

DELTA RIDGE

ARCHITECTURAL CONSTRUCTION STANDARDS

Revised 2014

INTRODUCTION

ALL residents benefit from the planning and design that has been an important part of the development of DELTA RIDGE. The intent of the SUMMARY OF PROCEDURE AND DESIGN REQUIREMENTS is to assure the residents that the standards of design and quality will be maintained. This, in turn, protects the property values and enhances the overall environment of DELTA RIDGE.

An essential element of Architectural Control is the recognition by all homeowners of the importance of maintaining the ambiance of the Community. Design Requirements should be viewed as a benefit and not as a burden to the Community.

INTRODUCTION TO THE ARCHITECTURAL CONTROL COMMITTEE

PURPOSE

The Master Declaration of Covenants, Conditions and Restrictions (Declaration), establishes and describes the DELTA RIDGE Homeowners Association Inc. (Association), and assures each Owner that the quality of DELTA RIDGE design will be maintained. The Association is responsible for administering these Covenants and providing administrative support to the Architectural Control Committee (ACC). However, the developer retains the absolute right at all times to approve new home construction on inbuilt lots.

The ACC ensures that exterior alterations in DELTA RIDGE comply with the guidelines as shown in ARTICLE SIX of the Declaration. ALL requests for exterior alterations MUST be submitted to the ACC and its approval received BEFORE they may be undertaken.

The purpose of this Manual is to inform the homeowners of the Design Requirements for DELTA RIDGE and the procedures to be followed when requesting an exterior modification to their property. Each application received by the ACC will be evaluated its own merits with reasonable flexibility for architectural function and creativity.

AUTHORITY

The authority for the ACC is set forth in ARTICLE FIVE of the Declaration of the association, which was received by all homeowners when they purchased their homes. The Declaration encumbers all of the homes within DELTA RIDGE.

The Declaration is a contract between the homeowners and the Association, wherein; per ARTICLE FIVE the homeowners agree to refrain from making any modifications to the exterior of the homes and property without first receiving approval from the ACC.

The ACC is responsible to the Board of Directors of the Association. The Board is the ultimate authority for the DELTA RIDGE Homeowners Association, Inc.

MEMBERS

The Architectural Control Committee shall consist of three (3) members. The Developer shall select the members of the ACC until such time as the Transition of control of the DELTA RIDGE Homeowners Association to a resident elected Board of Directors. At such time as the transition occurs, the Developer's rights and obligations to select members of the ACC shall terminate, hereafter, the Board of Directors shall have the right, power, authority, and obligation to select members of the ACC. However, the Developer retains the absolute right at all times to approve new

home construction on unbuilt lots.

Prior to relinquishment of authority of the ACC by the Developer the powers, rights and the authority of the ACC may be exercised by the Declarant or its designee.

MEETINGS

The ACC shall meet as necessary to review Applications received and present their findings within thirty (30) days of receipt.

RESPONSIBILITIES

On behalf of the Association, the ACC is empowered to adopt, promulgate, amend, revoke, and enforce Design Requirements for the purpose of:

1. Governing the form and content of plans and specifications to be submitted to the ACC for approval or disapproval
2. Governing the procedure for submission of plans and specifications; and
3. Establishing guidelines with respect to the approval or disapproval of design features, architectural styles, exterior colors and materials, details of construction, location and size of any structure, landscaping, and all other matters that require approval by the ACC.

LIMITATION OF RESPONSIBILITIES

The ACC approval is based only on the aesthetic features of the approved modification. The ACC assumes no liability with regard to the structural integrity of any requests. The ACC makes no representation as to their expertise regarding either the structural adequacy, capacity or safety features of the proposed improvement or structure as shown on the submitted plans or on the ultimate construction of the approved modification. The ACC does not assume the responsibility for the performance or quality of work of any contractor.

