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DESIGN GUIDELINES

Private Recreation Restrictions

- Individual swimming pools, swing sets, basketball hoops, trampolines, or any other recreational equipment are prohibited.
- Hot tubs may be approved by Developer/Homeowners Association (HOA) if screened from neighbors by a natural or plant barrier.

Driveways & Parking

- Driveways must accommodate at least two parked passenger vehicles without obstructing sidewalks.
- All driveways must be paved.
- Long-term parking/storage of campers, boats, trailers, ATVs, snowmobiles and other vehicles of any nature (other than registered passenger vehicles) is prohibited in common spaces, roadways, driveways or on lot.

Siding, Windows & Exterior Materials

- Approved siding materials: LP SmartSide, composite, vinyl, clapboard and cedar shakes.
- All exterior colors must be approved by the Developer.
- Windows must be black or white. Other colors require Developer approval.
- All roofing and siding materials for sheds must be of equal quality to the houses.

Exterior Accessories

- Any solar panels must be installed on the non-street-facing side of the home.
- No AC units to be placed in any street facing windows.

Front Entrance Requirements

- Each unit must have small flower bed in the front of the home which will include low maintenance plants such as evergreens, perennials and decorative grasses.
- All front doors to be a mission style door, with third lite in a 4 pane pattern. The front door can have either zero sidelites or two sidelites.
- Approved front door colors are white, black and Newburyport Blue by Benjamin Moore. All other door colors must be approved by the Developer.

Mailboxes

- Association mailboxes will be in a centralized location. Location TBD.

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DESIGN GUIDELINES CONT.

Fencing

- Approved fencing includes a 4 ft white vinyl fence and underground electric fences for animal containment. Developer/HOA approval needs to approve layout.
- Privacy fences require Developer/HOA approval.

Radon Systems

- Radon systems must be installed inside the home and extend through the roof — no exterior piping allowed.

Landscaping, Snow Removal & Common Area Maintenance

- Landscape maintenance, trail upkeep, and stormwater wetland care are the responsibility of the HOA.
- HOA will mow common areas every Monday, weather permitting, during the growing season.
- Homeowners must mow their yards over the weekend or by end of day Tuesday.
- HOA may offer an opt-in landscape/mowings service on a per-unit basis.
- Each unit owner is responsible for plowing and snow removal from driveways and walkways.
- HOA may offer an opt-in snow removal service on a per-unit basis.
- Additional landscaping to be approved by the Developer/HOA

Sign Restrictions

- Real estate “For Sale” signs are allowed.
- All other signs must be removed within 48 hours of an event.
- Political and group affiliation signs are not allowed.

Sheds

- Each unit is allowed one shed.
- Sheds may be purchased from the Developer.
- If a shed is purchased from another source, the Developer/HOA must approve its size and design.
- The Developer must approve the placement of all sheds.

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DESIGN GUIDELINES CONT.

Home Additions & Alterations

- Any exterior modifications, including but not limited to: decks, pergolas, hardscaping, or home additions must be approved by the Developer/HOA.
- No wood stoves or pellet stoves allowed inside the home.

Lighting & Seasonal Lighting

- Holiday lights may be turned on at Thanksgiving and must be removed by January 15th.
- Inflatable decorations are not allowed.
- No exterior flood or motion sensored lights allowed.

Storage Restrictions

Outdoor storage of items is strictly prohibited, including but not limited to:

- Bicycles, paddle boards, kayaks
- Lawn mowers, rakes, shovels
- Any items stored on the exterior of the house, sheds, or porches.

Trash & Recycling Bins

- Trash and recycling bins may be stored along the side of the unit, provided they are fully screened by an approved privacy fence or landscaping.
- All bins must have a lid.

Playground, Sports Court, Pond & Common Space Rules

- Open from 8:00 AM – 8:00 PM or dusk, seven days a week.
- Loud music is prohibited in all open spaces unless approved for a special event by the HOA.