

SUN CITY CAROLINA LAKES  
Design Guidelines

August 16, 2006

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## **I. INTRODUCTION**

Sun City Carolina Lakes is an active adult community designed to respect the visual character of its site, minimize environmental impacts and maximize water and energy conservation principles. In order to preserve and enhance these principles, these Design Guidelines are established to maintain certain standards by which the community may grow and develop.

The Design Guidelines provide an overall framework to allow the community to develop and progress in an orderly, cohesive and attractive manner, implementing planning concepts and philosophy which are required by regulatory agencies and desirable to residents. The Design Guidelines include minimum standards for the design, size, location, style, structure, materials, color, mode of architecture, and mode of landscaping and relevant criteria for the construction or addition of improvements of any nature. They also establish a process for judicious review of proposed new developments and changes within the Community.

The Design Guidelines have been adopted by the Board of Directors of the Sun City Carolina Lakes Community Association (the "Community Association") pursuant to the Declaration of Covenants, Conditions and Restrictions for Sun City Carolina Lakes to be recorded with the Lancaster County Recorders' Offices (the "Declaration"). The Design Guidelines will be enforced by Del Webb during the Development Period as defined in the Declaration, and by the Modifications Committee established under Article IX of the Declaration after the end of the Development Period. The Modifications Committee also may enforce the Design Guidelines during the Development Period to the extent these duties may be delegated by Del Webb. For the purposes of this document, all applications for approval are assumed to be made to, and written approval issued by, Del Webb, although in some circumstances the authority to review and approve certain changes may be delegated to the Modifications Committee subject only to Del Webb's right to review and withhold a particular approval. The term "Reviewing Entity" is used in this document to mean either Del Webb or, if the review has been delegated or the Development Period has ended, the Modifications Committee.

To the extent that any government ordinance, building code or regulation requires a more restrictive standard than that found in these Design Guidelines or the Declaration, the government standards shall prevail. To the extent that the local ordinance is less restrictive than these Design Guidelines, and any standard contained therein, or the Declaration, these Design Guidelines and the Declaration shall prevail.

Pulte Home Corporation, a Michigan corporation doing business through its Del Webb brand ("Del Webb"), is the Declarant under the Declaration and the developer of Sun City Carolina Lakes.

Home Owners are responsible for all cleanup of any improvement project. All debris, sod, soil, etc. shall be removed from the lot and hauled to the proper waste sites. If the project causes damage to any neighboring property, public or private, the Home Owner is responsible for any necessary repairs.

## **II. RESIDENTIAL DESIGN GUIDELINES**

### **A. Architectural Character**

1. The architectural design of any and all additions, alterations, and renovations to the exterior of an existing single family/club home shall strictly conform to the design of the original home in style, detailing, materials, and color. Any such improvement shall be made only after an application is given to the Reviewing Entity, and written approval is obtained/received from, the Reviewing Entity.
2. Pursuant to the “Declaration” the Modifications Committee may amend the Design Guidelines, which shall apply to all regulated work within the Properties. Once requests have been submitted and approved by the Modifications Committee, and modification has commenced, any subsequent changes of the Design Guidelines shall not affect or delay the approved project.

Any work that has commenced prior to the approval of the Modifications Committee not conforming to the “Declaration” will not constitute approval of the project. Therefore, project may be required to comply with the “Declaration”. CC&R’s Article 9.3 Guideline and Procedures.

3. The height of any addition to an existing single family/club home shall not be higher than the original ridgeline. No alterations or improvements shall be approved if the proposed roof pitch varies from the original constructed pitch of the roof.
4. All additions to homes shall be built within the building setback lines originally established for Sun City Carolina Lakes or as modified by Del Webb with the requisite approval of the Lancaster County, regardless of any more lenient requirements of any local governmental authority. These building setbacks are set forth in part in Appendix “A” and are contained in detail in PDD-18, as amended, adopted by Lancaster County.
5. All materials used in maintenance, repair, additions and alterations shall match those used by Del Webb as to color, composition, type, and method of attachment. The Reviewing Entity may allow substitute materials if such materials are deemed by the Reviewing Entity in its sole discretion to be compatible with the theme of the community.
6. Altering the original condition of the exterior of your home will void warranties.
7. No additions, alteration or renovations shall be permitted, if it is determined to have an adverse material impact upon neighboring properties and/or community. The size of any project shall be determined by the available space per lot within the Private Area. The Reviewing Entity reserves the right to limit the size and location of certain modifications.
8. When any additions, alterations, or renovations are performed to an existing single family/club home, the established lot drainage shall not be altered.
  - a. Any Home Owner or Resident who changes the existing grading or drainages shall be liable for all costs and expenses of repairing such changes, or any costs, liabilities, damages or causes of action arising out of such changes.

- b. All roof drainage and sump pump ejector lines shall drain to the ground solely within the deeded lot area and may not be discharged closer than five feet (5') of any neighboring property. Any project [including sump pump hoses and downspouts] that materially increases drainage of storm water onto adjacent property, must receive the consent of the Owner(s) of the affected property. Drain lines, which direct roof drainage or sump pump water, must be approved by the Reviewing Entity and will comply with the following standards:
  1. A drain line plan with pipe sizes, discharge locations, emitters, and existing drainage patterns must be submitted on a plot plan of the property to the Reviewing Entity for consideration.
  2. No discharges of storm-water may be closer than five feet (5') to any neighboring property.
  3. Air gaps must be provided between downspouts, sump pump ejector lines and drain line extensions.
  4. Drain line extensions may not discharge water directly perpendicular to a neighboring property or an existing drainage flow-line. Drain line alignments shall be set so that discharge water flows in the same basic direction as existing flow-lines on the lot. Emitters, water disbursement, and/or erosion control measures must be provided to eliminate erosion of the soil on the lot.
  5. Roof drain downspouts, sump pump ejector lines, or any surface runoff or groundwater shall never be connected directly or indirectly to any public sanitary sewer system.
  6. Gutters and downspouts shall match those originally installed in color and composition.
  7. All storm door additions must be full glass or full glass self-store. These doors must match the color of the doorframe trim, the front door, or white. If other than clear glass is desired, a photograph of the front of the home may be required with the application form. Security doors are prohibited.

