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ARCHITECTURAL REVIEW COMMITTEE
AND
DEED RESTRICTION GUIDELINES
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The ARCHITECTURAL CONTROL COMMITTEE (ACC) was created to enhance property values by requiring conformity to certain standards of construction, visual appeal, uniformity, and design. It is the general purpose of the ACC to approve or disapprove applications made to it for proposed alterations, additions, or changes to be made to the exterior of the house and/or lot itself. Landscaping does not require ACC approval unless specifically referenced in the deed restrictions or ACC Committee guidelines.

Procedure

A "Home Improvement Request" Form must be completed in its entirety and mailed to the address indicated at the top of the form. All pertinent information such as plans, specifications, building permits, locations indicated on a copy of the survey, etc. should be included with the application.

These forms are available from your management company. The ACC cannot respond to verbal requests for approval - all applications must be made in writing.

The ACC has thirty (30) days from date of receipt of an application in which to respond. If additional information is required by the ACC, the application(s) should allow for time required to complete the approval process.

If an application is not approved, the ACC will state in their letter why such approval was denied and what type of application changes, if any, would alter that decision. If an applicant wishes to discuss or appeal a decision made by the ACC, the Designated Representative should be contacted at a specified number.

Guidelines

The following are guidelines adopted by the ACC to specify their standards, requirements, and thought processes used in evaluating and application. These guidelines will be amended from time to time as the circumstances, conditions, or opinions of the ACC dictate. It should be noted that each application is considered on its own merit and that the ACC may grant a variance from these guidelines and/or from certain provisions of the CCR's.

It should also be noted that ACC approval is required prior to the installation or construction of the improvement or change. If an improvement is made without ACC approval, the Board of Directors has the legal right to enforce its removal.

Because guidelines may change from time to time, it is highly recommended that they are not published and distributed to the homeowners. Instead, they should be used by committee members only for processing of applications. This reduces the possibility of homeowners following obsolete guidelines in their home improvements.

1.0 OUTBUILDINGS

An ACC application must be submitted with elevation, street visibility, material, and light.

1.1 The ACC will consider the following:

- a. The outbuilding must not be visible from the front street but may be visible from a side or back street.
- b. The outbuilding should have a peaked roof, no higher than eight (8) feet from the ground to the highest point (six feet if placed in the side yard), and a maximum floor space of 100 square feet. Its door cannot be a garage door and cannot exceed six (6) feet in width. There shall be no driveway adjacent to the outbuilding. Structure must be kept a minimum of three (3) feet off rear property line and distance from side fence will be determined based on visibility from the street in front of the lot. At no time, however, will that distance from side fence be less than three (3) feet, regardless of visibility. Location must also be far enough away from fence to allow for drainage to occur entirely on the owner's lot. Building permits as required by the municipality (city, county, etc.) must be submitted with request form. Detailed plans must be submitted to HCA.
- c. The colors should match or blend with the predominant exterior colors of the main residence.
- d. Materials should match those of the main residence in both size and color. This also includes roofing material.
- e. Storage building placed on a concrete slab on top of a utility easement will require letters of Consent to Encroach as it will not be considered portable. HL&P currently charges approximately \$125.00 for this consent letter. If a storage building is not on the utility easement, but on a slab, and can be removed, the ACC will consider it as portable.
- f. No storage can be built up against any side or rear wall of home unless its maximum height is less than six (6) feet and it is not visible above the fence. It must also comply with all the other requirements for proper construction.

g. Playhouses and forts should not exceed six (6) feet in height. If fort has platform, then platform can be no higher than four (4) feet off ground and centered in back yard to protect neighbor's privacy. The playhouse or fort must not be visible from the front street.

h. Gazebo - ACC must approve construction of gazebos and roofs must be approved roofing material.

2.0 BASKETBALL GOALS

2.1 The basketball backboard, net, and post must be maintained in excellent condition at all times.

2.2 If the backboard is mounted onto the roof by use of a small, triangular mounting structure, the mounting structure must be painted to match the shingle color.

2.3 Rims must be ten (10) feet in height.

2.4 Backboard must be regulation size and color of white, clear, grey or beige.

2.5 Must be mounted on garage or placed on the side of driveway. The pole must have a manufacturer's weather resistant finish or be painted black or white.

