall all be constructed of finished materials to match the house, except for deck flooring.
- h) SPAS: Spas and hot tubs are permitted on attached rear decks. Remote decks for spas and hot tubs, or free standing units must be located behind the house so as not to be visible from the street.

3.3 ARCHITECTURAL GUIDELINES - COLOR

3.3.1 TYPES OF APPROVED FINISHES

- a) All exterior colors must be approved by the TSOARC prior to painting or the application of pre-finished materials.
- b) Painted siding shall be painted with an oil or latex based exterior house paint. Semi-transparent stains and clear finishes are generally not permitted, but will be considered on a case-by-case basis by the TSOARC.

3.3.2 CRITERIA FOR JUDGING COLOR

- a) In general, the TSOARC prefers diversity in the colors of homes adjacent to each other and the color palette for homes will be reviewed on a case by case basis.
- b) Color selections are not limited to a restricted list, however, colors should generally be muted in hue, especially for large areas such as siding. Stronger colors may be approved for focal points such as doors and shutters. Colors selected must be harmonious with each other and with other finishes such as masonry foundations, and roof colors. Shingle and metal roof colors shall be submitted at the same time as house colors. Provide a sample or color chip for approval.
- c) Additions must be finished in the same colors as the house.

3.4 ADDITIONS TO HOUSES

3.4.1 CONSISTENCY OF DESIGN

To ensure consistency in the design of the house and minimize visual disruption of the neighborhood, additions must match the design characteristics of the house. Specifically:

- a) The architectural style shall match the style of the house. The massing of the addition shall be similar in the use of shapes to that of the house, but proportionately smaller so to not overpower the house. Roof styles and slopes shall be similar.
- b) Openings shall be required in additions, including windows and doors, in a similar fashion and extent (min.) as in the original house. Windows and doors shall be of matching material as those in the house. In general windows and doors should match the style of those in the existing house. Exceptions may be granted at the discretion of the TSOARC for sun rooms or other specially glazed areas.
- c) Architectural elements such as corner and rake boards, soffits, eaves, window and door trim, and shutters shall match the style of the same elements on the house.
- d) All exterior finish materials and colors shall match the house. Matching colors on dissimilar materials is not acceptable.

- e) The space beneath any structure constructed on piers (including decks) higher than 2' above grade but less than one story above grade shall be enclosed with lattice or other approved screening material.
- f) Solarium additions shall be constructed of finished wood framing or of a pre-finished metal consistent with the house exterior color scheme.
- g) Awnings or other sun screen devices must be consistent with the architectural character of the house.

ACCESSORY BUILDINGS (SHEDS AND GAZEBOS)

3.5

DESIGN AND CONSTRUCTION

3.5.1

Acceptable sheds should be no more than one story and fit into the landscape of the lot. They should not be a substitute for a garage and should remain smaller than a size to fit a full-size vehicle. Sheds should be located close to the main structure and should utilize the existing topography as much as possible to limit their sight from other lots. Sheds may need to be blocked from view with landscaping at the discretion of the board. Gazebos shall generally be octagonal

(8) sided structures consisting of a base deck, decorative columns or posts, optional railings, and a sloped roof. Stepped roofs and/or cupolas may be added. Structures of other shapes such as square structures will be considered on the basis of equal architectural merit. Additional standards for sheds and gazebos include:

- a) All exposed wood members, except decking, shall be surfaced (finished smooth) on all exposed sides. Posts, railings, and other open wood members shall be turned, edged, or worked into shapes consistent with standard designs. Unfinished, dimensional lumber will not be approved for exposed open or free-standing members.
- b) Additional trim, detailing, brackets, cupolas, etc. shall be appropriate to the design and size of the shed or gazebo. The TSOARC reserves the right to deny shed or gazebo designs with excessive and inappropriate detail, as well as with insufficient detail.

- c) Sheds or gazebos may be built on site or assembled from kits. Applications for approval must include either scale drawings of plans and elevations, or manufacturer's brochure showing the exact gazebo being purchased, with dimensions and specifications.

3.5.2 COLORS AND FINISHES

Gazebos constructed on decks attached to the primary house shall be painted to match the trim color of the house, and roofed with shingles that match the house shingles. Free-standing sheds or gazebos set away from the house may be painted to match the house trim or finished with a clear finish. Roofing shall match the house or be complimentary.

