**ARCHITECTURAL GUIDELINES**

Originally Issued as Exhibit D to the Declaration of Covenants, Conditions and Restrictions

 for the Greens of Boulder Ridge dated January 26, 1995

1st Amended and Reinstatement July 15, 2013

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1. **Introduction**

The contained Architectural Guidelines are the architectural standards and policies used to govern the construction, location, landscaping and design of improvements to the exterior portions of the Owner’s lot.

To preserve the architectural and aesthetic appearance to the Development, no construction or modification shall be commenced or maintained by any Owner with respect to the construction of or affecting the exterior appearance of any Dwelling or with respect to any other portion of the Property nor shall any exterior addition to or change or alteration therein be made (including, without limitation, painting or staining of any exterior surface) without written approval from the Architectural Review Committee (ARC).

The ARC shall have the sole discretion to determine whether plans and specifications submitted for approval are acceptable to the Association.

The ARC has established the Architectural Review Committee Application (ARC Application) process to facilitate the review and approval for improvement projects. The ARC Application and ARC Application Instructions can be downloaded from our website at boulderridgegreens.com under the “Documents” section.

1. **Construction Regulations and Restrictions**
	1. Compliance with Laws and Regulations

The owner is responsible for complying with all permit requirements, laws, ordinances, rules, and regulations of any public or quasi-public authority having jurisdiction over the work. Additionally, the owner, his builder, contractor, and subcontractors must fully comply with all rules, regulations, and restrictions of and among other policies of the Association, the Declaration of Covenants, Conditions and Restrictions for the Greens of Boulder Ridge, Bylaws, Rules & Regulations and the Architectural Guidelines of the Association. Before beginning constructions, the owner must post all permits of any public or quasi-public authority having jurisdiction over the work. Lots abutting the golf course may have stricter requirements for some projects and permission from the Boulder Ridge Country Club management may be required.

2.2 Safety and Security

2.2.1 During the construction, the owner, his builder, contractor, and subcontractors must not cause the creation of any safety hazards, including traffic hazards by parking vehicles such that it limits visibility or other traffic access.

2.2.2 The owner, his builder, contractor, and subcontractors must take all necessary precautions for the safety of employees, third persons, and the prevention of damage to adjacent private properties, including Common areas of the Development, by utilizing the installation of barriers, lights, signs, and other necessary safeguards to give adequate warning to the public of any dangerous conditions.

2.2.3 Adequate sanitary facilities must be maintained on the construction site as are required by the employees of the builder, contractor, and subcontractors. In addition, the facilities must be maintained in a clean and sanitary manner such that they comply with all applicable ordinances or regulations.

2.3 Conduct on the Site

2.3.1 The hours of operation for any power tools or equipment used on the construction site must be between the hours of 7:30 am. and 8:00 p.m. and no construction shall take place on Sundays.

2.3.2 The owner, his builder, contractor, and subcontractors must not allow consumption of alcoholic beverages on the construction site or cause for damage or disturb the work of others.

2.3.3 The playing of radios or tape players on the site must be kept to a reasonable level.

2.3.4 Activities must be restricted to the site on which the construction is occurring; the builder, contractor, subcontractors, and their employees must not enter upon adjacent lots or the golf course for any reason.

2.4 Maintenance of the Site

2.4.1 The construction site must be maintained in a neat and clean condition, with all materials stockpiled and all waste material or debris removed immediately.

2.4.2 After completion of any phase of the work, all equipment, material, supplies, and temporary structures related to that phase must be removed, and the lot must be left in a neat and clean condition.

2.4.3 Curbs and streets must be kept clean and free of dirt, trash, debris or other materials relating to the work; if any damage occurs to the curbs or streets, Common areas or adjacent property as a result of the construction, it is the responsibility of the owner, his builder, contractor and/or subcontractor to repair the damage in a timely manner.

1. **Architectural Controls of Structures Within the Lot**

The structures listed below require prior written approval from the Architectural Review Committee, through the ARC Application process, prior to any installation, unless a specific exemption is noted as indicated by (\*).

If a structure is not listed below, contact the Board of Directors prior to commencing work to verify the need of approval.

