

CADENCE NEIGHBORHOOD LIVING STANDARDS
SINGLE FAMILY DETACHED HOMES

Table of Contents

- APPLICATION INFORMATION
- COVENANT ENFORCEMENT PROCEDURES
- NEIGHBORHOOD LIVING STANDARDS

Standard Number 1	Patios and Walkways
Standard Number 2	Exterior Decorative Objects, Front Porch Flower Pots, Lighting, Holiday Deco., Etc.
Standard Number 3	Fences
Standard Number 4	Firewood
Standard Number 5	Exterior Building Alterations
Standard Number 6	Vehicles, Parking, & Traffic
Standard Number 7	Satellite Dishes

- FENCING EXHIBITS
- REQUEST FOR MODIFICATION REVIEW FORM
- SATELLITE DISH INSTALLATION NOTICE

APPLICATION INFORMATION

1. The following exterior modifications, and only these modifications, do not require a Request for Modification Review Form ("Form") to be submitted, if certain conditions are met:

Patios (Standard 1)
Exterior Lighting (Standard 2)
Garden Plots (Standard 3)
Play Equipment (Standard 4)
Basketball Goals (Standard 5)
Children's Wading Pools (Standard 6)
Ornamental Trees and Shrubbery (Standard 8)
Repainting with same color (Standard 12)

2. A complete Form must be submitted through the Covenants Committee for all other types of modifications. **THE VERBAL APPROVAL OF ANY SALES AGENT, JOHN WIELAND HOMES AND NEIGHBORHOODS EMPLOYEE, OR ASSOCIATION REPRESENTATIVE IS NOT SUFFICIENT. ALL MODIFICATION APPROVALS MUST BE IN WRITING.** When plans are required, they must be submitted with the Form. A Form is attached to these Standards. Additional Forms are available from the John Wieland Homes & Neighborhoods Sales Office or the Covenants Committee.
3. The Covenants Committee typically meets on a regular basis. By the Neighborhood Covenants, a response to a modification request must be provided within sixty (60) days.

COVENANT ENFORCEMENT PROCEDURES

1. Apparent Covenant violations – as may be reported by any source – must be submitted in writing to the Covenants Committee to be referred for appropriate action.
2. If a violation cannot be resolved by the Covenants Committee, the Advisory Committee may refer the matter to the Board of Directors for resolution.
3. If necessary, follow-up correspondence requesting immediate action will be sent. Possible sanctions include: (A) suspension of the right to vote; (B) suspension of the privilege of using the recreational facilities; (C) recordation of notice of Covenant violation with the Superior Court; (D) imposition of a fine on a per violation and/or per day basis; (E) commencement of legal proceedings; (F) correction of the violation by the Association with all costs charged to the violator; and/or (G) filing of a lien for all fines and costs to correct the violation.

NEIGHBORHOOD LIVING STANDARDS
Single Family Detached Homes

STANDARD NUMBER 1

Patios and Walkways

1. Submission of a Form for a concrete patio is not required if:
 - A. The patio does not extend beyond the left and right sides of the house and does not extend to within ten (10) feet of the side property lines nor further than twenty (20) feet from the rear of the home, **and**
 - B. The patio does not exceed six (6) inches above the ground at any point.
2. Submission of a Form for a concrete walkway is not required if the walkway is located in the rear yard, **and**
 - A. The walkway does not extend beyond the left and right sides of the house and does not extend to within ten (10) feet of side property lines, **and**
 - B. The walkway does not exceed four (4) inches above the ground at any point.
3. A Form must be submitted for patio covers, awnings, trellises, permanent seating, railings, and all other items not enumerated above.

STANDARD NUMBER 2

Exterior Decorative Objects, Front Porch Flower Pots, Lighting, etc.