ARCHITECTURAL CONTROL COMMITTEE POLICIES

In general the ACC was established to create a unified community appearance and provide a standard for upholding property values. In general, the ACC aims to avoid harsh concepts in the landscape and architectural themes of DELTA RIDGE and to foster thoughtful design so that there is harmony between neighboring residences. The ACC does not seek to restrict individual taste or preferences. The ACC intends to be completely fair and objective in the architectural review process and to maintain sensitivity to the individual aspects of design. The approval of the ACC of plans or specifications submitted for approval, shall not be deemed to be a waiver by the ACC of the right to object to any of the features or elements if and when the same features and elements are included in any subsequent, plans and specifications submitted for approval for use on other Units.

APPROVAL NECESSARY

No building, outbuilding, garage, fence, wall, retaining wall, landscaping, pool, spa, porch, or other structure or improvement of any kind shall be erected, constructed placed or maintained on any properties, nor after construction of a dwelling or other exterior improvements upon a Unit shall any landscaping, dwelling or other improvements on each Unit or color scheme thereof, be altered, changed repaired or modified unless the same shall be approved in writing by the Architectural Control Committee. The foregoing prior approval is intended to specifically apply to the painting of the exterior of a dwelling, the installation of a pool or spa, or any other maintenance, repair or modification which changes the exterior appearance of a dwelling or other improvements on a Unit

or a Lot.

TIME LIMITATIONS

After approval by the ACC, all improvements shall be completed within one hundred twenty (120) days from commencement of the improvement. Projects that remain uncompleted for long periods of time are visually objectionable and can be a nuisance and a safety hazard for neighbors and the Community. The ACC may establish a more specific time for completion as a condition of its approval.

In the event the ACC fails to approve or disapprove plans and specifications within the stated time frame; thirty (30) days for non-permit (minor projects)/ or forty-five (45) days for permitted projects (major) after they have been submitted in writing to the ACC in acceptable form, including all information necessary for their consideration and review, approval by the ACC shall be deemed to have been granted. The ACC shall have the right to request additional information if in its opinion, the information submitted is incomplete or insufficient. If additional info is required, an additional fifteen (15) days will be granted for further review process.

INSPECTIONS

Periodic inspections may be made by the ACC while construction is in progress to determine compliance with the approved plans and specifications and provisions of the Declaration. The ACC or any such agent of the ACC shall not be deemed to have committed a trespass or other wrongful act by reason of such inspection.

JOB SITE CONDITIONS

1. All job sites shall be kept in a neat and orderly condition.
2. Construction hours are subject to rules and regulations as established by the ACC and/or the Association from time to time, or the local ordinances, whichever is more restrictive.
3. All construction operations must be performed in accordance with local governmental ordinances.

APPROVAL

Upon approval by the ACC, a copy of the applicant's plans and specifications bearing such written approval shall be returned to the applicant. Approval of any application shall be final and the approval may not be thereafter reviewed or rescinded provided that there has been compliance to all conditions of approval. If the request for approval is disapproved by the ACC due to aspects of the request that can be remedied by the applicant the recommended changes can be made to the request and returned to the ACC for approval.

VIOLATIONS

If any alteration or modification is made without the required prior written consent of the ACC, the alteration has been undertaken in violation of the Declaration All unapproved alterations or modifications may be required to be removed until ACC approval is granted. In no event may any alteration or modification be allowed to remain if in violation of any of the Covenants and Restrictions contained in the Declaration, or in violation of any zoning or building ordinance or regulation.

The ACC is empowered to enforce its policies, as set forth in the Declaration and this Manual, by means specified in the Declaration, including an action in a court of law, to insure compliance. The Association also has the right to levy a fine on Owners for modifications made without the written request and approval from the ACC.

KEY ARCHITECTURAL GUIDELINES

The ACC evaluates all submissions based on the individual merits of the application. Besides evaluation of the particular design proposal, this includes consideration of the characteristics of the individual site and lot size, since what may be an acceptable design on an exterior in one instance may not be for another.

The following criterion is general in nature and applies to all of the dwelling units in DELTA RIDGE.