3.1 Roofs

3.1.1 Roofing material must be of the like-kind to the original or better quality (i.e., shadow or deep-shadow architectural style asphalt) with a minimum 30-year warranty shingle, and must match the original color known as Driftwood and/or Weathered Wood. No other shingle colors will be permitted.

3.1.2 Solar panels are permitted but must get approval from the ARC prior to installation.

3.2 Exterior Wall Surfaces

3.2.1. Exterior walls of a Dwelling may incorporate any of the following: brick, stucco, stone, or stained/painted cedar.

3.2.2 Quoins may be constructed of brick or stone. Brick should match as close as possible to your home.

3.2.3 Paint must be consistent with neighborhood aesthetics.

3.2.4 Painting of exterior brick will not be permitted.

3.3 Front Doors (maintenance & replacements)

3.3.1. All types of front doors are permitted as long as the color and style adhere to the aesthetics consistent with the neighborhood.

3.3.2 Paint and/or stain colors must be consistent with neighborhood aesthetics.

3.4 Garage Doors (maintenance & replacements)

3.4.1. All types of garage doors are permitted, as long as the color and style adhere to the aesthetics consistent with the neighborhood.

3.4.2. Paint, stain and faux wood-look colors (and glass) must be consistent with the neighborhood aesthetics.

3.5 Awnings

3.5.1. Only permanently attached sunshades are allowed on decks and patios.

3.5.2 The color of the sunshade must be compatible with the exterior color of your house.

3.5.3. No other awnings, foil or other reflective materials shall be used on any windows for shade purposes.

3.6 Windows (maintenance & replacements)

3.6.1 All types of windows are permitted as long as the color and style adhere to the aesthetics consistent with the neighborhood.

3.6.2 Window frame colors must be consistent with the neighborhood aesthetics.

3.7 Sidewalks and Patios

3.7.1 Sidewalks and patios can be concrete or paver stone/brick.

3.7.2 Gravel sidewalks and patios are not permitted.

3.8 Driveway/Driveway Ribbons

3.8.1 Driveways and driveway ribbons can be asphalt, concrete, or paver stone/brick.

3.8.2 Gravel driveways or ribbons are not permitted.

3.8.3 Asphalt driveways are expected to be properly maintained and treated with sealcoat periodically to maintain the aesthetics of the neighborhood.

3.9 Gazebos/Decks/Screened Porches/ Home Additions/Pergolas

3.9.1 Structure must be designed to blend into and enhance the surrounding landscaping.

3.9.2 The size, shape, location and materials of the structure must be carefully considered to achieve a feeling of compatibility with the surrounding natural and man-made elements.

3.9.3 Gazebos, decks, screened porches, home additions and pergolas cannot be installed within a dedicated easement.

3.10 Swimming Pools, Therapy Pools and Spas

3.10.1 All swimming pools, therapy pools and spas must be in-ground and fenced with black wrought iron or black, ornate aluminum fencing of no higher than 48”.

3.10.2 Fencing shall not be installed around the perimeter of the lot, but is limited to the pool area only.

3.10.3 No above-ground pools are allowed with the exception of kiddie pools 18” tall or less.

3.10.4 The pool must be adequately and aesthetically screened from the surrounding areas by appropriate landscaping.

3.10.5 The location of the pool should address the relationships between indoor and outdoor features, setbacks, wind, sun and the site’s terrain.

3.10.6 The size, shape and location of a pool must be carefully considered to achieve a feeling of compatibility with the surrounding natural and man-made elements.

3.10.7 The pool and its equipment must be architecturally related to the house and other structures in their placement, mass and detail.

3.10.8 Swimming Pools, Therapy Pools and Spas cannot be installed within a dedicated easement.

3.11 Hot Tubs

3.11.1 Hot tubs may be above-ground or in-ground.

3.11.2. The hot tub must be placed so that it is aesthetically screened from the surrounding areas by adequate landscaping.

3.11.3 Hot tubs cannot be installed within a dedicated easement.

3.12 Mailboxes

3.12.1 Mailbox posts shall be black iron style.

3.12.2 Mailboxes shall be black.

3.12.3 Mailboxes shall be properly secured to its post by bolts and anchors; taping or use of straps will not be permitted.

