

The Pointe at Beckett Homeowners Association Architectural Standards

These Architectural Standards have been established to encourage owners to make changes and improvements in a manner which preserves and enhances the architectural integrity and appearance of the community, not to stifle or prevent property improvement.

NO CHANGES, either structural or landscape, with the exception of flowers planted in existing mulch beds, are permitted without a prior architectural application having been submitted to the Board and written authorization received from such Board.

Please use the current Application Request Form when applying for any improvement or change.

EXTERIOR PAINTING

Any change in exterior paint or trim color must be approved prior to implementation. The specific type and color of paint or stain with a color sample must be submitted. If repainting in the same color, no approval is required. Paint and stain must be maintained in uniform and good repair (with no peeling, chipping, cracking or discoloration). No painted brick will be allowed except as exists at the time of this standard.

GARAGE DOORS, FRONT DOORS AND SHUTTERS

No decoration or additional colors shall be added to any garage door, front door or shutter. Seasonal and holiday decorations will be permitted.

ABOVE-GROUND SWIMMING POOLS

No above-ground swimming pools shall be permitted. Hot tubs and spas will be permitted with the approval of the Board.

PORCHES, APPENDAGES AND ADDITIONS

No porches, appendages, or additions shall be permitted unless they are of a size, style, color and type compatible with the original design of the house and shall match the house.

SIGNS

Temporary signs, such as "for sale", "for rent", those advertising a contractor who is performing work, political signs, security systems, and athletic teams, are allowed but must not be offensive to neighbors. The sign must be no more than five (5) square feet in size. Political signs shall not be placed on a lot earlier than sixty (60) days before the election and shall be removed within two (2) days after the election is held.

AIR CONDITIONING AND HEAT PUMP EQUIPMENT

Air conditioning and heat pump equipment shall be located in side yards, except in corner side yards where such equipment shall be located in the rear yard. To the extent reasonably possible, such equipment shall be screened from view in a manner approved for each particular lot. No window air conditioners shall be allowed.

EXTERIOR SIDING OR MATERIALS

No vinyl or aluminum siding materials may be used. Natural materials (wood, brick stone) and hardie board are allowed.

FENCES

No plastic, chain link or other metal fence (except aluminum/wrought iron style) shall be permitted. No fence shall be erected in the front yard. For purposes of this section, the front yard shall run from the street right of way to the rear line of the dwelling. Privacy fences will be permitted only adjacent to a patio, deck or pool. Perimeter fences are permitted if they are aluminum/wrought iron style or three rail wood split rail, and do not unduly break up the openness of the area. Wire fencing material may be attached to the split rail fences for additional enclosure. All

fences must be screened from the front with evergreen shrubbery. This restriction shall not apply to tennis courts which will be reviewed on an individual basis.

OUTBUILDINGS AND STRUCTURES

No outbuildings, storage buildings, and other similar structures shall be permitted.

SATELLITE DISHES

Satellite dishes shall be permitted if they are one meter (39") in diameter or less, provided that these permitted satellite dishes shall not be erected, placed or allowed to remain on any Lot nearer to any street than the front setback lines, and provided that these permitted satellite dishes shall not be erected, placed or allowed to remain beyond any side and rear setback lines.

FRONT STORAGE

No front yard or front porch shall be used for the storage of any items.

ORNAMENTAL PEAR TREE MAINTENANCE

Ornamental pear trees on the land between the sidewalk and the street must be maintained and kept trimmed so as to allow the free passage of pedestrians on the sidewalk and cars or other vehicles in the street. It is the homeowner's responsibility to replace any dead pear trees with an ornamental Cleveland Select pear tree. All replacement trees must be at least 2.5" in diameter and must be placed in the same location as the tree it is replacing.

PETS

No animals, livestock, or poultry of any kind shall be raised, bred or kept on a Lot, except that dogs, cats, or other household animals may be kept, provided that they are not kept, bred or maintained for any commercial purpose. All dogs must be kept under the control of the owner. Dogs may not be left outside indefinitely, nor left outside if there is prolonged barking creating a nuisance for the neighborhood. All owners are required to pick up any waste left by their pets upon any Lot or Common Area and to dispose of it in a sanitary manner so as not to be offensive.

TRASH AND GARBAGE

Trash and garbage shall be placed in sanitary containers and shall not be permitted to remain in the public view except on the nights before and on the days of trash collection.

LAWN MAINTENANCE, MOWING, WEEDS

Lawns must be well kept with uniform ground coverage and be free of excessive weeds. All lots must be kept mowed and free of debris and clutter. The Board shall have the right to assess any Owner for the cost of mowing, seeding, weeding, fertilizing, or clean up in the event that the Owner fails to do so.

LANDSCAPING/DRIVEWAYS

Front yards shall be professionally landscaped and maintained in a professional manner. Rear and side yards must be well maintained such that the value of the properties in the neighborhood are not adversely affected by the look of any other property. All driveways shall be paved with asphalt, concrete, brick or paving stone.

MAILBOXES/LAMPPOSTS

All mailboxes shall be of the same design and stained in the same color. The correct stain color is Behr brand "Oxford Brown" solid stain. Each lot shall have a lamppost in the front yard which must be lit during the dusk to dawn hours every day of the year.

BUILDING SIZE REQUIREMENT

The minimum dwelling unit sizes, excluding garages, basements, porches and breezeways shall be: 2,800 square feet for two-story elevations and 2,500 square feet for ranch elevations.

ROOF

The main roof of the house shall be no less than 7-12 pitch. Turned gables (gables turned toward the street) shall be a minimum of 8-12 pitch. Any new roof work or repair must coordinate with the home's exterior brick color(s). All

stacks and ridge vents, if used, must be painted black. All roof penetrations shall be limited to the rear side of the house and shall be painted to match the color of the roof. Overhangs must be compatible with the style of the house and at least the dimensional overhang as the original houses.

AWNINGS

No metal or plastic awnings for windows, doors, decks or patios may be erected or used. Canvas awnings may be used on the rear of the home subject to prior approval of size, color, location and manner of installation for the particular property in question.

Items not specifically mentioned here require approval of the Board. All exterior modifications or updates must receive HOA Board approval PRIOR to the start of work.

RIGHT TO MODIFY – The Pointe at Beckett Homeowners’ Association Board reserves the right to modify these guidelines, provided however, that such modifications cannot be made which materially and adversely affect the overall character of the Properties of the Association.

Rev. March, 2015