Relation to DELTA RIDGE Open Space

Factors such as removal of trees, disruption of the natural topography and changes in rate or direction of storm water run-off may also adversely affect DELTA RIDGE open space common

Conformance with Covenants

All applications are reviewed to conform that the request is in conformance to all-applicable. Covenants and Restrictions affecting DELTA RIDGE as recorded in the records of Wake County.

Validity of Concept

The basic idea of the proposed alteration requested must be sound and appropriate to its surroundings.

Design Compatibility

The proposed alteration must be compatible with the architectural characteristics of the applicant's house, adjoining houses and the neighborhood setting. Compatibility is defined as similarity in architectural style, quality of workmanship, and similar use of materials color and construction details.

Location and Impact on Neighbors

The proposed alteration should relate favorably to the landscape, the existing structure and the neighborhood. The primary concerns are access, view, sunlight and drainage. For example, fences or landscaping may obstruct views, or access to neighboring properties; decks or larger additions may infringe on a neighbor's privacy.

Scale

The size of the proposed alteration should relate well to the adjacent structures and its surroundings. For example, a large addition to a small house may be inappropriate.

Color

Color may be used to soften or intensify visual impact. Parts of an addition that are similar to the existing house such as roofs and trim should be matching in color. Permission or approval is required to repaint if a different color than the original approved color scheme was used.

Materials

Continuity is established by use of the same or compatible materials as were used in the original house, fencing, and landscaping. For instance, an addition with vinyl siding may not be compatible with a stucco house.

Workmanship

Workmanship is another standard, which applies to all exterior alterations. The quality of work should be equal to or better than that of the surrounding area. Poor practices, besides causing the owner problems, can be visually objectionable to others, and value of property diminished.

Wetland/Preserve Areas

Certain areas within and contiguous to DELTA RIDGE are designated as wetland and/or preserve areas for which the Association has the ultimate maintenance responsibility. Such areas are protected by various regulatory agencies, and as such, may not be disturbed by residents and/or the Association.

SUMMARY OF PROCEDURES

HOW TO MAKE APPLICATION TO THE ARCHITECTURAL CONTROL COMMITTEE

The application process is divided into two specific tracks based on type of modification proposed. Select application track required for the type of modification requested.

Both applications for exterior changes may be obtained from the offices of the **DELTA RIDGE** Homeowners Association or from the Property Management Company. Completed applications should be hand delivered or sent to the association office, which will then forward them to the ACC for review at its next scheduled meeting.

Track ONE (1)- must be submitted for change request similar to the following:

Addition of a fence, landscaping improvements, retaining walls, exterior hardware, lighting fixtures, doors/ garage doors/ windows, permanent Barbeque, Pet houses, etc.

Track TWO (2)- must be submitted for any modification or addition to the original structure on land/homeowner's property.

Sample application forms are attached.

Track ONE (minor property modifications):

SITE PLAN

A site plan or property survey should be included with the application showing the location of existing structures and the boundaries of the Property. Proposed changes or additions should be indicated including dimensions and distances from the home and adjacent properties. Please include two (2) copies of each of these documents.

MATERIALS AND COLOR

Samples of the materials and colors to be used and an indication of existing colors and materials should be provided. In most cases, a statement that the proposed wall, for example, is to be painted to match the existing house trim or house color is sufficient. Where materials and/or colors are compatible but different from those of the existing structures, samples or color chips should be submitted for clarity.

DRAWINGS AND PHOTOGRAPHS

A graphic description of the request should be provided. This includes, but is not limited to, photographs or drawings (freehand or mechanical) of existing structure/ hardware, fencing, landscaping in its current state. Photographs and drawings must also be provided for the requested modification. This may be in the form of manufacturer's literature/ spec sheets/ or stock images (include only information pertinent to the proposed application) or sketches of intended modification (freehand or mechanical are acceptable). The amount of detail should be consistent with the complexity of the proposal.

THIRD PARTY COMMENTS

Written comments from neighbors and other residents concerning proposed changes may be furnished to the ACC. These comments will be considered during the review process. The ACC however, must still make its decisions based on standards set forth in the Declaration and further described in this Manual, which may be updated from time to time.