2.6 Written approval of neighbors on both side must be obtained.

2.7 If any complaints received within six (6) months after installation, the basketball goal will be subject to immediate removal at the request of the ACC. This condition should be made evident to the homeowner upon approval.

3.0 PATIO COVERS

3.1 It is the opinion of the ACC that patio covers are not "temporary" structures and are therefore not prohibited.

3.2 It should be constructed of materials which complement the main structure.

3.3 If attached to house, must be integrated into existing roofline (flush with eaves) and the shingles must match the roof. Entire patio cover and posts should be trimmed out to match house. Supports must be painted wooden or metal columns. No pipe is allowed. At no time, however, shall a shingled roof of a patio cover be allowed with an unpainted frame (this does not apply to deck covers). Frame will have to be painted to match trim of house whether treated or untreated wood is used.

- 3.4 Acceptable patio construction materials are as follows:
- a. Painted wood (to match the trim of the house).
 - b. Wood such as cedar, fir, redwood, or pressure treated pine may be used.
 - c. If screen is used as roofing material on a patio cover, it must be an earth tone color and the structure must be located where it is not visible from the street. Also, the canvas must be located where it is not visible from the street. Also, the canvas must be kept in quality condition or its removal will be requested by the HOA.
 - d. Screened walls, storm windows, and vinyl windows are allowable. These additions do not change the patio cover into a room addition.

3.5 Patio covers may not encroach into any utility easement unless the utility companies involved have granted their written consent to such encroachment.

3.6 Patio covers must be situated on the lot to provide drainage solely into the owner's lot. If a proposed patio cover location is less than five (5) feet away from a side lot line, the ACC will require that it be guttered with downspouts if it is to be a solid cover.

4.0 DECKS & DECK COVERS

4.1 It is the opinion of the ACC that decks and deck covers are not "temporary" structures and are therefore not prohibited.

4.2 Decks cannot be higher than eighteen (18) inches.

4.3 Deck covers generally must comply with the patio cover guidelines, however, their frames do not have to be painted. If they are painted, the paint should match the house.

4.4 Decks may not encroach into any utility easement unless companies involved have granted their written consent to such encroachment.

4.5 Decks should be situated on the rear of the lot and so that they may not pose a problem to the effective draining of the lot or neighboring lot.

5.0 ROOM ADDITIONS

5.1 Exterior materials and colors should match the house.

5.2 Detailed plans must be submitted to the ACC.

5.3 Room additions may not encroach into any utility easement unless the utility companies involved have granted their written consent to such encroachment.

5.4 On individual basis. Size and shape will depend on architectural style and layout of home, size of lot, and how well room addition integrates with existing home. Addition of a storage area will not qualify as a bonafide room addition and will not be permitted. Plans for a room addition must show a room internally attached to main structure being of reasonable size which will then constitute a legitimate request for a room addition. Roof of addition must integrate with existing roof line so as to appear to have been part of the original home, however, an exception may be made for prefabricated sunrooms, or solariums. Room additions cannot exceed one-third of the remaining back yard, but may be denied for other reasons, i.e., structural integrity, architectural suitability, etc., even if it does use only one-third of the remaining yard.

5.5 Building permits as required by the municipality (city, county, etc.) must be submitted with the "RFHIA" form. In some instances, the ACC will grant approval with provision that a copy of the permit be received by the ACC within thirty (30) days of the approval letter.

6.0 EXTERIOR PAINTING

6.1 ACC must approve house painting and a maximum of a three (3) color scheme is acceptable. Extreme color differences should be avoided and may not be approved by ACC.

6.2 An ACC application must be submitted with a first and second choice color sample (paint chips).

6.3 Earth tone colors were most often used when homes were constructed. In general, an earth tone color should receive ACC approval.

6.4 The colors must be harmonious with each other. The color of neighboring homes will be taken into consideration along with the applicant's house brick features.

6.5 If a non approved color has been placed on a new addition or existing structure the HOA has the right to require you to change the color to an approved color.

7.0 STORM WINDOWS AND STORM / SCREEN DOORS

7.1 Providing the frames and screens of these are of a color compatible with the exterior house colors, storm windows and storm or screen doors should receive ACC approval.

7.2 Please see section 9.5 concerning solar screens and window tints.

8.0 SWIMMING POOLS, SPAS, AND POOL ENCLOSURES

8.1 No pool or spa of any type may encroach into any utility easement unless the utility companies involved have granted their written consent to such encroachment. Decking also requires consent agreement. Consents must be received prior to approval. Note: HL&P currently charges \$125 for this consent letter.