ARTICLE IV - OTHER STANDARDS

4.1 PROPERTY MAINTENANCE

4.1.1 All approvals for property improvements are granted on the condition that these improvements are maintained in good condition such that they do not visibly deteriorate over their life. To maintain compliance with these standards, each property owner has the following responsibilities:

a) Property and Lawn Care

Occupied Lots

- 1) All occupied lots should be mowed a minimum of twice per month during grass cutting season (April through November).
- 2) Seeding and watering of lawns to create a well-manicured and full lawn and to address dead areas.
 - a) Violations will result in an immediate \$50 fine to the owner, and \$10 per day (up to 90 days), until brought into compliance.
- 3) Regular mowing (not bushhogging) including the grass strip adjacent to street or within drainage swales which may technically be within a road right-of-way or common area.
- 4) Trimming and weed eating of lawns along all roadways, sidewalks, landscaping, etc. to keep them cleaned up. Owners should also remove grass and weeds along the curb/street in front of their lots.
- 5) Removal of all grass clippings and yard waste from the street and sidewalks
- 6) Pruning and care of all trees and shrubbery.
- 7) If the property has a sidewalk, property owners must clear sidewalks within 24 hours for less than six inches of snow and 36 hours for more.

Vacant Lots

- 1) All vacant lots must be maintained and mowed during the week of the 1st and the week of the 15th of every month from April through November. This includes the strip of grass on the other side of sidewalks adjacent to the roadway as well as around any electrical boxes, trees, etc. If a lot is not mowed, the landscaper will be sent out to mow and the owner will be billed for the expense.
- 2) Regular mowing (not bushhogging) including the grass strip adjacent to street or within drainage swales which may technically be within a road right-of-way or common area.
- 3) Trimming and weed eating of lawns along all roadways, sidewalks, landscaping, etc. to keep them cleaned up. Owners should also remove grass and weeds along the curb/street in front of their lots.
- 4) Removal of all grass clippings and yard waste from the street and sidewalks.
- 5) If they exist on the lot, pruning and care of all trees and shrubbery should be maintained.
- 6) If the property has a sidewalk, property owners must clear sidewalks within 24 hours for less than six inches of snow and 36 hours for more.

b) Trash

- 1) disposal of trash and other refuse on a weekly basis.

- 2) no accumulation of debris or storage of trash or bulk materials on any lot.
- 3) Trash cans should all be kept either inside the garage or inside an enclosure so they can not be seen from the street. A warning will be issued in cases of non-compliance. Continued violations will result in a \$50 fine and \$10 per day after (up to 90 days) if the violation persists.

c} **Animal Control**

- 1) Only domestic pets are permitted. No wild, exotic, farm, or "game" type animals permitted.
- 2) Compliance with Rockingham County animal control laws including licensing, leash laws, and animal waste clean-up.
- 3) any complaints concerning animals should be made to the Rockingham County Animal Control Division.

4.2 YARD STORAGE

4.2.1 **VEHICLES:** The following vehicles may not be parked or stored on any lot (except in an approved garage), common area, or street in The Springs at Osceola: golf carts, campers, house trailers, horse and utility trailers, recreational vehicles, boats, motorcycles, school buses, or commercial vehicles over 6,000 lbs net vehicle weight, or with dual wheels, inoperable vehicles, vehicles without current registration, or similar items. As this is a residential neighborhood, lots, driveways, and garages should not be utilized for the storage or parking of work or business vehicles. These vehicles must be parked in an area designated by the Association, or if no such area is designated, they must be parked outside the development. Major vehicle repairs may not be undertaken except in enclosed garages. Minor emergency repairs such as battery charging or changing, replacing a flat tire, and jump starting are permitted in the open on any lot but the vehicle/trailer or RV must not be outside of the garage for more than 2 days in a month.

- a) Vehicle violations lasting more than the permitted 2 days/month will result in a \$50 fine.
- b) Commercial vehicles, equipment, or trucks larger than 3/4 ton are prohibited from parking overnight on either side of the street. Violations will result in an immediate \$50 fine to the owner.
- c) Construction equipment is permitted to remain on lots throughout the duration of construction.