Track TWO (major property modifications):

SITE PLAN

A site plan or property survey should be included with the application showing the location of existing structures and the boundaries of the Property. Proposed changes or additions should be indicated including dimensions and distances from the home and adjacent properties. Please include two (2) copies of each of these documents.

MATERIALS AND COLOR

Samples of the materials and colors to be used and an indication of existing colors and materials should be provided. In most cases, a statement that the proposed wall, for example, is to be painted to match the existing house trim or house color is sufficient. Where materials and/or colors are compatible but different from those of the existing structures, samples or color chips should be submitted for clarity.

PHOTOGRAPHS

Photographs, images or mechanical drawings of existing structure/ landscape in its current state, from multiple views/ angles must be provided. Include a written description of visuals presented for clarity.

Photographs must also be provided for the requested modification. This may be in the form of manufacturer's literature/ spec sheets/ or stock images (include only information pertinent to the proposed application). The amount of detail should be consistent with the complexity of the proposal.

DRAWINGS

Mechanical/ or computer generated drawings of the property must be provided. This includes but is not limited to the following: official property survey, one (1) elevations and plan views of current state as well as proposed changes. These drawings should include height, width, and distance above finished grade, as well as building details of the proposed request. The amount of detail should be consistent with the complexity of the proposal.

CITY OF RALEIGH

After receiving approval from the ACC, a permit may be required from the City of Raleigh or other governmental authorities. The Applicant must determine whether this requirement applies to the requested modification.

THIRD PARTY COMMENTS

Written comments from neighbors and other residents concerning proposed changes may be furnished to the ACC. These comments will be considered during the review process. The ACC however, must still make its decisions based on standards set forth in the Declaration and further described in this Manual, which may be updated from time to time.

DELTA RIDGE HOMEOWNERS ASSOCIATION, INC. ARCHITECTURAL CONTROL COMMITTEE (ACC)

ARCHITECTURAL STANDARDS, CRITERIA AND DESIGN REQUIREMENTS

SUPPLEMENT TO THE DECLARATION OF RESTRICTIONS AND COVENANTS

The following are ACC approved standards that are not specifically outlined in the DELTA RIDGE Declaration. No assumptions should be made that restrictions included in the Declaration and not listed here have been waived by the Association.

1. WINDOWS, DOORS, SCREENED ENCLOSURES AND PATIOS

- a. Bright-finished or bright plated (other than white) metal exterior doors, windows, window screens, louvers, exterior trim or structural members shall not be permitted. The use of black or white anodized aluminum to match the original trim is the preferred material.
- b. Screened enclosures shall not be permitted on the front or sides of dwelling units.
- c. The use of reflective tinting or mirror finishes on windows is prohibited. This does not prohibit non reflective.
- d. Window treatments must be natural or white in color when viewed from exterior.
- e. Security bars on windows or doors are prohibited.
- f. All screen enclosures must have a hip, gable or mansard roof.

Delta Ridge Townhomes Section only (this does not include Delta Ridge Towns North Townhomes)

Door colors are not allowed to be altered as they were recently painted and colors were selected by the Board. If you wish to change colors, you must apply and know the possibility of it getting denied.

Below is the only accepted storm door and all others need applied for.

Full panel and split panel styles are allowed. The color of the door frame should match the color of the main entry door or the house trim.

EXTERIOR FRONT DOOR

EXTERIOR REAR ENTRY DOOR



Door Hardware Standard



[Schlage](#)
[Camelot Handleset](#)
Finish: Aged Bronze
Model: F60 CAM 716 ACC



2. EXTERIOR WALL FINISHINGS

a. The use of the following materials is appropriate:

1. Vinyl Siding
2. Stone (natural or synthetic)
3. Brick
4. Masonite Siding

b. The use of the following materials is inappropriate

1. Rough Sawn Siding
2. T-111 Siding
3. Aluminum Siding

In general, colors should be muted. Most paint manufacturers have "traditional" or "Williamsburg" color charts from which selections should be made. All exterior colors and materials must be approved by the ACC.

c. Exterior colors that, in the opinion of the ACC would be inharmonious, discordant and/or incongruous to the DELTA RIDGE Community shall not be permitted.