**B. Private Area**

1. The Private Area of each lot is defined as the area between the side setback lines, behind the (twenty foot [20']) front setback line and in front of the (twenty foot [20']) rear setback line, as such setbacks are described on Appendix "A" and are shown on the plot plan of each lot. Private Area also includes all open space portions of the lot between the side setback lines that are within (1) four feet (4') of the front of the home and (2) within four feet (4') of the front service walk as originally installed by Del Webb. On lots where the rear-most foundation wall of the home as originally constructed by Del Webb is less than twelve feet (12') from the rear setback line, the rear line of the Private Area will be a line twelve feet (12') from and running parallel to such rear-most original foundation wall.

2. To preserve attractive view corridors and promote efficient landscape maintenance, no installation of landscape, hardscape materials or other improvements (other than underground sprinkler systems if otherwise approved under the review procedures described in these guidelines) by Home Owners shall be approved for any portion of the lot outside the Private Area, except in the following limited circumstances:
  - a. For (i) rear yards of all lots, or (ii) side yards that face a street, the installation of landscaping, hardscape materials or other landscape improvements by Home Owners may be permitted in the applicable (i) rear yard or (ii) side yard provided plans thereof are approved in writing by the Reviewing Entity prior to the installation of any landscaping, hardscape materials or other landscape improvements on any such lot. Plans for any such installation must otherwise be in conformance with the provisions of the Design Guidelines and contain acceptable plantings and materials. The Reviewing Entity, in its sole discretion, may consider the following criteria when reviewing a request hereunder: (i) the impact the improvements will have on views, both on and off the subject lot; (ii) the impact the improvements will have for purposes of future maintenance of the areas affected by said improvements; and (iii) whether the improvements will enhance the overall appearance of the community. The Reviewing Entity shall have the express right to specify the location of any such improvements outside the Private Area. In addition to prior approval by the Reviewing Entity, each Home Owner proposing any such improvements outside the Private Area must first obtain the written consent of all Home Owners who own lots which are contiguous to the lot which is the subject of such improvements. The written consent(s) of the adjacent Home Owners shall be made a part of the application to the Reviewing Entity for such improvements. In addition to the foregoing, up to two (2) trees may be permitted by the Reviewing Entity in the area of the front yard outside the Private Area, subject to all of the same procedural requirements and consents as above.

**C. Landscaping Requirements and Guidelines**

1. Certain areas have been designated as open space, wetland or preserve on neighborhood plats and shall be maintained as required by regulatory authorities and as described in specific permit conditions and in the Declaration. No Home Owner or resident may mow, fertilize, apply pesticides to, maintain, alter or modify any area not owned by the Home Owner, including areas set aside as open space or preserve. Without limiting the foregoing, residents are reminded that certain portions of the Common Area are subject to restrictive covenants as required by the U.S. Army Corps of Engineers, and such covenants prohibit clearing, trimming and other forms of disturbance of the natural vegetation and grade. These prohibitions are carried through in the Declaration, and residents must abide by these provisions and applicable law.
2. Del Webb will be installing on each residential lot a landscape package. It will be the responsibility of each Home Owner to replace [as necessary] all

landscaping on the lot and adjoining parkway from the front lot line to the back of the street curb. This includes any additions made to the lot by the Home Owner. The Home Owner will remain ultimately responsible for all landscape replacement including any additions made by the Home Owner. Landscaping replacement by Home Owners shall be in accordance with the maintenance standards comprising the Community-wide Standard described in Section II. C.3 below and in conformity with the following requirements:

- a. The plantings prohibited in Sun City Carolina Lakes were selected after consideration of many factors. A list of the prohibited plantings, accompanied with minimum size information, is set forth in Appendix "G".
- b. Individual plantings of vegetables and other seasonal plantings, which do not exceed thirty-six inches (36") in height, do not require the approval of the Reviewing Entity; PROVIDED, all such plantings are within the Private Area.
- c. No such plants exceeding thirty-six inches (36") in height shall be permitted anywhere on the lot. The location in which vegetable plantings may be grown shall be the rear yard Private Area. Vegetable plantings are prohibited if grown in the front and/or side area.
- d. Plantings of trees, shrubs, groundcovers, perennials, grasses and vines shall take into account future growth, be at a reasonable distance from foundation walls and be maintained in accordance with maintenance standards outlined in Section II.C.3.
- e. The ground surfaces of all portions of the lot outside the Private Area are covered with either turf or ground cover. Where turf is used within the lot, bermuda grass to match the turf originally installed should be used for replacement. Approved inert materials are described in Appendix "E".
- f. No decorative rock shall be permitted as ground cover. Ground cover or inert material shall not be used to spell out names, nicknames, names of states, city athletic teams, slogans, states, emblems, geometric patterns or any other communication. Stones/Rocks shall not be used as a bed-edging material and are not permitted on turf areas. The Reviewing Entity reserves the right to limit the number of stones or boulders used as decoration in a landscape.
- g. No concrete, asphalt or pavers may be located in the driveway areas other than that which is initially included with the home; however, additional walking area(s) adjacent to the driveway which extend(s) the overall driveway width [a maximum of two feet (2') per side] cannot (1) extend past the overall width of the garage (2) must be attached to the driveway (3) cannot alter drainage.
- h. Homeowners are responsible for all clean up of the project. All debris, sod, soil, etc. is to be removed and hauled to the proper waste sites, outside of the community. It is prohibited to dump waste in open space, common area or golf course.

- i. If the project causes damage to neighboring property or common area or golf course, the homeowner is responsible for any necessary repairs or restoration.

