

Architectural Guidelines

of The Harrington Villaminium Association, Inc

The restrictive Covenants and Architectural Guidelines of the Harrington Villaminium Association were created and maintained for the protection and benefit of the residents of the addition, as a whole. They are intended to protect property and aesthetic values, and to ensure a quality atmosphere between all neighbors. Many of the restrictions and guidelines listed herein can also be found within the Restrictive Covenants and have been included for reiteration and simplification.

An Architectural Approval Request must be submitted prior to the onset of any project to modify, improve, or add to the exterior of any residence. The form shall be submitted to the Architectural Committee or the Management Company for prior approval.

Services Provided by the Association

Mowing: Mowing, fertilizing and weed control for all residential lots and common areas shall be provided on a regular contracted basis.

Landscaping: Trimming of bushes and mulching of frontal plots of each resident shall be provided. Note – Bushes and mulch on sides and rear of lots are the responsibility of the owner.

Snow Removal: Snow shall be removed from all driveways, front sidewalks and streets upon receiving minimum amount to trigger such action. Current depth requirement is set at three (3) inches. Lesser amounts received will be the responsibility of the lot owner.

Lighting: Street lighting and lighting for Commons sidewalk area shall be maintained by the Association.

Other services that may be needed will be provided. The frequency and manner of above services shall be determined by the Board of Directors.

General Maintenance Guidelines

Each owner shall maintain the roof and exterior portion of each home in good condition and repair, including painting, staining, repair and replacement of siding as necessary. Each owner shall be responsible for the repair or maintenance of decks and screened-in porches, any concrete, yard lights, and other exterior light, including replacement of bulbs, and for window washing and glass replacement. Each owner shall be

responsible for overall appearance of dwelling, including cleaning of siding, gutters, porch railings and any other exterior fixtures. All dwellings shall at all times be adequately painted or furnished with specification established by the Architectural Committee.

All units and other permitted structures shall be constructed in a substantial and good workmanship manner and of new materials. All repairs and replacements shall be made with similar material and quality of original construction.

All exterior building surfaces, materials and colors shall be harmonious and compatible with colors of the natural surrounding and other units, which materials will consist of concrete-type board siding, masonry, vinyl or cedar. In the event vinyl siding is installed on a front elevation of a unit, it must be accompanied by masonry or other special architectural trim features. The Architectural Committee shall have the right to approve or deny any and all materials and colors.

All repairs or replacements shall be completed with professional workmanship.

Exterior Maintenance and Lot Responsibility

In the event that an owner shall fail to comply with the above guidelines for repair and maintenance of house exterior and lot, the following may occur:

Each owner grants the Association the right to make any necessary alterations, repairs or maintenance approved by the Architectural Committee and to reimburse the Association for any expenses incurred in carrying out the foregoing. The Association may assess and collect such reimbursement in the same manner as it assesses and collects yearly assessments.

Garages

All units must have no less than a two-car attached garage. All garage interiors must be completed with drywall. Garage door replacement (including color and style) must be approved through the Architectural Committee.

Driveways

All driveways from the street to the garage shall be poured concrete or masonry and no less than sixteen (16) feet in width.

Roofs

All units shall have a minimum roof pitch on the front elevation of 6:12.

Exterior Paint or Vinyl

Any change in color from original construction must be submitted and approved by the Architectural Committee, prior to application or installation in order to insure aesthetic harmony throughout the community.

Front Doors and Shutters

Replacement of the front door and shutters (including colors) must be approved by the Architectural Committee, in order to insure aesthetic harmony throughout the community.

Yard Lights

A dusk to dawn light shall be installed by the builder or lot owner on each lot and shall be maintained and operational at all times.

Building Setback

No unit or any structure or improvement may be located nearer to the front lot line or nearer to the side street line or the rear property line than the minimum building setback lines shown on the recorded plat. In any event, no unit shall be located nearer than five (5) feet to a side lot line, and no nearer than twenty-five (25) feet to a rear property line.

Landscaping

All shrubs, trees, grass and plantings of every kind shall be kept well maintained, properly cultivated and free of trash and other unsightly material. Mulch or stone must surround plantings and trees to allow ease of mowing. Any proposed changes to current landscaping plans shall be submitted to the Architectural Committee or the Management Company for approval. No lot shall be permitted to become overgrown, unsightly or fall into disrepair.

Gardens

Fruit and vegetable plants (in pots or in the ground) are not permitted in front or side yard landscaping. They are allowed only in rear yards in up to two plots, or up to two

raised beds. The plot or raised bed must be surrounded by mulch to allow for ease of mowing. Both size and placement must be pre-approved. Plantings shall not exceed four (4) feet in height. Garden plantings should be watered and properly maintained. It is incumbent on the homeowner to see that garden growth does not become unruly or, in any way, impeded the ability of the lawn crew to mow. Dead vegetation must be removed promptly.