Delta Ridge Townhomes Section (this does not include Delta Ridge Towns North Section)

HOUSE NUMBERS

New



3. ROOFS

a. Roof colors shall be an integral part of the exterior color scheme of the building. Roofs shall be "weathered wood" or a very similar color.

b. No change in color or existing roofing material shall be permitted without the approval of the ACC. Roofing material must be either asphalt or fiberglass shingles, with a minimum 20 year warranty.

- c. Flat roofs are not permitted except as described in paragraph d. below. ALL roof pitches shall be a minimum of 5:12 ratio.
- d. Flat deck first floor patio roofs, which also serve as second floor balconies, may be approved by the ACC. The second story balcony must be accessible from a second story door and must have a continuous railing at its perimeter. The first floor roof structure/second story floor must match as close as possible the existing house roof in materials and design.

4. **GARAGES, DRIVEWAYS, WALKWAYS AND EXTERIOR LIGHTING**

- a. Any change from the existing garage door must be approved by the ACC. If you add either of the below, an application is not necessary.

Suggested Standard

GARAGE DOOR OPTIONS

SINGLE FAMILY (ONLY)



TOWNHOME / SINGLE FAMILY



- b. No curbside parking areas are to be created by altering existing curb or street paving.

Delta Ridge Townhome Section (this does not include Delta Ridge Towns North Section)

- c. Any change from the existing lighting must be approved by the ACC unless suggested standard is used. **This only applies to the Delta Ridge Townhomes section and not the single family homes or Delta Ridge Towns North section.** All proposed exterior lighting should be detailed on the request for architectural modification. No exterior lighting shall be permitted which, in the opinion of the ACC, would create a nuisance to the adjoining property owners. Soft white shade is the preferred color for use.

Suggested Standard
EXTERIOR LIGHTING



**Portfolio Brayden
20-in Mystic Black/Aged Bronze
Outdoor Wall Light**

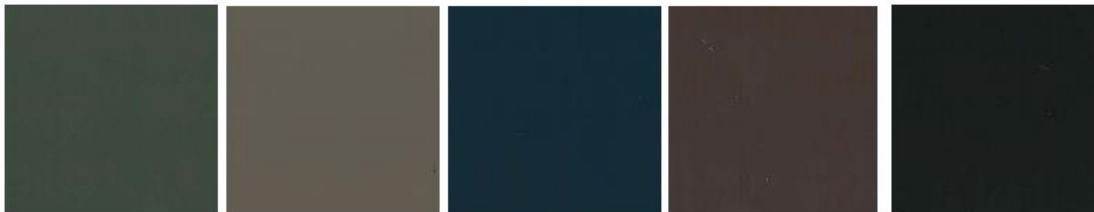
- d. Driveways and walkways shall be constructed of concrete. No asphalt drives or walkways will be permitted.
- e. Driveway aprons must be concrete and may not be widened without the approval of the ACC.
- f. Any proposed walkway must be approved by the ACC prior to installation. This includes concrete walkways, stepping-stones or paver bricks.

5. AWNINGS AND SHUTTERS

- a. Metal fold-down awnings and canopies do not meet the standards of the community with respect to conformity and harmony of external design and shall not be permitted or affixed to the exterior of any residence.
- b. Permanent fixed and operational shutters are permitted. Front door and shutter color must match except in the case where a stained wooden custom door is added. Color and type of shutters must be coordinated with the house and approved by the ACC if deviating from original design.

Delta Ridge Townhome Section (does not include Delta Ridge Townhomes North section) Standard Color Palette (Color names available upon request)

EXTERIOR DOOR AND SHUTTER COLOR OPTIONS



6. LANDSCAPING

- a. All proposed landscaping must first be submitted to the ACC with a survey prior to installation. Proposed landscaping must be shown on a lot survey, which includes the house, all impervious surfaces and existing landscaping.
- b. Removal of any existing landscaping must be approved by the ACC. Replacement of like kind and size will be required.
- c. All Landscaping installed with approval by the ACC must be maintained to the standards as set forth by the Association.
- d. No private landscaping may be planted within any utility easement or within the designated slope easements. The HOA reserves the right to landscape within the slope easements.