**D. Lawn Accessories**

1. Fountains and water features shall be limited in height to four feet (4') above the natural grade of the lot. Any fountain shall be of natural material, color and design, each of which is compatible with the overall architectural theme of Sun City Carolina Lakes. Fountains and water features shall be permitted only within the rear yard portions of the Private Area. Design of these features should discourage creation of stagnant pools of water.
2. Decorative components such as statues and artifacts shall be limited in height to four feet (4') above the natural grade of the lot. Statues and artifacts will be allowed in the Private Area of the lot if they meet the following criteria:
  - a. Seasonal statues, artifacts, lighting and other decorative landscaping items may be allowed within thirty (30) days prior to, and fifteen (15) days after a holiday season. In the sole discretion of the Reviewing Entity, this time period may be extended due to extreme weather conditions. During such extended period, lighting may not be illuminated.
  - b. Statues and artifacts will be allowed specifically as described in Appendix "F".
  - c. Plastic statuary and yard ornamentation will not be allowed. A plastic pot compatible with the overall architectural theme of the home will be permitted.
  - d. No ornaments or statuary shall be attached to the home.
  - e. The combined number of statues and artifacts in the front yard Private Area is limited to one (1) per twenty-foot (20') area of home frontage. The Reviewing Entity reserves the right to limit the number of statues and artifacts in the Private Area.
  - f. The Reviewing Entity reserves the right to require screening of statues and artifacts from neighboring lots or the street.
3. Landscape architectural features shall include such items as benches, planters, yard lights, gas fire pits, etc. that are an integral part of a landscape architectural design. Drawings must be provided to the Reviewing Entity, which clearly show the location, size, and materials planned for these features. In addition, a photograph of the home and the relationship of the feature to the existing or proposed landscape must accompany the submittal. Landscape architectural features will be located solely in the Private Area of the lot.
  - a. There shall be no stand-alone flagpoles allowed on residential lots in Sun City Carolina Lakes. One (1) flag mount may be attached to the eave of the house or to the face of the residential structure if the mount is secured to a wooden stud or anchored in masonry. The Reviewing Entity must approve the location of such flag mount. No part of the

flag may extend four feet (4') beyond any eave. (Flag meaning the traditional American flag)

- b. Any screening of ground-mounted equipment (HVAC) shall be of a material and color compatible with the design of the residence; ***however, in no event shall plastic sheeting be used for screening.*** All screens [landscape structures, **fences**, or plant materials] shall be located a minimum of two feet (2') from the equipment to allow for adequate air circulation around the equipment; however, it may not encroach or trespass onto neighboring property.

**E. Lawn Maintenance**

1. The use of solid plastic sheeting or polyethylene over ground areas will not be permitted. If landscape fabric is used, it must allow the free flow of water, air, and gases to and from the soil.
2. Pruning of trees must be in compliance with nursery standards. Tree topping, which leaves limbs and branches greater than one-half inch (1/2") in diameter exposed, will not be allowed.
3. Home Owners are responsible for mowing and maintenance of all turf and landscaping within the Private Fenced Area. The Community-wide Standard for landscape maintenance is described in the following subparagraphs. If a Home Owner fails to adhere to these standards, the Community Association may assume the landscape maintenance (including watering from the Home Owner's external hose bib), and charge the Home Owner for this maintenance through a Benefitted Assessment, and such other remedies as the Community Association may pursue.
  - a. Mowing of turf should be conducted at least once every seven (7) days. In the spring and fall months, increased mowing is recommended at a shallower mowing to reduce stress on the grass. Walks and driveways must be swept or blown free of grass clippings and kept free of weeds. Walkways, driveways and planting beds are to be kept edged to maintain a crisp appearance. Tree rings should be edged and kept free of weeds, either manually or through appropriate post-emergent herbicides. Pine needle bedding is encouraged.
  - b. Watering, fertilizing, and aeration should be conducted as necessary to keep the quality and color of turf reasonably consistent with that of neighboring residential lots. Turf should be treated once in the spring and once in late summer to control broadleaf weeds.
  - c. Spring cleanup should consist of thorough raking of turf areas to remove winter debris and promote new growth. Fall cleanup should consist of leaf removal at reasonably frequent intervals.
  - d. Trees should be spot-pruned during the growing season to promote shaping, thinning and to remove branches that interfere with nearby improvements or pedestrian traffic. During the dormant season, trees should be pruned to remove dead, damaged or crossing branches in an effort to develop the natural form of the tree. Dead or diseased trees must be removed or trimmed as soon as discovered, to protect against the spread of disease. Trees, which have been removed, shall be

replaced as necessary to maintain the appearance of the lot as approved by the Reviewing Entity. A Home Owner may not cut down or remove any tree that is greater than six inches (6") in diameter [measured twelve inches (12") from the ground] without the approval of the Reviewing Entity.

4. Community Association assumes the responsibility for maintenance of all non-fenced Private Areas, all non-modified perimeter areas and all common areas as follows:
  - a. Turf Area: Mowing and edging as required (38 times per year). All areas to be blown off driveways, concrete pads, curbs and sidewalks
  - b. Fertilization: Two applications of pre-emergent on a timely basis applied and a high quality slow release fertilizer applied four times per year.
  - c. Leaf Removal: Leaves will be removed as needed during the Fall and Winter months.
  - d. Shrubs, Ground Cover and Trees: Pine needles and mulched areas in the front Shrub bed only, Shrubs will be trimmed two times per year
  - e. Turf Weed Control: Broad leaf and cool season weeds will be sprayed on an annual basis.
  - f. Mulch: Two applications of pine needles per year covering front shrub beds only.

**F. Yard Fences**

1. In lots where the Private Area is less than thirty-two feet (32') deep, consideration will be reviewed on a case-by-case basis.
2. If not provided by Del Webb, fences will be allowed solely within the rear yard portion of the Private Area that is: a) between the two (2) predominant outermost side walls of the home as originally constructed b) no more than six feet (6') from the rear of the private property line. No fences shall be allowed in front or side yard areas. No fence may exceed forty-eight inches (48") in height. All fences must have ninety-degree (90°) corners and run parallel as well as perpendicular to the primary wall surfaces of the home as originally constructed. On sloping terrain, the top and bottom rails of all fence sections shall be level. The fence segments must step down in equal increments not to exceed eight inches (8") per segment adjusting to the changing grade. The bottom rail of any fence must be no more than two inches (2") above the finish grade of the lot. No wall or fence will be constructed that is in conflict with the established drainage pattern for the lot.
3. All yard fences must be of approved black aluminum tubular design conforming to Appendix "C". Consideration will be given to masonry kneewalls, alone or in combination with black aluminum metal tubular, within rear yard portions of the Private Area. Chain link fencing shall not be permitted. A site plan showing fence alignments must be submitted for approval prior to construction in accordance with the review procedures hereof.

4. Landscape plans which have the effect of creating a “living fence” outside the area eligible for walls or fencing, as described above, will not be approved.
5. Invisible fencing may be used for the restraint of pets. All wiring must be buried no less than six inches (6”) inside the lot line. No alterations of the yard grade shall be permitted from the installation of such system. Neither Del Webb nor the Community Association shall be responsible for repair to any system that is damaged by normal maintenance of the yard by the Community Association or their designee. Regardless of the method of restraint used, pet owners are responsible for assuring that their pets do not run free. Pet owners are liable for any damage to persons or property caused by their pets.

