

TURNBERRY HOMEOWNER'S
ASSOCIATION

ARCHITECTURAL AND LANDSCAPING
GUIDELINES

February 7, 2009

Background, Guiding Principles and Intent of Guidelines

Turnberry is a planned development composed of single-family homes that are part of the Turnberry Homeowner's Association ("the Association" or "Turnberry"). A planned development is a community that is developed pursuant to a master plan designed to create a total living environment. Part of the concept of a total living environment is the maintenance of landscape and architectural design throughout the community that is in conformance with specific community standards. The "Guidelines" would allow for reasonable individual expression within a standard of attractive aesthetic appearance to maximize property values in the community. This planning concept is for the benefit of all of those who live in the community and, if applied properly and consistently, will help Turnberry maintain its unique appeal and to foster a growth in property values. Pursuant to the Association's Covenants, Conditions and Restrictions (the "CCRs"), any improvement to a Lot must be approved by the Association. The Turnberry Architectural Review Committee ("TARC") has been created by the Board of Directors to implement the provisions of the CCRs related to Architectural Control/Guidelines and specific supplemental rules to ensure that these Guidelines are met.

See Section 5(b) of the CCRs for further information on items requiring TARC approval.

1. Within the Walls of Each Home: Owners may make changes in this area without TARC approval unless the changes made inside the walls are visible from the outside. Building and Safety Regulations must be observed.

2. Common Appurtenant Area ("CAA"): Defined: CAA is the area outside the walls of each home, such as front, side and back yards, which is not Common Area. An owner may construct or install an improvement on CAA provided that the improvements are approved by the TARC and comply with all applicable laws and regulations. The TARC's decision will be based upon the Guidelines as set forth throughout this document. For ease of reference, the following sections list some common CAA improvements:

A. Exterior Decorative Objects, Lighting and Grills: Owners may install these items without TARC approval unless the improvements are visible from outside CAA or cause a nuisance outside of the CAA.

Other improvements which do not require TARC approval include exterior lights or fixtures included with original structures, house numbers and sign posts that are either attached to a mailbox or do not exceed 4" in height and 12" in length. If the improvements are visible from outside the CAA and do not fall within the specifically pre-approved Guidelines, TARC approval is required. These improvements include, but are not limited to exterior decorative objects, bird baths, wagon wheels, sculptures, fountains, pools, free-standing poles of all types, and flagpoles.

B. *Swing Sets and Play Houses*: Swing sets and playhouses require approval of the TARC if they are visible from outside the CAA or cause a nuisance outside the CAA.

C. *Landscaping*: To the extent the improvement will change the appearance of the CAA, TARC approval is required if the improvement is visible from outside the CAA or will cause a nuisance outside the CAA. All homes shall have bushes/shrubs planted along the front foundation of the house and any request to remove bushes/shrubs from along the foundation will not be approved unless a plan for re-planting is also approved. Dead bushes/shrubs and/or trees shall be removed and replaced in a timely manner.

D. *Decks*: Decks may be constructed, with approval of the TARC, subject to the following:

- i. Plans submitted to the TARC should show details, colors and types of materials of construction, with a rendering so that the TARC can visualize what is proposed. The plans must show the position of the deck on the lot and its relation to neighboring houses and lots and property lines.
- ii. Designs must be harmonious with surrounding structures and plantings.
- iii. No fencing or screening of projecting decks will be permitted which will block the side view of neighbors.

E. *Fences*: Fences may be either split-rail or picket, of the style used in the development. Walls may be of stone, stucco, or brick. The designs of the fences and/or walls require prior TARC approval. Only one style of fence shall be allowed per installation. Any other fence or wall will be considered using the Guidelines set forth herein. No chain link fences will be permitted in any location.

Generally, the height of fences will be limited to six (6) feet. If the fence borders the brick wall along Ridge Road, the fence height may not exceed the height of the brick wall. Gaps between neighboring fences are strictly prohibited. Fences shall be constructed so as to present the vanity (finished) side to the street and neighboring properties.

F. *Garage Doors*: Garage Doors should be constructed in a manner and in a color to harmonize with the remaining construction of the residence.

G. *Mail Boxes and Supports*: All mail boxes and supports shall be of a single type and color, fabricated to a design approved by the TARC.

H. *Driveways and Walkways*: All driveway and walkway surfaces must be a paved concrete finish.

I. *Exterior Colors*: All exterior colors (brick, roof, paint, stain, etc.) must be submitted to the TARC for approval prior to application.

J. *Animals*: The TARC hereby designates the following breeds of dogs as dangerous and thus excluded from the property as set forth in Section 8 of the CCRs: Chow Chow, Doberman Pincer, Rottweiler, Staffordshire Bull Terrier (Pit Bull).

PROCEDURE FOR TARC APPROVAL

For information on submission procedures and requirements see Section 5 of the CCRs.