7. FENCES

- a. All wood fencing must be pressure-treated lumber of grade 2 or better. Wooden fence, not to exceed six (6) feet in height, may be permitted to be installed in the Delta Ridge Community in the single family section and other material may be used in the townhome sections.
- b. Black wrought iron fencing, at a height ranging between four (4) and five (5) feet is acceptable within the single-family home community when used as fencing.
- c. Chain link fences are prohibited.
- d. No fencing shall be installed in any utility easements without the prior written consent of the utility companies.
- e. Fencing is not allowed on a lot forward of the front corners of the house on that lot in either single family or townhome.
- f. Borders not exceeding 12 inches in height are allowed. They must be made of black wrought iron, brick, stone, and the like but not wire.

Delta Ridge Townhomes Section (does not include Delta Ridge Towns North Section)

- g. Fencing is not allowed in the front yards of townhomes.

8. BASKETBALL HOOPS

- a. Basketball hoops will be considered. Approval will consider how the placement and use would impact on neighboring homes.
- b. Lights for night basketball play will not be permitted. Use shall be

restricted to daylight hours.

- c. When portable goals are not in use, they must be stored on owners' property no more than ten (10) feet from the house.

9. SWIMMING POOLS

- a. Proposed pool, decking, screen enclosure and landscaping plans with survey must be submitted to the ACC for review.
- b. Above ground swimming pools shall not be permitted, other than inflatable toddler wading pools.
- c. No decking, screening or landscaping may be installed on any portion of any utility easement.
- d. Spas or hot tubs will be permitted only when their placement does not interfere with the neighboring homes and will not create a nuisance. It is recommended that with the application for approval to the ACC, comments from neighbors be included. Any spa or hot tubs that is permitted must also conform to all local zoning ordinances regarding this type of installation.

Delta Ridge Townhomes Section (does not include Delta Ridge Towns North Section)

- e. Spas and hot tubs are not permitted because of the close proximity all of the townhomes have to one another and the noise that is created.

10. AIR CONDITIONERS, GARBAGE AND TRASH CONTAINERS

- a. Window and/or wall air conditioning units shall not be permitted.
- b. All garbage and trash containers shall be placed in an enclosed or landscaped area as approved by the ACC so as not to be seen from the street or adjacent properties except on days of garbage pickup. Open storage of refuse is prohibited. ACC suggested standard enclosure is acceptable and does not need approval.

FENCING FOR TRASH RECEPTACLES



- c. On the days of scheduled garbage/trash pick-up, such refuse shall be in trash receptacles and placed near the roadway.

11. ANTENNAS, FLAGPOLES, SIGNS AND MAILBOXES

- a. No exterior television or radio masts, towers, poles, antennas or aerials may be erected. Satellite dishes are permitted but shall be screened so that they are not visible from the street. Placement and landscape buffering requirements must be determined by the ACC as a condition of approval for satellite dishes.
- b. A flagpole for display of the American and/or North Carolina State Flag only shall be permitted, subject to ACC approval of placement and design. The prohibition of Model Homes and Sales Flags does not apply to the Declarant or assigns. No flagpole shall be used as an antenna.
- c. No signs of any type (including ~~%~~or Sale+or ~~%~~or Rent+signs) shall be erected or displayed on any Unit structure or lot without the written permission of the ACC. The ACC shall determine form, size, color, content, time of placement and location of any sign, is approved for placement. No sign shall be nailed or attached to a tree. No flags or banners are permitted. This prohibition of signs, flags and banners does not apply to the Declarant or assigns.
- d. Mailboxes have been designed and installed for each Neighborhood by the Builder. No modifications of the original installed mailbox will be approved by the ACC. By regulating the style of mailbox units, the ACC hopes to reduce the visual impact created by random design.