#### **G. Walls**

1. Walls [if not provided by Del Webb] will be allowed solely within the rear yard portion of the Private Area. Walls must be (a) between the two predominant outermost sidewalls of the home as originally constructed and (b) no more than twelve feet (12’) behind the rear most wall surface of the home as originally constructed. No wall shall be allowed in the side yard areas. Please refer to Appendix “C” for examples of proper wall or fence placement. No wall or fence may exceed forty-eight inches (48”) in height. All walls and fences must have ninety-degree (90°) corners and run parallel and perpendicular to the primary wall surfaces of the home as originally constructed.
2. On sloping terrain, the top and bottom of the all sections shall be level. The wall segments must step down in equal increments not to exceed eight inches (8”) [per segment] adjusting to the changing grade. No wall or fence shall be constructed that is in conflict with the established drainage pattern for the lot.
3. Courtyard walls may be installed in the front or rear Private Area. The courtyard wall must be designed in harmony with the architecture of the home and match as to material and color as offered by Del Webb. Courtyard walls may not exceed a wall height of thirty-six inches (36”).

#### **H. Privacy Screens**

1. If not provided by Del Webb at the time of construction, privacy screens will be allowed solely within the rear yard portion of the Private Area. Privacy screening may enclose a maximum of three (3) sides of a deck or patio area. No privacy screen shall be allowed in front or side yard area. No privacy screen may exceed seventy-two inches (72”) in height. All privacy screens must have ninety-degree (90°) corners and run parallel as well as perpendicular to the primary wall surfaces of the home as originally constructed. On sloping terrain, the top and bottom sections shall be level. The privacy screen segments must step down in equal increments not to exceed eight inches (8”) [per segment] adjusting to the changing grade. The bottom of a privacy screen must be no more than two inches (2”) above finished grade of the lot. A privacy screen shall not be constructed if it conflicts with the established drainage pattern for the lot.

2. Approved materials for a privacy screen are either vinyl or cedar. The privacy screen must be installed or primed or painted white, or the color of the trim of the house.

**I. Trellis**

1. One (1) or more trellises may be installed to shield a patio or deck. Attaching a trellis to your home may void applicable warranties from Del Webb. Trellises used to screen decks or patios may have a height greater than six feet (6'), extending to the eaves of the home and have a maximum width of no greater than eight feet (8'). Each section of trellis must be separated by a gap, or lower section of trellis screening, at a minimum distance equal to the section of trellis. Each trellis must be designed to support plant or vine growth. Trellises must remain plumb, level, and structurally sound with continued plant or vine growth. Trellises may not be used as substitutes for a fence. Please see Appendix "D" for an example of a typical trellis.
2. Approved materials for trellises are vinyl or cedar. The trellis must be installed, primed and/or painted white or the color of the trim of the house.

**K. Pergolas and Arbors**

1. All pergolas and arbors must be constructed of vinyl or cedar. When completed, the pergolas or arbor must be installed, primed or painted white or the color of trim of the house. Detailed construction drawings [including elevations] must be submitted for all pergola and arbor applications.
2. Structures must be constructed within the Private Area of the lot and may not exceed forty percent (40%) of the width of the home.
3. Pergolas and shade structures must be structurally sound and anchored in accordance with local codes. Knee bracing or cross-bracing shall not be utilized on any side of the structure. When framed, the highest point of the pergola may not exceed the eave height of the home. Please see Appendix "D" for an example of a typical pergola.
4. One (1) arbor may be installed and must be structurally sound and in accordance with local building codes. Arbors may not be attached to the home nor exceed eight feet (8') in height, four feet (4') in width, and four feet (4') in depth. The arbor must be designed to support plant or vine growth and thereafter be maintained with plants or vines growing on it. As all arbors are different, approval will be on a case-by-case basis by the Reviewing Entity. Please see Appendix "D" for an example of a typical arbor.
5. The approved material for a pergola or arbor is vinyl, cedar or aluminum. The pergola or arbor must be installed or primed and painted white or the color of the trim of the house.

**J. Guardrail**

A guardrail may extend more than twelve feet (12') from the existing home, but only to surround a deck or patio. All guardrails must be constructed with a smooth top to serve as a handrail. Rails cannot exceed forty-eight inches (48") in height, from decking or patio grade. Guardrails must be installed or primed or painted white or match the trim of the house. Guardrail must be constructed as describe in section L. Decks, Patios, Seat-walls, and Shade Devices.

**L. Decks, Patios, Seat-walls, and Shade Devices**

1. Decks should be designed in harmony with the architecture of the home and match the material and color offered by Del Webb. All handrails, rim joists, stringers, spindles and any other vertical member shall be constructed of composite, vinyl or cedar. Guardrails must be installed or primed and painted white or to match the trim color of the home or vinyl. Treated lumber can be use to construct the deck flooring and understructure. Construction of decks that conflict with the established drainage pattern of the lot will not be allowed.
2. Decks, patios and seat-walls should be designed in harmony with the architecture of the home and match as to material and color as offered by Del Webb. No deck, patio or seat-wall will be constructed that is in conflict with the drainage pattern as established for the lot.
3. Extensions or modifications that have been determined to have an adverse material impact upon neighboring properties and/or the community shall not be approved. The size of decks and patios shall be determined by the available space per lot, within the Private Area. The Reviewing Entity reserves the right to limit the size and location of decks.
4. Man-made screens and shade devices must appear as an integral part of the building elevation. Materials must complement the home and the Neighborhood. Roof-mount installation is prohibited. Awnings or similar shading devices are permitted on the side and rear of the home. Awnings and shade devices must be consistent in color and material with the house, community-wide standard and approved by the Reviewing Entity. No advertising or logos are allowed on awnings.
5. For homes located near the golf course, protective netting is prohibited.

**M. Ancillary Equipment**

1. All additional ground mounted mechanical equipment and ground mounted solar heating equipment must be installed within the Private Area. All types of equipment shall be screened from street view and neighboring property. Screening shall be installed no less than one foot (1') above the equipment, or by plant material of adequate density to accomplish the same result; however, a screening structure or planting shall not exceed four feet (4') in height. With the exception of power vents for attic fans and approved lightning protection devices, roof-mounted and window-mounted equipment (including mechanical, air conditioning, and solar heating equipment) will not be allowed.

