

SKY COUNTRY PROPERTY OWNERS' ASSOCIATION
ARCHITECTURAL AND LANDSCAPE CONTROL COMMITTEE GUIDELINES

January 1, 2024

This document establishes the Sky Country Property Owner Association (SCPOA) Architectural and Landscape Control Committee(s) (ALCC) Guidelines. The guidelines supplement Phase I, II, and IV covenants as established by Section II (see below). They will be referenced by the ALCC during their review of the of New Construction/Change Approval Requests. The guidelines were approved by the 2023 SCPOA Board and Officers. These guidelines apply to all owners effective January 1, 2024. They are not retroactive. They will be revalidated/updated by the SCPOA Board and Officers every three years.

Section II: "All plans for any and all buildings and any additions to existing structures, all walls, fences, hedges used as walls, swimming pools, tennis courts and recreational facilities must be presented to an approved by the ALCC...in writing and prior to the commencement of any construction and the approval by the Committee shall be granted or denied in accordance with guidelines established by it and made available to all lot owners. The purpose of these guidelines will be to ensure that no improvement constructed on any lot obstructs or reasonably detracts from the scenic views which are a primary asset of the subdivision, and a further purpose shall be to protect the character ...by ensuring that the external appearance...is esthetically compatible...."

1. **Fences:** Will not extend beyond front of house more than six feet. Fence design, material, and color are subject to ALCC approval. Fence height will not exceed six feet if visible from the street. Poorly constructed walls, gates, or other exterior work that does not have a neat, clean appearance shall not be acceptable. Wood fences and gates slats must be maintained by regularly applying a protective coating on the wood to prevent weathering and damage from the sun. Once extensive weather damage has occurred the gate needs to be restored to a like-new condition.
2. **Auxiliary structures:** Patio covers, storage buildings, or other structures must appear as integral elements of the main structure. Materials, colors, and finishes shall be carefully coordinated and comply with these guidelines on all auxiliary structures. The homeowner must consider a location that does not obstruct the view of other neighbors (as a courtesy, work to obtain neighbor's consent). Structures in the rear of the property, visible from the street, could be subject to removal at the discretion of

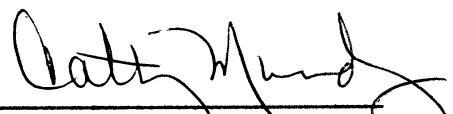
the ALCC if that structure has not been approved in writing. Structures must blend with and compliment the architecture, color, and style of existing homes and structures in Sky Country. Properly designed, related structures can add interest, but maintenance is necessary to avoid a miscellaneous or cluttered look. Structures that have been approved and are visible from the street must always be maintained in good condition or be subject to removal.

3. Exterior lighting (see covenant restrictions): Pathway and landscape lighting is permitted but shall be as unobtrusive as possible.
4. Landscaping: Newly planted vegetation shall be set back from property lines sufficiently to ensure no overgrowth into the adjacent properties before or when fully grown. Any planted shrubs or trees that can obtain a height over fifteen feet must be approved by the ALCC. Corner lot home sites must take into consideration a view triangle to prevent hindering a driver's view of oncoming obstacles. Any vegetation (to include ground covers, trees, shrubs, flowering plants, bamboo) planted or in existence prior to ownership must be maintained to preclude encroachment/overhang into adjacent properties. New vegetation and landscaping requests should include plant names, location, quantity, and any surrounding bedding information in the application.

END


LARRY ALLEN, President


ELIZABETH COMBIER, Secretary


CATHY MUNDY, Vice President


DONNA LACOUNT, Chair
Architectural & Landscaping Control
Committee