12. ACCESSORY STRUCTURES, PLAY EQUIPMENT AND DECORATIVE OBJECTS

- a. Storage sheds are permitted and shall be placed to the rear of the property and only with approval of the ACC. Design and color of the shed shall match that of the house on said lot to the extent possible. No lot shall be permitted to have more than one shed.
- b. All playground equipment or playhouses shall be placed to the rear of the property and only with approval of the ACC. Location on the Lot and screening requirements may be a condition of ACC approval.
- c. No decorative objects such as sculpture, birdbaths, fountains and the like shall be placed or installed on the street side of any Lot without the approval of the ACC.
- d. No clotheslines or similar structures shall be permitted on any portion of a Unit Owner's property.
- e. Above-ground and sub-surface fuel tanks are prohibited.
- f. Pet houses require approval by ACC and must be placed in the back yard.

13. VENTILATORS, SKYLIGHTS, GUTTERS AND DOWNSPOUTS

- a. Attic ventilators or other apparatus requiring penetration of the roof should be as small in size as functionally possible and should be painted to match the roof color. They should be located generally on the least visible side of the roof and not extend above the ridgeline. Approval of any ventilators must be obtained from the ACC prior to installation.
- b. Gutters and downspouts must match the trim on the house and be as inconspicuous as possible. Run-off must not adversely affect the drainage on adjacent properties. All gutters and downspouts must have the approval of the ACC prior to installation.

14. PATIO, PATIO ENCLOSURES AND DECKS

- a. Patio enclosures are an extension of the home and have a significant impact on its appearance. All enclosures should be designed to conform to the contours of the house color and materials should be compatible with the existing home and surrounding homes. All patio enclosures must have ACC approval prior to the commencement of construction.
- b. The roof of the patio enclosure should conform to the roof on the home as closely as possible. Insulated aluminum roofs will not be permitted.
- c. All patios, patio slabs and courtyards must be approved by the ACC prior to installation.
- d. All decks shall be constructed on the rear of the house. Material shall be pressure-treated lumber of grade 2 or better.

- e. Deck color and stain shall be approved by ACC unless suggested standard is used.

15. PERMANENT BARBECUES

- a. Permanent barbecues may be permitted in rear yards but should not be a dominant feature on the landscape and should be located so they will blend as much as possible with the surrounding area. Supplemental planting should be provided to soften the visual impact of the barbecue, particularly when little or no natural background or screening is available.
- b. No permanent barbecue shall be installed until approval is received by the ACC.

16. Fire Safety

Delta Ridge Townhomes Section (does not include Delta Ridge Towns North Section)

- a. Fire pits are not permitted. Tiki torches or similar items and grills must be used located away from permanent housing structure.

17. MAJOR EXTERIOR ALTERATIONS

- a. The design of major alterations should be compatible in scale, materials, and color with the applicant's house and adjacent houses.
- b. The location of major alterations should not impair the views or amount of sunlight and natural ventilation on adjacent properties.
- c. Roof pitch should match the type used in the applicant's house.
- d. New windows and doors should match the type used in the applicant's house and should be located in a manner which will relate well with the location of exterior openings in the existing house.
- e. If changes in grade or other conditions, which will affect drainage, are anticipated they must be indicated. Generally approval will be denied if adjoining properties are adversely affected by changes in drainage.
- f. Construction materials should be stored so that impairment of views from neighboring properties is minimized. Excess material and debris should be immediately removed after completion of construction.

18. SOLAR PANELS

- a. Solar water heating panels shall be applied for and reviewed by the ACC Committee on an individual basis.
- b. Solar Panels shall be allowed on roofs only, with faces parallel to roofing, with maximum height of 6+above roofing.
- c. Solar Panels shall generally not exceed 40% coverage of the roofing panel on which the panel is allowed.

- d. Piping external to the collectors shall be concealed (i.e. below roof construction, or within framing).
- e. Color shall be compatible with roofing color.
- f. Piping and wiring shall comply with all applicable codes, including plumbing and electrical, and shall be approved by the City.

THIS DOCUMENT MAY BE REVISED FROM TIME TO TIME AS NECESSARY