2. Antennas, satellite dishes or other devices for the transmission/reception of television or radio (including amateur or ham radios) signals are expected to be installed in the rear half of the house, under the eaves. Antennas, satellite dishes or other devices for the transmission/reception of television will not be allowed in any yard prior to completion of the SATELLITE DISH & AIR RECEPTION DEVICE INSTALLATION form. This form must be completed in its entirety by the homeowner and their installer. When completed, return the form to the CAM Members Service Desk within ten days (10) after the installation.
3. Swing sets and other non-portable play sets are not permitted. All portable play equipment, garden equipment (including hoses), and lawn furniture must be stored nightly within the Private Area and shall not be left on other portions of the lot which would impede mowing and maintenance activities.

**N. Trash Containers**

All trash containers shall be covered containers and shall be stored in the garage of each unit. Trash containers may be left out for collection at dusk on the day prior to collection and must be returned to storage in the garage by dusk on the day of collection.

**O. Signage**

The following will apply, unless other wise restricted by Lancaster County:

1. "No Soliciting" and security/alarm notifications shall be limited to placards or stickers not to exceed five by seven inches (5" x 7") in size placed on the front door or door frame or in a window near the front door, or the mulch bed nearest the front door.
2. In accordance with the Declaration, no other signs are permitted on any residential lot.
3. Notwithstanding the above, Developer shall be allowed to install any sign(s) necessary for purposes connected with the development of Sun City Carolina Lakes and/or as may be described in the Declaration.

**P. Landscape Lighting**

Low-voltage and decorative lighting are allowed within the Private Area of residential lots only. Guidelines for these two (2) types of lighting are defined below.

1. Low Voltage Lighting
  - a. Low voltage light fixtures may be used in the Private Area for low-level path lighting, up lighting, down lighting and landscape architectural accent lighting. Tree-mounted down lights shall be shielded from the street and neighbors' view.

- b. Low voltage fixtures shall be located and aimed carefully. Fixtures shall not constitute a nuisance or hazard to any Home Owner or neighboring resident.
- c. A lighting layout plan for low voltage fixtures shall be submitted to the Reviewing Entity for review and approval. The submittal shall include a plan of existing landscaping and hard surface locations, proposed light fixture locations, and manufacturer and light type.
- d. Junction boxes shall be placed below grade or screened to minimize daytime visibility of hardware.
- e. Low voltage light fixtures may not exceed thirty inches (30") in height.

## 2. Decorative Lighting

- a. Exterior fence, building or deck-mounted light fixtures, including spotlights, floodlights, lantern lights and stair lights shall conform to the architecture of the home. Enclosures of light fixtures shall be designed to conceal the lamp bulb. No lighting shall be permitted that constitutes a nuisance or hazard to any Home Owner or neighboring resident.
- b. Home Owners may not install security spotlights and floodlights unless activated by a motion detector. Spotlights and floodlights may be installed above the garage door or patio areas, only. Spotlights and floodlights must be installed and adjusted to point straight down, and must remain in that position. Lighting cannot encroach into neighboring property, creating a hazard or nuisance.
- c. Fixtures may be incandescent, metal halide, mercury vapor, and high-pressure sodium or gas lamps. Colored lamps are not allowed. When gas lamps are installed, all gas line extensions and installation must adhere to local codes.
- d. Junction boxes and other lighting hardware shall be placed below grade or screened by landscape material to minimize daytime visibility.
- e. Post-mount light fixtures shall not exceed a height of six feet (6') from finished grade. Post-mounted light fixtures shall conform to the architectural character of the home.
- f. Bollard light fixtures shall not exceed a height of forty-eight inches (48") from finished grade. Bollard light fixtures shall conform to the architectural character of the home.
- g. Seasonal lighting is permitted for illumination during a time period consisting of thirty (30) days prior to and ten (10) days after the holiday season. Seasonal lights may be installed between November 15 and January 15, but may only be illuminated as stated above.

Should extreme weather conditions become a factor in removal of seasonal lights within the designated time frame, it shall be in the sole discretion of the Reviewing Entity to grant an extension of the allowable time period for removal. Seasonal lighting and electrical cords shall be located to respect driveway snowplowing operations and

sidewalk snow removal operations. Cords shall never be located over public sidewalks.

- h. Attaching lighting to your home may void applicable warranties from Del Webb.

**Q. Swimming Pools and Spas**

1. Swimming pools and spas shall be of the in ground type with the exception to aboveground spas not exceeding three feet (3') in height above the existing grade level. Such spa must be adequately screened from street view and the view of any neighboring property, common areas and the golf course.
2. All swimming pool and spa equipment shall be screened from street view and view from neighboring property with plant materials of adequate density. Swimming pools and spas must be constructed entirely within the Private Area. All swimming pools and spas shall be fenced for safety as required by applicable law, and installed according to Lancaster County ordinances. The Reviewing Entity may require additional plant materials to be planted to screen the swimming pool or spa from neighboring properties. Please refer to Ancillary Equipment, Section II.E for equipment screening requirements.
3. Swimming pool and spa drains must connect to the street drainage. No swimming pools or spas may be drained onto the golf course, open space or any other property.

**R. Barbecues**

Built-in and portable barbecue units shall be for cooking only and must be located within the rear yard Private Area. All built-in barbecues must be designed as an integral part of the home. Location must be carefully planned to minimize smoke or odors affecting neighboring properties. All barbecues must be located at least four feet (4') from any wall of the residence. All outdoor fires must be natural gas or charcoal. Outdoor wood burning is prohibited except at approved events at the Community Center.

**S. Prohibited Structures**

Pursuant to the Declaration and/or these Design Guidelines, the following structures shall be prohibited from use in Sun City Carolina Lakes:

- Stand alone flagpoles
- Storage buildings or sheds
- Clothes lines or clothes poles
- Detached garages
- Tents of a permanent nature
- Above-ground swimming pools
- A bird or squirrel house exceeding the roof eave in height
- Artificial vegetation
- Accessory buildings, including gazebos, greenhouses and guest houses
- Children's play equipment

All intended structures must receive written approval by the Reviewing Entity before installation will be permitted.

Notwithstanding the above, Developer shall be allowed to install any structure(s) necessary for purposes connected with the development of Sun City Carolina Lakes and/or as may be described in the Declaration.

### **III. COMMUNITY ASSOCIATION COMMON AREA AND RECREATIONAL FACILITY DESIGN GUIDELINES**

The following Design Guidelines govern the maintenance and operation of the Common Area (including Limited Common Area), Neighborhood Facilities, and Recreational Facilities, including the Recreation Center. In the event and to the extent additional Recreation Centers or golf courses are constructed in future phases, the singular reference herein shall include such additional assets.