4.2.2 **WOOD PILES:** Every intent must be made to obscure to visibility of the wood pile from the front of the home and/or road. Wood piles may be no closer than 10' from any side property line. The TSOARC will consider the design and location of covered structures for wood piles. Fabric tarpaulins may not be used for continuous cover of wood piles.

4.2.3 **TEMPORARY MATERIALS STORAGE:** Temporary storage of construction, yard work, or landscape materials is permitted in the rear yard only. It should be away from adjacent lots and not impact other homes.. Material may be covered with natural (green, tan or brown) colored tarpaulins. Bright colored tarpaulins are not permitted. A 30-day warning will be issued in cases of non-compliance. Continued violations will result in a \$50 fine and \$10 per day after (up to 90 days) until brought into compliance.

4.3 Enforcement

Lack of adherence to these guidelines and the covenants for The Springs at Osceola require an escalating set of warnings, fines, and other relevant and appropriate measures. The HOA reserves the right to take legal action for violators who exceed the 90 day period. The Springs at Osceola Homeowners' Association Covenants and Restrictions document clearly identifies the role of the Association in charging fines or other penalties it deems necessary. As such, the Springs at Osceola Homeowner's Association establishes the following guidelines for how fines may be assessed. These are not meant to be all inclusive or comprehensive, but are instead laid out as guidelines and an initial set of potential fine structures

4.3.1

Escalating penalty structure

Mowing/Not mowing - Pay for the cost of mowing + a \$50 fine

Trash cans or trash left outside of the garage/house - Warning, \$25 for second incident, \$50 for third, and each subsequent violation will be a \$50 fine.

Working outside of allowable hours – Warning on the first occurrence and then \$50 per incident

Not completing construction within a year - If an owner can not meet the 12 month standard, they should contact the HOA prior to the deadline and provide an explanation and timeline for completion.

- \$50 initial fine
- \$10 a day until it is completed (up to a maximum of 90 days)

Not completing landscaping within 6 months of the homes' completion

- \$50 initial fine
- \$10 a day until completed (up to a maximum of 90 days)

Failure to pay charges from mowing, fines, or other penalties, etc.

- After 90 days, there will be a 10% charge added to what is owed each month until the balance is paid

APPENDIX A

Existing Covenants and Procedures

Violation procedures:

<https://irp-cdn.multiscreensite.com/ceb54ca8/files/uploaded/Osceola%20violation%20Procedure.pdf>

Complaint Process:

<https://irp-cdn.multiscreensite.com/ceb54ca8/files/uploaded/Complaint.pdf>

Covenants:

<https://irp-cdn-website.com/ceb54ca8/files/uploaded/Springs+at+Osceola+Covs.+and+condition.pdf>

APPENDIX B

DEFINITIONS USED IN THIS BOOK

Terms defined in the Declaration and not otherwise defined in this document have the meanings given to them in the declaration.

BOARD RAIL FENCE

A fence consisting of horizontal rails of flat sawed lumber nailed to the flat sides of rectangular or square vertical posts. There are normally three horizontal rails with equal spacing. The fence is typically 48 inches high with the three horizontal rails spaced equally apart.

BUILDABLE AREA LIMITS

Area of a site where building is permitted as defined by the setback lines.

CLEARING

Complete removal of natural vegetation from the area of construction.

COMMON AREA/OPEN SPACE

Areas within the community, other than those owned by individual homeowners, that are held in common by homeowners associations and maintained by these associations.

CONTEMPORARY STYLE

For the purpose of the guidelines, Contemporary style shall be defined as that which does not use an architectural vocabulary of details or elements copied from any pre-twentieth century historical period. Twentieth century historical styles such as Craftsman, Prairie, Modernistic and International are Contemporary.

CORNICE

Exterior trim of a structure at the eave; usually consists of bed molding, soffit, fascia and crown molding.

CORNER BOARDS

Vertical boards installed on the corners of wood sided homes to cover the ends of the siding.

DIMENSIONAL COMPOSITION SHINGLE

Same as "patio home" under the Declaration Asphaltic/fiberglass roofing material manufactured in laminated layers to achieve the depth and dimension variation that simulates the look of wood shingles or slate. The material is imbedded with the color grain to provide a variety of roofing color schemes.

DORMER WINDOW

Vertical window which projects from a sloping roof, placed in a small gabled enclosure projection.

EASEMENT

A right afforded a person to make limited use of another person's real property such as a right-of-way through a lot established for utilities access.