3.12.4 Character-type mailboxes will not be permitted.

3.13 Maintenance Sheds

3.12.1 Maintenance sheds or other similar structures are not allowed.

\* Portable storage containers, 32 cubic feet in size or less, are permitted as long as they are stored within the backyard area up against the house. An ARC application is not required. The number of storage containers shall be limited to two (2) per dwelling. Such units shall be a manufactured, kit type (handmade versions will not be permitted) and shall be placed in an aesthetically pleasing manner.

3.14. Fencing

3.14.1 Fencing is not permitted; this includes all in-ground screening structures for the purpose of blocking HVAC units and utilities boxes/meters.

\* See Section 3.10 for building code required fencing allowances for in-ground swimming pools, therapy pools and spas.

\*Invisible, in-ground pet containment fencing is permitted; an ARC application is not required.

3.15 Playground Equipment

3.15.1 Swing sets, slides, ice rinks, sport courts and similar playground equipment that require permanent or semi-permanent installation shall be constructed with a wooden frame and is to be painted/stained in earth tones.

3.15.2 Equipment constructed with metal framing is not permitted.

3.15.3. The location of playground equipment on the property must comply with the Lake in the Hills Village Ordinance.

3.15.4 Permanent or semi-permanent playground equipment cannot be installed within a dedicated easement.

3.16 Basketball Hoops

3.16.1 Permanent basketball hoops are allowed but subject to review of its placement to remain consistent with the aesthetics of the neighborhood. No basketball hoops shall be attached to any part of the dwelling unit.

3.16.2 Basketball hoops with long extension lights extending above the basketball backboard are not permitted.

\* Temporary basketball hoops are permitted; however, the following criteria must be met:

a. Shall be weighted internally and in accordance with the manufacturer’s specifications. No bricks, stones, boulders, sandbags, salt bags, concrete blocks or external weights of any kind shall be used.

b. Shall be placed no closer than 10’ from the street curb and shall have the backboard’s front face facing the driveway.

c. Shall be in an up-right position at all times. Hoops are not allowed to be lying down in the front, side or rear of the house.

3.17 Exterior Lighting

3.17.1 Additional exterior lighting fixtures attached to the house, other than the original builder’s fixture locations, shall be reviewed by the ARC.

\*Replacements of existing exterior lighting fixtures do not require approval by the ARC.

\*Motion detecting security lighting does not require approval by the ARC.

\*Exterior landscaping lighting and ambient patio/deck lighting does not require ARC approval.

\*Exterior lighting shall not illuminate onto adjacent properties and lighting levels shall be consistent with the neighborhood’s aesthetics.

1. **Architectural Controls of Landscaping**

The landscaping modifications below require prior written approval from the Architectural Review Committee, through the ARC Application process, prior to any installation, unless a specific exemption is noted as indicated by (\*). If a landscape element/project is not listed below, contact the Board of Directors prior to commencing work to verify the need of approval.

4.1 Roadway Trees (trees within 10’ of the street)

4.1.1 Dead, dying and diseased trees shall be removed and be replaced by the homeowner.

4.1.2. Replacement trees shall be at least 3” caliper measured 6” from the ground.

4.1.3 See Appendix A for the list of approved and prohibited tree species.

4.1.4. Clump-style trees and all fruit-bearing trees are not allowed for roadway trees so as to protect our sewer and drains and to prevent obstructing the view of traffic.

4.2 Removal of Non-Roadway Trees 6” or greater DBH

4.2.1 Removal of a non-roadway tree that is 6” or larger in DBH (Diameter at Breast Height, measured 4.5’ from ground) could alter the harmonious and aesthetically pleasing design for the development. Section 12.06 of the Declaration of Covenants, Conditions and Restrictions for the Greens of Boulder Ridge requires prior written approval from the ARC.

4.3 Planting Non-Roadway Trees

4.3.1 New or replacement trees can be planted on a homeowner’s lot.

4.3.2 New trees must be of an approved species type and size (at least 3” caliper measured 6” from the ground). See Appendix A for the listed of approved and prohibited tree species.