1. A Form must be submitted for all exterior decorative objects, both natural and man-made, including, but not limited to, items such as bird baths, wagon wheels, sculptures/statuary, fountains, pools, antennas, flower pots, free-standing poles of any type, flag poles, and items attached to approved structures.
2. A Form is not required to be submitted for a single attached flagpole, not to exceed six (6) feet in length, attached to the front portion of the house or attached to the house in the garage entry area.
3. Except as provided below, a Form must be submitted for all exterior lights or lighting fixtures not included as a part of the original structures. A Form is not required if lights meet the following criteria:
 - A. Lighting does not exceed twelve (12) inches in height, **and**
 - B. The number of lights does not exceed twelve (12), **and**
 - C. The total wattage does not exceed 100 watts, all lights are white or clear, non-glare, and located so as to cause minimal visual impact on adjacent properties and streets.
4. Front doors and front entry area decorations must be tasteful and in keeping with the style and colors of the house. Plants and flowers in pots must always be neat and healthy. Neatly maintained front porch flower-pots (maximum of four (4)) that blend with the exterior color of the house, containing evergreens/flowers do not require the submission of a Form.
5. Objects will be evaluated on criteria such as location, proportion, color, and appropriateness to the surrounding environment.

6. Holiday decorations and lighting may be installed in a reasonable manner for the various recognized holidays. Holiday decorations and lighting may be in use for a period not to exceed thirty (30) days. Holiday decorations and lighting must be placed so as to have a minimum sensory impact on neighboring properties.
7. Outdoor storage of garden tools and hoses must be screened from view and kept behind shrubs. Any tools or items stored under a deck or porch must also be screened from view.
8. Exterior entrances and sidewalks may not be obstructed.
9. Vehicular traffic across lawn or landscaped areas is not permitted. The expense to repairs areas due to repeated foot traffic or vehicular access will be assessed to the Owner causing said damage.
10. Most exterior maintenance is the responsibility of the Association. However, homeowners are responsible for conducting basic visual inspections of the exterior condition of their home, including paint, caulk, sealants, gutters, loose concrete, decks, patios, balconies, front entry areas, garage doors, and roofs.

STANDARD NUMBER 3

Fences

1. The original design concept of a John Wieland Neighborhood promotes a feeling of open space; therefore, fencing is not generally encouraged. For any type of fencing to be considered, a Form must be submitted
2. **Chain link fences or chain link dog runs are not allowed.**
3. The following types of fences may be approved for installation:
 - A. Six-foot **privacy** fence with scalloped tops and post detail as noted (See Exhibit "A"). Material must be cedar, cypress, or #2 or better pressure treated wood.
 - B. Maximum five-foot **wrought iron** or aluminum style fence with an approved tip style (See Exhibit "D").
4. All Forms must include the following information:
 - A. Picture or drawing of the fence type (see attached Exhibits for acceptable styles).
 - B. Dimensions – Maximum heights are noted above. The maximum span between posts shall be ten (10) feet. The minimum post size shall be 4 X 4 inches and must have two 2 X 8 inch rails or three 2 X 6 inch rails per section.
 - C. Color – Wood fences must be natural or painted to match exterior house trim color. Wrought iron or aluminum fences must be black.
 - D. Site Plan – An exact site plan denoting the location of the fence, house, and property lines must accompany the Form. Fences shall not be located closer to any street than the rear edge of the home. However, on corner lots, the fence shall not be closer to any side street than the building line of the lot.
 - E. Crossbeam – Except for exterior lots backing up to non-residential property, crossbeam structure shall not be visible from any street (must face inside toward the yard).

5. All fences constructed on any lot shall be of uniform style and construction, including fencing used for dog runs. A Form must be submitted for all dog runs. Dog runs must meet all fence Standards.
6. All fence posts for all fences must be set in concrete.
7. No fence shall be allowed on any lot that borders a lake located in any neighborhood.
8. Interior porches – Should the house plan include an interior, corner porch, the fence may begin at the front most corner of the porch in lieu of the rear corner of the house. An interior porch is defined as a porch located on the rear corner of the house, built into the first floor of the house, and covered above by a second floor heated living space.

STANDARD NUMBER 4

Firewood

1. Firewood piles are to be maintained in good order and must generally be located between the right and left sides of the house and in the rear yard, in order to preserve the open space vistas.
2. Woodpile coverings are allowed only if the cover is an earthen color and the woodpile is screened from the view of the street. For example, a woodpile located under a deck may be covered with an earthen colored tarp and screened with appropriate shrubs.