8.2 Ideally, any pool or spa should be located at least five (5) feet from a side and rear lot line to maintain proper drainage on lot. However, a minimum of three (3) feet will be allowed in certain instances.

8.3 Above ground pools will receive special consideration. Above ground pool acceptable provided it is not over four (4) feet in height. Decking around pool cannot be over eighteen (18) inches above ground so to ensure privacy of neighbors. If there is a walkway around pool, it cannot be wider than two (2) feet nor higher than the wall of the pool. Railings for walkway cannot be visible above the six (6) foot fence. It must be three (3) feet to five (5) feet from the side and rear fences.

8.4 Pool enclosures will be reviewed on an individual basis. Committee finds screened enclosures acceptable providing adequate tree planting is installed as per ACC recommendations for screening.

9.0 SOLAR PANELS

9.1 The ACC will approve solar panels which are unobtrusive and which blend in with the roof shingle color, rear of roof, and not visible from the street.

9.2 Parabolic solar collectors which are not mounted so as to be flush with the roof will not be approved.

9.3 Solar panel frames should be bronze or black in color in order to best blend in with the shingles. All unfinished aluminum must be painted the color of the shingles.

9.4 No solar panel should be mounted so that it extends above the roof line.

9.5 Solar screens/window tints may be approved if they are harmonious with the home. The solar screen must be maintained to prevent peeling, cracking or irregular discoloration.

9.6 Colors and...

both screens and panels. All of the windows on the same side of the building must also be covered with the solar screen. If other sides are visible they should be covered too.

9.7 Solar film must be non-reflective type.

10.0 SATELLITE DISHES

10.1 Satellite dishes must be enclosed within the rear portion of the fence and not visible above the fence.

10.2 Must be screened on three (3) sides if within six (6) feet of house and on all four (4) sides if placed further back on lot.

10.3 All cable or wiring shall be buried from the dish to its entrance into the home.

10.4 Must be placed in rear/back side of house and not visible from street and screen should be at least five (5) feet from side and at least eight (8) feet from back fence, but not on utility easement without consent-to-encroach letter.

10.5 Dish and or screening must not be visible from front street.

11.0 FENCE AND FENCE EXTENSIONS

11.1 Case by case.

11.2 No painting of wooden fences. Wooden fences may be stained with ACC approval. Wrought iron fences must be black.

11.3 Cedar and wrought iron material. Fences must be maintained.

11.4 No split rail fences or decorative fencing permitted at the front of the home. No structure may be attached to a fence unless otherwise provided by these guidelines or ACC approval.

11.5 Fence extension requests should be submitted by both neighbors sharing the side lot line and fence, except in the case of a corner lot.

11.6 No fence may extend nearer the front Lot line than the plane of the front exterior wall of the residential structure on such lot.

11.7 If both neighbors do not concur as to a proposed fence extension, the ACC will examine the effect the fence extension will have on both properties. If one party will

suffer detrimentally from the extension (i.e., will totally enclose a bay window), the ACC will reject the application.

11.8 Only fence extensions which will be installed picket side out shall be considered by the ACC. Fences facing the front street or along any side street or rear street property line shall be constructed with all pickets on the outside, so that no posts or rails are visible from the street. (Privacy fence type)

11.9 Replacement or repairs of fence must be made with similar materials and construction details as used in the original fence.

11.10 Chain link fences are prohibited.

11.11 A "rot" board constructed at the base of the fence is acceptable as long as the fence does not exceed 6'6" in height.

11.12 Wrought iron fence height, location and spacing of the bars of all wrought iron fences must be approved by the ACC.

12.0 DECORATIONS / SIGNS

12.1 On front lawns of lots and on any portion of a lot visible from any street, there shall be no decorative appurtenances placed, such as sculptures, birdbaths, birdhouses, fountains, or other decorative embellishments, unless such items have been approved in writing by the ACC.

12.2 Benches and gates will be reviewed on an individual basis. These decorations/structures must be maintained.

12.3 House numbers may be placed on the house or mailbox, but not on any type of freestanding structure in the front yard.

12.4 Lawn decorations will be allowed for any holiday four weeks prior and four weeks after that holiday. Approval for seasonal decorations is not required by ACC, as long as it is not offensive and harmonious with neighborhood.