EAVE ELEVATION

The lower edge of a sloping roof which projects beyond the wall. Exterior face of a structure: front, side, and rear.

EVERGREEN SHRUBS

Shrubs which do not shed their leaf growth seasonally.

EYEBROW WINDOW

A low dormer on the slope of a roof formed by the roofing material being carried over the opening in a wave line.

FACADE FINISH

A coating applied to a material on the job site, such as paint or stain.

FINISHED FLOOR AREA

Amount of space within a structure that is conditioned {heated/cooled} area and in which all construction is complete to a finished state.

FLOOR PLAN

A drawing showing the layout of the enclosing walls of a structure, its doors and windows, and the arrangements of the interior spaces as viewed from above.

FOUNDATION {FOOTERS}

The structural base whereby all of the load from the building is transmitted to the ground. The foundation wall is usually constructed out of masonry materials. The footer runs under the foundation wall and is typically concrete.

GABLE

The vertical triangular portion of the end of a structure having a double-sloping roof from the level of the eave to the ridge of the roof.

OBNOXIOUS OR POISONOUS VEGETATION

Natural vegetative growth with a wild un-kept appearance Such as uncontrolled vines, briars, poison ivy, poison oak, poison sumac.

PEDIMENT PICKET FENCE

A fence consisting of closely spaced vertical slats attached to horizontal rails and intermediate posts.

PILASTER

A non structural rectangular or semicircular column applied to the wall simulating supports for a decorative pediment or arch above (usually used at main entrances).

PRE-FINISHED MATERIAL

Material that has received a factory finish and is ready to install upon delivery to the construction site {i.e. roofing shingles}.

PROPERTY LINE

Legal limits of property, property edge.

RAKE BOARD

A board or molding along the sloping edge of a gable which conceals the rafter.

RIDGE VENT

A linear ventilating cap installed along the ridge of a gabled roof.

RIGHT-OF-WAY LINE

A strip of land (ground surface, underground or above ground) which has been granted by deed or easement for the construction or maintenance of a roadway. Governmental signs and U. S. postal collection boxes are allowed in this area.

SCALE

(1) A system of proportions used in architectural drawings so that the actual size of an item to be drawn can be reduced to a size small enough to fit on a sheet of paper (i.e. 1/4"= 1'-0" (1/4 of an inch on the drawing represents 1 foot of actual size of the item being drawn).

(2) Term used to relate to the proportional balance of all elements of a building.

SCREENING

Shielding method using either natural vegetation or a structure to conceal an unsightly condition from view, or provide protection from noise or wind exposure.

SETBACK AREA

Required distance inside all property lines which cannot be built in as determined by County zoning ordinances, subdivision plat, these design standards or the Restrictive Covenants of the neighborhood.

SITE PLAN

A plan of a lot indicating property lines, the accurate location and size of structures shown with dimensions to property lines.

KID

A small platform laid on the ground that serves as the foundation for a moveable accessory building.

SLOPE (ROOF)

The indication of the steepness of a roof measured by the amount of rise in inches per foot of horizontal length.

SOFFIT

The exposed undersurface of any overhead component of a building (i.e. eave).

STORY (ex.: 2½ STORY HOUSE)

A floor area on one level, enclosed by the house walls (ex: first floor = first story). A ½ story refers to a floor area enclosed within the roof area, above the top of the house walls (attic areas both finished and unfinished).

SYNTHETIC STUCCO

A pre-manufactured exterior finish material resembling cement stucco with smooth or textured surfaces which can be applied over the exterior sheathing of a building.

TOPOGRAPHY

A description of the vertical variations land (flat sloping, hills, valleys, etc.).

TRADITIONAL STYLE

Architectural styles copied or derived from those historical styles characteristic of older southern cities. These styles include Georgian, Adam, Greek Revival, and Colonial Revival.

TRANSITIONAL STYLE

For the purposes of these Guidelines, Transitional architecture includes houses of mixed historical styles, and houses of mixed historical and contemporary styles.

UNFINISHED MATERIAL

Material that does not receive a special coating to alter the natural appearance but may be treated with a preservative to prevent decay (**i.e.** salt treated lumber).

VEGETATION

Plant growth (trees, shrubs, grass, etc.) either in its natural setting or a transplanted location.