STANDARD NUMBER 5

Exterior Building Alterations

1. A Form must be submitted for **all** exterior building alterations, including, but not limited to, storm doors or windows, removal or installation of shutters, construction of driveways or parking pads, garages, carports, porches, attached storage space, and room additions to the home. Repainting of the house or trim does not require a Form if the color(s) are not changed.
2. The original architectural character or theme of any home must be consistent for all components of the home. Once the character is established, whether it is traditional, contemporary, etc., no change may alter that character.
3. A paint color change requires that the following information be submitted along with the Form:
 - A. A paint sample or picture of the paint color used in or approved for this or another John Wieland Neighborhood in the same County. The address of the home and neighborhood where the color has been approved must be identified.
 - B. Area of home to be re-painted.
 - C. Photograph of your home and homes on either side (in most cases, adjacent homes cannot be painted the same color).

4. Storm windows and doors must be made of anodized bronze or anodized aluminum with baked enamel finish compatible with the primary and trim colors of the house. The Form must contain the following information:
 - A. Picture or drawing of all windows or doors on which storm windows or doors will be installed;
 - B. Picture depicting the style of storm window or door to be installed; and
 - C. Color.
5. If County authorities make any changes to the plans as approved by the Covenants Committee, the owner must submit changes for re-approval, prior to construction.
6. Owners are advised that a building permit may be required for certain exterior building alterations.
7. Swimming pools are not permitted in the community unless prior written consent of the Board of Directors is provided. Above ground pools are not allowed.

STANDARD NUMBER 6

Vehicles, Parking, and Traffic

1. Except for passenger, non-commercial vehicles, no boat, trailer, camper, recreational vehicle, or any other type vehicle may be parked or stored in open view on residential property for longer than a twenty-four (24) hour period.
2. All vehicles parked in open view and not in a garage must be operable and may not be unsightly.
3. No vehicle may be parked on any yard. Parking of vehicles on the street is prohibited. Temporary parking (four (4) hours or less) is allowed if not a nuisance to neighbors or an impediment to traffic flow. Homeowners are responsible for guest parking and must insure that guests park in a safe manner and do not impede access to other driveways and traffic.
4. All vehicle operators should observe all local, County, and State traffic regulations at all times while in the Neighborhood.
5. The operation of golf carts, motorized scooters, non-licensed mopeds or mini-bikes, and ATVs is not allowed on streets, sidewalks, paths, or common areas, except for the use of golf carts on designated paths.

STANDARD NUMBER 7

Satellite Dishes

1. No transmission antennas or satellite dishes of any kind, and no direct broadcast satellite (DBS) antennas or multi-channel, multi-point distribution service (MMDS) antennas larger than one (1) meter in diameter, shall be placed, allowed, or maintained upon any portion of the Neighborhood, including any Lot, without the prior written consent of the Board of Directors or its designee. DBS and MMDS antennas and satellite dishes one (1) meter or less in diameter and television broadcast service antennas may be installed only if reasonably screened and located as approved by the Board of Directors or its designee and installed in accordance with the rules and regulations of the Federal Communications Commission and of the Association, both as may be amended from time to time. However, the Board and Declarant and its affiliates reserve the right to (but shall not be obligated to) erect any type and size of master antenna, satellite dish, or other similar master system for the benefit of the Neighborhood. Each Owner and Occupant acknowledges that this provision benefits all Owners and Occupants and each Owner and Occupant agrees to comply with this provision despite the fact that the erection of any individual outdoor antenna or similar device would be the most cost-effective way to receive the signals sought to be received.
2. A standard modification Form must be submitted for any installation of more than one satellite dish or antenna
3. A satellite dish or antenna may be mounted only on the ground of the owner's property, the rear exterior wall of the house, or the roof.
4. Placement should be between the right and left sides of the house and behind the center-line or peaks of the roof of the house.
5. In all cases, the satellite dish or antenna shall be located so that it is not visible from the street. Mounting at the roof ridge or on the chimney above the ridge is not allowed.
6. If a rear mounted location is not feasible due to poor quality of reception or the orientation of the house, a Form must be submitted, and is subject to approval by the Covenants Committee prior to installation. A sidewall location may be approved if the following Standards are met:
 - A. Located near existing air conditioning condensers, gas meter, and electric meter;
 - B. Mounted on the wall with the top of the device no higher than five (5) feet above grade;
 - C. Mounted on the ground within five (5) feet of air conditioning condensers, gas meter, and electric meter, and within two (2) feet of house sidewall.
 - D. Color of device shall be utility gray or similar color to match adjacent utility devices; and
 - E. Ground mounted devices shall be screened from street view by adequate and approved landscaping materials.