#### **A. Architectural Character**

1. The physical structures constructed by Del Webb and conveyed to the Community Association shall be maintained and/or replaced by the Community Association utilizing the same or similar design, size, location, style, structure, materials, color and architecture.

#### **B. Landscaping**

1. The Community Association shall be responsible for the maintenance of the landscape corridors, medians, and other common area. The Community Association shall maintain the landscaping required to be maintained by the Community Association under any Supplemental Declaration which may be adopted by the Board of Directors of the Community Association creating a Limited Common Area Expense or Neighborhood Expense without materially changing from the original design.
2. All Common Area at build out, where not built upon or paved (and unless included in a wetland or other natural preserve area) will be landscaped. Landscaping shall extend to the back of the curb on all adjacent street sides of the site.
3. The minimum density of plant material shall depend upon the size of the site and the extent of the landscaped area. There shall be an appropriate amount of specimen sized trees (at maturity) and shrubs. Ground shall be covered with a combination of inert and living materials. Inert materials shall include the materials described in Appendix "E" of these Design Guidelines.
4. All areas paved for pedestrian traffic such as walkways, plazas, and courts shall be a hard surface material with limited vertical irregularities.
5. The plantings allowed in Sun City Carolina Lakes were selected after consideration of several factors. A list of the prohibited plantings is set forth in Appendix "G".
6. All landscaping shall be designed and maintained so as not to interfere with the view of any ground signs on the site or adjacent properties, and not obstruct the view of traffic entering, exiting, or passing by the site.

7. Where the landscaping of a new project is to adjoin an existing landscaped area, the new landscaping shall include an appropriate transition between the two areas.

**C. Ancillary Equipment**

Heating, ventilation, and air conditioning equipment, ancillary mechanical equipment, radio and television transmitting and receiving antennas, trash receptacles, and similar appurtenances (as approved by the Reviewing Entity and in compliance with the Declaration) shall be screened from general view from neighboring properties, all residential areas, pathways, open areas, golf courses, parks, and streets. Roof-mounted units are permitted on roofs with screening where the screen is integral with the building forms and materials. The placement of **any** such equipment must receive written approval from the Reviewing Entity.

**D. Site Development**

1. Fences and Walls. Fences up to six feet (6') in height (or higher if required by the Lancaster County or a utility) may be used to screen and create privacy between the commercial or institutional developments, streetscape and the residential areas of the Community. Such fences must be constructed of materials described in Appendix "C".
2. Building Setbacks. All building setbacks shall conform to the criteria set forth in Paragraph B of Appendix "A".
3. Drainage. Site drainage will conform to the drainage analysis performed for the platted property.

**E. Lighting**

All lighting installed by Del Webb on Common Area, or installed by the Community Association, shall comply with any applicable local, state or federal law. No lighting will be permitted which causes unreasonable glare to neighboring Owners, neighborhoods or the Common Area; provided, however, the Community Association may maintain lighting on, in or around tennis courts, parking lots, Recreation Centers, Common Areas, Limited Common Areas, Neighborhood Areas, driving ranges and other areas where such lighting is necessary or appropriate for the use and enjoyment of the community or for health and safety reasons. The Community Association will also maintain lighting along Del Webb Boulevard.

**F. Temporary Facilities**

Temporary buildings shall be allowed to be placed on Common Areas by Developer or the Community Association. Such uses shall be for marketing the project by Del Webb, temporary buildings during construction by Del Webb, and temporary buildings used for Community Association purposes. There shall be no other temporary private facilities on Common Area.

**G. Flagpoles**

Del Webb and the Community Association may install flagpoles and flags at the Sales and Recreation Center, model park, the entrance to the project, and on any other Common Area.

#### **IV. ARCHITECTURAL REVIEW AND RESIDENTIAL PROPERTY OWNER REQUIREMENTS**

The architectural review process has been established to maintain the integrity of the architectural and design character of Sun City Carolina Lakes. To this end, the Reviewing Entity will review all proposed additions, improvements or alterations on homes for conformity with the Design Guidelines. Article IX of the Declaration sets forth provisions with respect to the review process, including possible delegation of certain review functions to the Modifications Committee and ultimate transfer of the review function to that committee at the end of the Development Period. Until such transfer, any and all approval or denial rights rest with Del Webb and each such approval or denial will be in writing. In the event certain review functions are delegated to the Modifications Committee, Del Webb reserves the right during the Development Period to withhold approval even if granted by the Modifications Committee.

##### **A) Residential Property Owners.**

- 1) Home Owners are required to submit plans (described below) to, and receive written approval from, the Reviewing Entity prior to performing (1) additions, alterations, or modifications to existing homes, (2) exterior painting, (3) landscaping, (4) the installing of pools, and spas and Jacuzzis, and walls and fences, (5) any exception to or deviation from the Design Guidelines, or (6) any concrete work, ancillary equipment, signage, and any and all other such on-site improvements not listed in the Design Guidelines. However, it shall be the responsibility of all Home Owners to comply with all standards and guidelines of Article II of these Design Guidelines, as well as all requirements of the Declaration. **A minimum of one (1) Home Owner shall be present at time of submission to the Reviewing Entity of an application made pursuant to these Design Guidelines.**

##### **B) Submittals For Changes and Additions.**

- 1) The Home Owner shall submit an application form as provided in Appendix “B” showing the plans for the proposed improvement as follows:
  - a) For landscaping plan approval, or amendments to an approved landscaping plan, the Home Owner shall submit two (2) copies of the landscaping plan for the lot, including a description of all varieties and sizes of trees and shrubs, with the location of each tree and shrub clearly delineated on the plan. To the extent the Home Owner can color code the trees and shrubs and provide a legend, it will facilitate review. If the submittal is for an amendment to a previously approved landscape plan, the existing trees and shrubs shall be marked on the landscape plan with a circle marked with a dashed line and a cross in the center indicating their location, and with the proposed additions marked on the landscape plan with a circle marked with a solid line and a dot in the center. All deleted materials shall be described as part of the submittal.

