

Dames Point Cove Owners Association, Inc.

ARC GUIDELINES

I. FENCING

All fences should start at least 8 ft. back from the front of the home. Fences must generally extend to property lines on all sides or top of lake bank when applicable.

Fences must be submitted for approval and two copies of the site plan, showing the location of the fence must be included in the submission. The manufacturer, style and color of the fence need to be indicated on the submittal form. Wooden fences are not allowed.

When submissions are received for fencing we will also look as to the adjoining property owners as the first fence type in place will set the mark for any fence next to it. For example, if Lot 1 has a 6 ft. beige vinyl privacy fence around the entire back then Lot 2 can put a 6 ft. black aluminum picket on the other three sides but must tie into the vinyl.

- a. On river front lots- Fences are discouraged in these areas however they will be considered on a case by case basis provided that the only type of fencing allowed will be a 4 ft. open picket vinyl or aluminum style. Vinyl fencing shall be beige in color and aluminum fencing shall be black.

II. BASKETBALL BACKBOARDS

The basketball pole must be black or dark brown and the backboard must be clear or white. A copy of the site plan, showing the location of the backboard, needs to be submitted along with the submittal form. Portable poles must be put up next to the house when not in use. Basketball backboards will not be permitted adjacent to the street or on a cul-de-sac.

III. PLAY SETS

All play sets must have prior written approval from The Architectural Review Board and must be located in the rear yard.

IV. POOLS AND SCREEN ENCLOSURES

All pools and screens require approval prior to construction. Four complete sets of plans, furnished by the contractor, need to be submitted - one will be retained in the files and three returned. No composite roofing is allowed. Pool equipment must be screened from view with landscaping. If pool is not screened, the yard

must be fenced in compliance with Dames Point Cove Owner's Association ARC Guidelines. No above ground pools are permitted.

V. SATELLITE DISHES

Although FCC regulations allow individuals to have satellite dishes one meter in diameter or less in communities, which have normally not allowed them in the past, the rule allows homeowner's associations to enforce restrictions that do not impair reception, unreasonable delay or prevent installation or unreasonably increase the cost of installation. Satellite dishes will be permitted as long as they are mounted on the roof, toward the rear of the house.

A site plan needs to be submitted with the application showing where the dish will be located.

VI. ADDITIONS

All additions require approval prior to construction. Four complete sets of plans, furnished by the contractor, need to be submitted – one will be retained in the files and three returned. Plans should include all elevations and materials to be used.

VII. SIGNAGE

Lots will be permitted to have one (1) "For Sale" or "For Rent" sign at any given time. Signs shall be no larger than 18 inches x 24 inches.

VIII. STORAGE BUILDINGS/SHEDS

Storage sheds and other "out" buildings are not permitted.

No Review Fees Will Be Charged During Development Period