12.5 Signs:

- (1) no foreclosure notices
- (2) remove garage sale signs promptly
- (3) professional looking home "for sale/lease" sign
- (4) no car or other miscellaneous items "for sale" sign
- (5) no "morally offensive" signs in yard
- (6) professional security signs - 2 signs discretely posted in the yard
- (7) ACA, Women's Club are approved

13.0 EXTERIOR LIGHTING

13.1 Additional exterior lighting should not be of a wattage or lumen count which will affect neighboring homes. The Board reserves the right to require removal or modification of any lighting which it reasonably determines to be annoying to neighbors.

13.2 Directional lights or floodlights must be aimed so as not to shine in the windows of neighboring homes.

13.3 Low voltage (white in color) landscape lighting shall be permitted with ACC approval, so long as the lighting is located within flower beds, shrubs, and/or trees, and all wiring is buried.

13.4 Security, mercury vapor, or florescent lights may be attached to the front of the house, preferably garage. Mercury vapor, fluorescent, and sodium halide lights are not permitted in the back or side yard. No more than 2 security lights per home, and no pole-mounted or mounted upon the fence.

13.5 Yard lights may be gas or electric. Maximum height six (6) feet. May be in front or back. Gas or electric lights must be black, brown, or white, depending on color of the house and determination of suitable color will be the decision of the ACC. Two gas lights per lot with ACC approval and the gas lighting color is white.

14.0 MAILBOXES

14.1 Changes or improvements made to the initial mailbox will require ACC approval.

14.2 The ACC will consider the effect a painted or stained post will have on the street - if the proposed color will not readily blend in with the surrounding material, an application will be denied.

14.3 Bricked mailbox stands should receive approval providing the brick matches the house, the stand is appropriate in size and design, and will meet U.S. Post Office requirements. A specific sketch should be included with the application. If the brick is not the exact brick used in the construction of the home, the new brick must meet with ACC approval.

14.4 Mailboxes must be harmonious with neighborhood and maintained.

15.0 WIND TURBINES

15.1 Wind Turbines should be mounted in the rear portion of

the roof so that they are not visible from the front or above the roof line.

15.2 The wind turbines preferably should either be a color which will blend with the shingle color instead of unfinished aluminum or be painted to match the shingle color.

16.0 OUTDOOR CARPETING AND TILE

16.1 Can only be installed on porch area - no walkways, etc.

16.2 Earth tone colors acceptable.

16.3 Specifically no green or blue carpet.

16.4 Visibility from street will be considered.

17.0 BIRDHOUSES

17.1 Maximum preferred height twelve (12) feet, and no more than two (2) birdhouses per lot.

17.2 Mounted on two-inch diameter metal pipe painted white or black. No birdhouse shall be larger than 2 feet in width, 2 feet in length and 2 feet in height. The materials and color used in construction of each birdhouse must be harmonious with the home.

17.3 The birdhouse should be placed towards the middle of the back yard and must not be visible from the front street. It must be five feet from any fence line; therefore not mounted on the fence.

18.0 ANTENNAE

18.1 No antennae can be visible from streets.

19.0 SWING SETS / CHILDREN'S PLAY STRUCTURES

19.1 Maximum height of eight (8) feet. A maximum of two (2) children's play structures are allowed in the backyard behind the fence.

19.2 Location will be considered for neighbors privacy. No play structure shall be approved for construction on utility easements.

20.0 DRIVEWAY EXTENSION / SIDEWALKS

20.1 Case by case.

20.2 Driveways and sidewalks must be constructed only of approved material. They cannot be painted.

20.3 ACC approval is required to widen or change location. Width of the driveway should not exceed the garage door entrance.

21.0 GARAGE CONVERSIONS, CARPORTS, DETACHED GARAGES

21.1 Carports other than existing structures built are not permitted. Garage conversions need ACC approval. Approval will be based on building a replacement garage.

21.2 The addition of a detached garage may be approved on a standard sized lot, if the garage is converted into a family room (or other living area).

21.3 Driveways can never be removed from the front yard. Each home should have a garage. The garage must have a garage door(s) (rolls upward) and have the appearance of being a garage.