The initial submittal shall also describe any proposed irrigation system, with the location of the timer box, the valves, and of each sprinkler head and emitter. All irrigation systems shall have an automatic timer. In the event the Home Owner desires to install any hardscape, including but not limited to brick, masonry, railroad ties, wood trim, concrete, rocks or other inert

material, such items shall be clearly marked on the landscape plan and a legend shall be provided so that the reviewer can easily determine the location and type of material. Lots have been designed and graded to provide positive drainage from the lot and to protect environmental resources; in the event Home Owner's plan proposes to alter the grade of the lot, the location of all drainage structures and direction and slope of flow must be indicated on the plan. Home Owner shall hold harmless Del Webb and the Community Association for any and all damage to any party caused by the alteration of the grade by the Home Owner in connection with the design or installation of the Home Owner's landscaping, including damage to the Home Owner's house. Home Owners will be responsible for any damage caused by any change to drainage by themselves or hired landscapers.

- b) For changes to or additions to the home, the Home Owner shall submit two (2) copies of a floor plan for the site, including the plot plan and a copy of the floor plan for the model and elevation. On such plans, the Home Owner shall draw the proposed changes or additions to the exterior elevation. If the Home Owner has a photograph of another house, or picture out of a magazine, which will assist the reviewer, such photo should be submitted. The application should contain a description of the materials the Home Owner plans to use in such changes or additions.

If the change or addition affects the roof or roofline, a roof plan should also be submitted. A building section may be requested depending on the complexity of the change or addition.

- c) Home Owners are advised that the Lancaster County requires certain permits, depending on the proposed change, alteration or addition. It is the Home Owner's responsibility to comply with permit requirements. The Home Owner shall provide the Reviewing Entity with copies of any such required permits if so requested. Home Owners should contact the Lancaster County Building Department for further information.
  - d) Prior to submittal of a request for a permit to be issued by Lancaster County, the Home Owner will obtain the approval of the Reviewing Entity of any plans, changes, alterations or additions inclusive of, but not limited to, those items outlined in IV.A. above.
  - e) Any permit or approval issued by Lancaster County shall in no manner whatsoever bind the Reviewing Entity with respect to approval or denial of any application for items submitted for consideration; the Reviewing Entity shall be fully independent and will have full authority for approval or denial of any such matters.
- 2) The Reviewing Entity shall review such submittals without a hearing and based solely on the information contained within each submittal. Every effort shall be made to respond within thirty (30) days. The Reviewing Entity's decision shall be final on all reviews.
  - 3) Upon completion of review by the Reviewing Entity, one (1) set of plans shall be returned to the Home Owner accompanied by a letter indicating the Reviewing Entity's decision and shall be rendered in one (1) of the following three (3) forms:
    - a.) "Approved" - The entire document submitted is approved in total.
    - b.) "Approved As Noted" - The document submitted is partially approved. A Home Owner may proceed with the work to be

performed as modified, but must comply with any and all notations on the submittal.

- c.) “Not Approved” - The entire document submitted is not approved and no work may commence.

C. Fees

Review of all applications and all landscaping plans shall be subject to a nominal fee structure payable to the Reviewing Entity to cover costs.

D. Effect of Building Permit

If the plans submitted by a Home Owner require a building permit, the approval by the Reviewing Entity is not a guarantee that such plans will be approved by Lancaster County. If Lancaster County requires modification to such plans, such modifications must also be approved of by the Reviewing Entity for the Home Owner to remain in compliance with these guidelines.

**V. NON-LIABILITY FOR APPROVAL OF PLANS**

Article IX, Section 9.7 of the Declaration contains a disclaimer by Del Webb, the Community Association, and the Modifications Committee of liability or responsibility for the approval of plans and specifications contained in any request by a Home Owner. **PRIOR TO SUBMITTING PLANS OR INFORMATION FOR REVIEW YOU SHOULD READ AND UNDERSTAND THIS DISCLAIMER. IF YOU DO NOT UNDERSTAND IT, PLEASE ASK A REPRESENTATIVE OF DEL WEBB TO EXPLAIN IT.**

**VI. ENFORCEMENT OF INSTRUMENTS**

Article IX of the Declaration describes scope of authority of the Community Association, including the review and determination of alleged violations by Home Owners and Residents, execution of certain remedies, and recommendations to the Board of Directors of the Community Association for further action. Del Webb or the Community Association may execute certain remedies as provided for in Article IX of the Declaration.

A. Non-compliance by Home Owner.

Article IX, Section 9.8 of the Declaration describes the Community Association’s right to require the Home Owner to remedy any non-compliance. After notice of the violation, the Home Owner shall have thirty (30) days to complete the remedy. If the remedy cannot be performed within thirty (30) days, the Community Association shall take the time estimated for taking the remedial action into consideration. If Home Owner has not complied within thirty (30) days, or the time period otherwise designated by the Community Association if applicable, Del Webb or a duly authorized representative of the Community Association shall have the right to enter the home to perform the necessary work to bring the home into compliance. All costs incurred by Del Webb or the Association to bring the noncomplying Home Owner into compliance, including the cost of the work and interest, shall be charged to the Home Owner as a

Benefitted Assessment. Any amounts invoiced to the Home Owner pursuant to this paragraph or pursuant to the Declaration as Benefitted Assessments shall be due and payable within thirty (30) days of receipt of such invoice by Home Owner. The failure of the Home Owner to pay a Benefitted Assessment levied against Home Owner is a default and could subject Home Owner to suspension of his voting rights and rights to use the Common Area(s) and the Recreation Center and such additional remedies as provided in the Declaration. The decision to suspend a Home Owner/Member's rights to use such facilities will be made by the Board of Directors of the Community Association.

B. Appeal of Decision.

Any Home Owner, lessee, or other resident aggrieved by a decision of the Reviewing Entity may appeal such decision. An appeal shall be considered only if the appellant has modified the requested action or has new information that would, in the Community Association's opinion, warrant reconsideration.

## **VII. CHANGES AND AMENDMENTS TO THE DESIGN GUIDELINES**

The Design Guidelines may be amended as follows:

- A. Changes to these Design Guidelines may be proposed by the Board of Directors of the Community Association and/or the Modifications Committee. Additionally, any Home Owner may submit to the Board of Directors proposed changes to these Design Guidelines for review and consideration.
- B. Any Modifications Committee recommendation to amend the Design Guidelines shall be approved by two-thirds (2/3rds) of the Committee members and be forwarded to the Board of Directors for consideration.
- C. If the Board of Directors approves the proposed amendment, it shall become an amendment to the Design Guidelines. Such amendment shall be promptly posted at all Recreational Facilities bulletin boards and copies made available at the Community Association office.
- D. All amendments shall become effective upon adoption by the Board of Directors. Such amendments shall not be retroactive to previous work or approved work in progress.
- E. In no way shall any amendment to the Sun City Carolina Lakes Design Guidelines change, alter or modify any provision of the Declaration, any Supplemental Declaration or the Articles or Bylaws of the Community Association.