Fences

All proposed fencing must be submitted to and approved by the Architectural Committee in accordance with Article III of the Restrictive Covenants.

Yard Furniture

All yard furniture would include but not be restricted to lawn chairs, rocking chairs, picnic tables and outside dining sets. Said yard furniture is only permitted on the front/back porch or patio, but not permitted in the front or side yards.

Nuisances

No obnoxious or offensive activity may be carried out upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. No exterior lights shall shine their principal beam anywhere but the lot on which they are located. No speakers, horns, whistles, bells, or other sound devices shall be located, used or placed on a lot which are audible, except security devices used only for security purposes. Wind chimes, bird feeders and bird houses may be placed on the lot. However, if deemed excessive or bothersome by the Architectural Committee, following notice, they must be removed by owner.

Temporary Structures, Storage

No structure of a temporary character, trailer, boat trailer, truck, commercial vehicle, recreational vehicle, camper, ATV, camper shell or trailer, detached basement, tent, shack, detached garage, barn, shed, or other outbuilding shall be either used or located on any lot or adjacent to any lot, public street or right-of-way of the subdivision at any time. Exceptions to this would allow for overnight parking of trailer, small camper or moving van. Said items must be located in resident's driveway and removed once preparations and/or unloading is completed.

Overnight Street Parking

There shall be no overnight parking of vehicles on or along any public street or right-of-way, at any time.

Signs

No sign of any kind shall be displayed on the public view on any lot except one sign of no more than five (5) square feet, advertising such lot for sale, or signs used by a builder to advertise such lot during the construction sales period.

Radio and TV Antennas

No radio or television antenna shall be attached to any unit. No free-standing radio or TV antenna shall be permitted on any lot. Placement of a TV dish requires approval by the Architectural Committee. No TV receiving dish or dish that exceeds 24" x 34" in diameter shall be permitted on any lot. A roof-mounted dish must be installed on the rear side of the roof ridge line in a location that minimizes visibility when the home is viewed from the street. Some consideration, on a case-by-case basis, may be given to homes that have backyards adjacent to woods, or areas that impede reception.

Individual Water and Sewage Systems

No individual water supply system or individual sewage disposal system shall be installed, maintained or used on any lot.

Geothermal Systems

Please reference Article VI, Section 20 of the Restrictive Covenants.

Fire Pits

Fires pits are restricted to rear yards. Only one (1) fire pit is permitted per lot. A fire pit's diameter must be four (4) feet or less. A fire pit and its placement must meet all local fire department codes.

Fires

No outdoor fires for the purpose of burning leaves, grass or other forms of trash are allowed.

Firewood

Firewood must be placed adjacent to the unit behind a visual barrier screening the area, so that it is not visible from the streets. The visual barrier screen and said area must be approved by the Architectural Committee. No incinerators shall be allowed.

Trash Receptacles

No lot shall be used or maintained as a dumping ground for rubbish. Garbage, trash and refuse shall be placed in sanitary containers which shall be concealed and contained within the garage at all times, other than trash pick-up times.

Common Areas

All decisions related to the common area will be handled by the Association's Board of Directors. No permanent or temporary structure or alteration of the common areas are permitted without the approval of the Board of Directors.

Pergolas

All pergolas constructed after June 22, 2022, must adhere to the following guidelines. An Architectural Request Form is required to install a pergola. Supporting documentation required includes a detailed plan drawing, right, left, and rearview elevation drawings; a description of the materials to be used; and a statement of whether the color will be natural wood or match the house trim as closely as possible. Pergolas must be constructed of weather resistant materials that hold their shape and retain a good appearance over a long period of time such as very high-quality pressure treated pine, composite, red cedar, red wood, vinyl, or metal. Note that the use of wood may result in a significantly greater need for maintenance and maintenance on a more frequent basis. A pergola is a structure consisting of parallel colonnades supporting an open roof of timbers, beams and cross rafters to provide shade. Pergolas may not extend beyond the side plane of the house and must be attached to the rear of the house. Pergolas must meet Allen County building requirements. A copy of the building permit must be submitted to the Architectural Committee prior to construction. The maximum height of the top of the finished pergola shall not be more than 10-12 feet or exceed the lowest point of the roof overhang, from the walking surface of the patio it is constructed on. The overhead timbers or beams of a pergola may not extend outward from the rear wall of the house more than sixteen (16) feet. Columns supporting the

overhead timbers of a pergola may be square or round and not less than 6 x 6 inches. A pergola shall extend not farther from the rear wall of the house or be wider than the patio on which it sets. Trellises and lattices may not be incorporated into pergolas. Pergolas may not be used to support climbing greenery. Motorized awnings made specifically for pergolas may be attached to a pergola's roof. Shades or drapes made of cloth may not be used.

The following are NOT permitted:

- Swimming pools, both above ground and inground
- Hot tubs
- Swing Sets
- Playground Equipment
- Basketball goals
- Clotheslines