22.0 WINDOW AIR CONDITIONERS

22.1 No window/wall air conditioning units are permitted that are visible from the street or a neighbor's property.

23.0 WINDOW SHADES / AWNINGS / COVERINGS

23.1 Canvas awnings will be permitted to be installed on windows to reduce solar exposure unless they are on the back side of the house on an interior lot and not visible at all from the street with ACC approval. On a corner lot that backs onto a street, canvas awnings will not be permitted at all. Corner lots can be held separately accountable. When allowed, they must be acceptable colors and harmonious with the exterior of the home, and must be kept in excellent condition at all times or will be subject to immediate removal upon notification by the HOA of their unacceptable condition.

23.2 Awnings will still be allowed for use on playhouses and patio covers, provided they also comply with the above mentioned requirements for proper location and color.

23.3 Metal and wooden slat-type shades may not be allowed by the ACC. If they are deemed necessary in the reduction of solar exposure, ACC approval may be granted for installation on appropriate windows.

23.4 Temporary window treatments may not be left in windows for longer than sixty (60) days. (e.g. sheets used as draperies)

24.0 ACTS OF NATURE

24.1 If a house/lot sustains damage or destruction due to

elements outside homeowner's control, the homeowner must secure ACC approval within sixty (60) days for repairs and improvements. The work must be completed within six (6) months of approval.

25.0 FLAGPOLES

25.1 No flagpoles may be erected on lots or fence. Flagpoles may be mounted on the home that do not exceed eight (8) feet.

26.0 BURGLAR BARS

26.1 ACC approval is required for the installation of burglar bars.

26.2 Burglar bars must be harmonious with exterior design of the home. Color and design (pattern) will be considered in the approval process.

27.0 ROOFING MATERIALS

27.1 A sample of the proposed shingle to be placed on any existing roof or any new improvement must be attached to each application submitted to ACC. Manufacturer's Specifications Sheet and proposal should be submitted, too.

27.2 Acceptable colors are of Dark tones (black, dark brown, etc.). A sample board of approved shingles is available in the office.

27.3 Minimum 300 lbs. per square, 30 year warranty.

27.4 Please see section 15.0 concerning wind turbines. Ridge vents are acceptable.

28.0 TREES

28.1 Trees may not be removed without prior ACC approval. When trees are removed, the homeowner must also remove the remaining stump and fill any resulting hole.

29.0 YARD / LAWN / LOT MAINTENANCE

It is a violation of the provisions of the Deed Restrictions whenever:

29.1 Grass or weeds may ^{not} exceed a height of six (6) inches, whether:

- a. in an open area (mowing needed), or
- b. against a structure or plant (trimming needed), or
- c. in a bed or other area apparently designated for flowering or non-flowering plants, shrubs, and/or trees (weeding and/or trimming needed);

29.2 Grass weeds


or more inches onto a curb, street, driveway, sidewalk, walkway, or other concrete surface (edging needed);

29.3 Grass, weeds or other vegetation growing in the street adjacent to the lot, or in expansion joints, cracks or separations a curb, driveway, sidewalk, walkway, or other concrete surface on the lot, exceed a height or width of three (3) inches (removal needed);

29.4 Bush, shrub, tree, or other plant obstructs the public use of any sidewalk or street, or encroaches into the airspace from the surface to seven (7) feet above any sidewalk or street; or

29.5 Any uprooted, felled, or dead tree, bush, or shrub exists on the lot.

Originally adopted 10/10/95 by the Board of Directors.



Frey Reggio, President



Marceil Kennedy, Secretary

RECEIVED JUL 12 1996

AMENDMENT TO ARCHITECTURAL REVIEW COMMITTEE
AND
DEED RESTRICTION GUIDELINES

The following amendment is added to section 26.0 of the previously adopted Architectural Review Committee and Deed Restriction Guidelines, in reference to the guidelines for the installation of burglar bars.

26.3 Burglar bars must be installed on the inside of any window.

26.4 Burglar bars must be painted a light, neutral color.

26.5 Burglar bars must meet any codes or standards set by the city.

Amendment approved on this, the 9th day of July, 1996.

Frey Reggio
Frey Reggio, President

Lea Todes
Lea Todes, Secretary

AMENDMENT TO ARCHITECTURAL REVIEW COMMITTEE

AND

DEED RESTRICTION GUIDELINES

The following amendment will be added to the previously adopted Architectural Review Committee and Deed Restriction Guidelines, in reference to the responsibilities and policies of the Architectural Control Committee (ACC).