4.3.3 New trees shall not be planted within dedicated easements.

4.3.4 ARC Application will ensure the proper tree type, size and approved planting location.

4.4 New Installation or Expansion of Landscaping Beds

4.4.1 Finished grading from new landscape beds must protect adjacent properties from drainage runoff.

4.4.2 Landscape drainage, sump pump discharge drainage and downspout drainage shall drain within the owner’s private property area and shall not cause for standing water, icing or oversaturation on adjacent properties and/or paved street areas. Lake in the Hills Municipal Code requirements shall be met pertaining to discharge location.

4.5 Vegetable Garden Plots

4.5.1 In-ground vegetable garden plots of any size are not permitted.

4.5.2 Vegetable gardens must be kept in pots or within raised garden bed structures that are consistent with the neighborhood’s aesthetics.

4.5.3 Vegetable garden pots and raised garden bed structures shall not be located within a dedicated easement and shall be located in the backyard area only.

1. **ARC Application Submittal Process**

The ARC Application and detailed instructions can be found in the ”Documents” section of the Boulder Ridge Greens website at boulderridgegreens.com or by emailing a request for a copy to the Board of Directors at board@boulderridgegreens.com.

Pursuant to the Architectural Guidelines listed above, under no circumstances is the Owner to begin physical construction, installation, landscaping, etc. without the written approval from the Architectural Review Committee. Failure to submit the ARC Application per the required criteria above may result in the Association taking remedial action against the Owner.

The Architectural Review Committee will consider an ARC Application on the basis of the Architectural Guideline criteria listed above along with its harmony of external design, appeal and location in relation to the surrounding structures and topography.

In accordance with the Declarations of Covenants, Conditions and Restrictions of the Greens of Boulder Ridge, no approval of plans and specifications and no publication of Architectural Guidelines shall be construed as representing or implying that such plans, specifications or Architectural Guidelines will, if followed, result in properly designed improvements. Such approval and Architectural Guidelines shall in no event be construed as representing or guaranteeing that any Dwelling or other improvement built in accordance therewith will be built in good and workmanlike manner. Neither the Association, nor the Architectural Review Committee shall be responsible or liable for any defects in any plans or specifications submitted, revised or approved pursuant to the terms of this Article XII, any loss or damage to any person arising out of the approval or disapproval of any plans or specifications, any loss or damage arising from the non-compliance of such plans and specifications with any governmental ordinances and regulations, nor any defects in construction undertaken pursuant to such plans and specifications.

**Amendments**

Consistent with the provisions of the Declaration of Covenants, Conditions and Restrictions for the Greens of Boulder Ridge, these Architectural Guidelines may be amended at a regular or special meeting of the Board of Directors by a majority vote of the Board.

**APPENDX A**

**Approved & Prohibited Tree Species**

**Acceptable Roadway Trees:**

Norway Maple (including Crimson King and Schwedler cultivars)

 Autumn Blaze Maple

 Thornless Honey Locust

 American Linden

 Hackberry

 Ohio Buckeye

 Ginkgo (male only)

 Kentucky Coffee Tree

 Swamp White Oak, Red Oak or Shingle Oak

\*All Roadway trees shall be of no less than 3” caliper measured 6” from the ground.

**Acceptable Non-Roadway Trees:**

Canoe Birch, River Birch, Clump Birch

 Sargent Cherry, European Bird Cherry

 Hackberry

 Red Oak, White Oak, Pin Oak

 Flowering Crab Apples, including Red Jade Crabapple and Radiant Crabapple

 American Maple varieties with the exception of the Silver Maple

 Tatarian Maple, Paperbark Maple, Cutleaf Japanese Maple

 Tulip Tree

 Thornless Honey Locust

 American Linden

**The following trees are prohibited from all properties:**

Box Elder Black Locust

 Tree of Heaven American Elm

 Black Walnut, Chinese Elm

 Ash (all species) Common Mulberry

 Black Cherry Catalpa (all species)

 Willow (all species) Silver Maple

 Eastern Cottonwood Sycamore