30.0 ARCHITECTURAL CONTROL COMMITTEE (ACC)

30.1 As stated in the deed restrictions, the ACC has thirty (30) days to respond to an application. Failure to respond within this time frame results in an automatic approval of the change or improvement.

30.2 Once an application is approved, the homeowner has six (6) months to begin the change or improvement, unless otherwise approved by the ACC. If the work does not begin within this time frame, the homeowner must resubmit an application for approval.

Amendment approved on this, the 11th day of JUNE, 1996.

Frey Reggio
Frey Reggio, President

Leah Todes
Leah Todes, Secretary

AMENDMENT TO ARCHITECTURAL REVIEW COMMITTEE

AND

DEED RESTRICTION GUIDELINES

The following amendment will be added to the previously adopted Architectural Review Committee and Deed Restriction Guidelines, in reference to the responsibilities and policies of the Architectural Control Committee (ACC).


27.0 ROOFING MATERIALS

27.3 Minimum 300 lbs. per square, 30 year warranty.

Section 27.3 will be amended to read:

27.3 Minimum 240 lbs. per square, 25 year warranty.

Amendment approved on this, the 8th day of October, 1996.


Frey Reggio, President


Leah Todes, Secretary

ASHFORD COMMUNITY ASSOCIATION, INC.
RESOLUTION

DEED RESTRICTION ENFORCEMENT GUIDELINES
RE: PARKING OF VEHICLES

Whereas, the parking of vehicles is partially addressed in the Declarations of Covenants, Conditions, and Restrictions (the Deed Restrictions) of the various sections of Ashford Forest and Ashford South as follows:

"No boat trailers, boats, travel trailers, trailers, inoperative automobiles, mobile homes, campers, or vehicles of any kind are to be semi-permanently stored in the public street right-of-way, front or side yards, or on driveways. Permanent and semi-permanent storage of such items and vehicles must be screened from public view, either within the garage or behind the fence which encloses the rear of the lot."

and Whereas, the parking of vehicles is also addressed in the paragraph of the Deed Restrictions which provides that:

"No activity, whether for profit or not, shall be carried on on any lot which is not related to single family residence purposes. No noxious or offensive activity of any sort shall be permitted, nor shall anything be done on any lot which may be or become an annoyance or nuisance to the neighborhood."

and Whereas, the Board of Directors desires to establish a uniform and equitable procedure for the enforcement of the Deed Restrictions;

now, therefore, it is

RESOLVED, That the Board of Directors has established that:

1. It is a violation of the provisions of the Deed Restrictions whenever:
 - (a) any boat, travel trailer, mobile home, motor home, or camper is parked wholly or partially in public view on or about any lot for more than 48 hours;
 - (b) any inoperable vehicle or disassembled or partially disassembled vehicle is parked wholly or partially in public view on or about any lot for more than 12 hours;
 - (c) any trailer, commercial vehicle, or industrial vehicle not actively engaged in the construction or repair of improvements on the lot is parked wholly or partially in public view at any time, whether permanently or temporarily, on or about any lot;
 - (d) any vehicle that cannot be licensed to operate on public streets, or that is prohibited from being on public streets, is parked wholly or partially in public view at any time, whether permanently or temporarily, on or about any lot;
 - (e) any vehicle of any sort not actively engaged in the construction or repair of improvements on the lot is parked at any time, whether permanently or temporarily, on any lot in any location wholly or partially in public view other than on the driveway or in the garage.
2. A vehicle is deemed to be any device for carrying passengers, goods, or equipment;
3. Any vehicle without current license tags or a current inspection sticker is deemed to be inoperable.

Originally adopted 3/10/92 by the Board of Directors.

Revised 7/12/94 by the Board of Directors.

attest:


Tom Doonan, President

Bea Evans, Secretary

ASHFORD COMMUNITY ASSOCIATION, INC.
RESOLUTION

DEED RESTRICTION ENFORCEMENT GUIDELINES
RE: YARD/LAWN/LOT MAINTENANCE

Whereas, Lot maintenance, as regards grass, weeds, and other vegetation, is addressed in the Declarations of Covenants, Conditions, and Restrictions of the various sections of Ashford Forest and Ashford South as follows:

"The owner or occupants of all lots shall at all times keep all weeds and grass thereon cut in a sanitary, healthful, and attractive manner In the event of default on the part of the owner or occupant of any lot in observing the above requirements, or any of them, such default continuing after ten (10) days written notice thereof, First or its assignee may, without liability to the owner or occupant, in trespass or otherwise, enter upon said lot, or cause to be cut, such weeds and grass, and remove or cause to be removed such garbage, trash, and rubbish or do any other thing necessary to secure compliance with these restrictions, so as to place said lot in a neat, attractive, healthful, and sanitary condition, and may charge the owner or occupant of such lot for the cost of such work. The owner or occupant, as the case may be, agrees by the purchase or occupation of the property to pay such statement immediately upon receipt thereof."

and Whereas, the Board of Directors desires to establish a uniform and equitable procedure for the enforcement of the Deed Restrictions;

now, therefore, it is

RESOLVED, That the Board of Directors has established that:

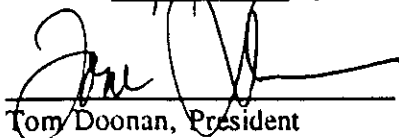
It is a violation of the provisions of the Deed Restrictions whenever:

1. grass or weeds exceed a height of six (6) inches, whether
 - (a) in an open area [mowing needed], or
 - (b) against a structure or plant [trimming needed], or
 - (c) in a bed or other area apparently designated for flowering or non-flowering plants, shrubs, and/or trees [weeding and/or trimming needed];
2. grass, weeds, or other vegetation extend by three (3) or more inches onto a curb, street, driveway, sidewalk, walkway, or other concrete surface [edging needed];
3. grass, weeds, or other vegetation growing in the street adjacent to the lot, or in expansion joints, cracks, or separations in the street adjacent to the lot, or in expansion joints, cracks, or separations in a curb, driveway, sidewalk, walkway, or other concrete surface on the lot, exceed a height or width of three (3) inches [removal needed];
4. any bush, shrub, tree, or other plant obstructs the public use of any sidewalk or street, or encroaches into the airspace from the surface to seven (7) feet above any sidewalk or street; or
5. any uprooted, felled, or dead tree, bush, or shrub exists on the lot.

Originally adopted 3/10/92 by the Board of Directors.

Revised 7/12/92 by the Board of Directors.

attest:


Tom Doonan, President

Bea Evans, Secretary

ASHFORD COMMUNITY ASSOCIATION, INC.
RESOLUTION

DEED RESTRICTION ENFORCEMENT GUIDELINES
RE: MAINTENANCE OF IMPROVEMENTS

Whereas, it is clearly and obviously self-evident that it is the intent of the Declarations of Covenants, Conditions, and Restrictions (the Deed Restrictions) of the various sections of Ashford Forest and Ashford South is to preserve the overall character, aesthetics, and desirability, and thus the value, of the properties in the subdivisions; and

Whereas, it is equally self-evident that it is the intent of the Deed Restrictions to eliminate or prohibit activities or conditions that might be injurious to the overall character, aesthetics, desirability, and value of the properties in the subdivision; and

Whereas, it is equally self-evident that it is the intent of paragraph seven (7) of the Deed Restrictions to eliminate or prohibit activities or conditions that were unanticipated or overlooked at the time the Deed Restrictions were drawn and that might be injurious to the overall character, aesthetics, desirability, and value of the properties, which paragraph provides as follows:

"No activity, whether for profit or not, shall be carried on on any lot which is not related to single family residence purposes. No noxious or offensive activity of any sort shall be permitted, nor shall anything be done on any lot which may be or become an annoyance or nuisance to the neighborhood."

and Whereas, the Board of Directors desires to clarify certain violations pursuant to said paragraph so as to establish a uniform and equitable enforcement of the Deed Restrictions;

now, therefore, it is

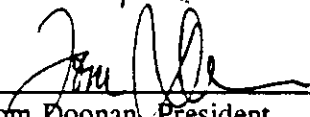
RESOLVED, That the Board of Directors has established that:

It is a violation of the Deed Restrictions whenever any part of any structure or other improvement in public view on any lot is in need of maintenance, paint, repair, replacement, or care, including, but not limited to: exterior building surfaces, trim, facia, windows, and doors; any fixtures or equipment attached to any building, structure, or other improvement; roofs, gutters, and downspouts; fences and gates; planter boxes and bed trimmings; mailboxes, lamp posts, yard lights, and yard decorations.

Originally adopted 3/10/92 by the Board of Directors.

Revised 7/12/94 by the Board of Directors.

attest:



Tom Doonan, President

Bea Evans, Secretary