## **VIII. DECLARANT'S IMPROVEMENTS**

As part of the planning and development of Sun City Carolina Lakes, Del Webb has prepared a development plan and provided certain architectural designs, color palettes, landscaping design packages, parks, wetlands mitigation areas, streets, model home packages, a sales pavilion, and recreation center. Market conditions, styles, marketing strategies, or other factors may cause Del Webb to change the type of models, size of homes, location of future amenities or streets, color palette of homes, landscaping styles or plant materials, construction methods or materials or the landscaping on the Common

Area. Notwithstanding the current provisions of these Design Guidelines, the terms of the Design Guidelines may be amended in the future by the Board of Directors.

## **IX. AUTHORIZATIONS**

These Design Guidelines have been prepared by Pulte Home Corporation., a Michigan corporation, for use at Sun City Carolina Lakes.

These Design Guidelines are to be adopted by the Board of Directors of the Sun City Carolina Lakes Community Association. These Design Guidelines may be amended from time to time by the Board of Directors. During the Declarant Control Period, Del Webb will provide leadership of the Community Association Board and will control amendments and revisions to these Design Guidelines.

**APPENDIX A**

**BUILDING SETBACKS**

**A. RESIDENTIAL AREAS**

The building setbacks described below are applicable to detached single-family homes in Sun City Carolina Lakes and recognized by the Reviewing Entity. Notwithstanding any other provision of law, all building setbacks must meet these requirements, except for such buildings which are built by Del Webb pursuant to approvals obtained from Lancaster County.

- |                |               |
|----------------|---------------|
| 1. Front Yard: | 20'0" Minimum |
| 2. Side Yard:  | 0'0" Minimum  |
| 3. Rear Yards: | 20'0" Minimum |

**B. COMMON AREAS TO BE OWNED BY THE COMMUNITY ASSOCIATION**

The non-residential areas of Sun City Carolina Lakes will be Common Area, limited Common Area, or Neighborhood Common Area as, defined in the Declaration. Additionally, the sales and recreation center, parks, and other uses will have various building setback requirements. These requirements are outlined in PDD-18, as amended, adopted by Lancaster County and incorporated into that certain Development Agreement dated as of December 7, 2006 between Del Webb, Carolina Golf Club, LLC, Real Estate Development Partners LLC and Lancaster County, as may be amended from time to time.

**APPENDIX B**

**APPLICATION FOR CHANGES AND CERTIFICATION OF DESIGN  
GUIDELINES COMPLIANCE**

**Sun City Carolina Lakes Application  
& Certification for Improvements**

Homeowners are required to read the Design Guidelines Booklet governing document in its entirety. It is the homeowner's responsibility to research and adhere to all guidelines that are imposed by these guidelines. Initialing the spaces to the left of each statement creates a certification to comply with the Governing Documents.

**All projects must be submitted with a plat of survey including the outline and dimensions of the project, drawn to scale.** The Reviewing Entity may require a photo of home for special projects. Projects may require additional information that is not listed here. See inside form for additional information.

Certain projects may require a building permit. It is the responsibility of the applicant to research their project making sure all necessary permits are obtained, prior to starting the project.

Date of Submission \_\_\_\_\_ Neighborhood \_\_\_\_\_ Lot \_\_\_\_\_

Name \_\_\_\_\_ Phone # \_\_\_\_\_

Address \_\_\_\_\_

Home's Model Name \_\_\_\_\_ Elevation \_\_\_\_\_ Color \_\_\_\_\_

Nature of Request(s) \_\_\_\_\_

**APPENDIX B**

Initial Here		Request	Approved	Resubmit	Denied
	Detached Only	<b><u>Screened Porches, 3 or 4 Seasons Room or Other</u></b> (Submit a blue print in addition to cover page requirements.) Project Dimension ____ X ____ Roof pitch ____/____			
		<b><u>Deck and Patios</u></b> (Submit a blue print and brochure indicating material selection in addition to cover page requirements.) Project Dimension ____ X ____ Material/ Color _____ Handrails, rim joists and stringer shall be painted or installed white or _____ to match the existing trim.			
		<b><u>Seatwalls, Retaining Walls, Mulch Edging</u></b> (Submit a blue print in addition cover page requirements.) Project Dimension ____ X ____ X ____ (height) Material/Color _____			
		<b><u>Awning</u></b> (Submit a brochure or sample showing material selection in addition to cover page requirements.) Project Dimension ____ X ____ Color _____ It is prohibited to install roof mount awnings or other roof mount shade devices.			
	Detached Only	<b><u>Buried Downspout</u></b> (Submit a plat of survey with the location of your request drawn to scale in addition to cover page requirements.) Downspouts must have an air gap and be located no closer than five feet from any neighboring property. All buried downspouts must have a pop-up drain			
		<b><u>Landscape</u></b> (Submit a legend showing landscape selection and amount. If your project is quite detailed, a landscape blueprint must be included in addition to cover page requirements.) In Attached Homes, additional landscape planting will be subject to maintenance cost increase.			
		<b><u>Landscape Mulch</u></b> Submit a plat of survey with the outline of your request drawn to scale, photo of home, brochure or sample showing material selection in addition to cover page requirements.)			
	Detached Only	<b><u>Driveway and Parkway Ribbons</u></b> (Submit brochure indicating material selection in addition to cover page requirements.) The ____ inch wide ____ Driveway and/or ____ Parkway Ribbon is located on ____one, or ____both sides of the driveway, extends to the ____public sidewalk and/or ____ curb. Material _____			
	Detached Only	<b><u>Irrigation System</u></b> (Submit a plat of survey with the location of the working components.)			
		<b><u>Invisible Fence</u></b> (Submit a plat of survey with the location of the invisible fence.)			
	<u>Walls &amp; Fences, Detached Only</u>	<b><u>Walls, Fences, Privacy Screens</u></b> (Submit a brochure or detailed drawing showing design in addition to cover page requirements.) Project dimension ____ X ____ X ____ (height) Material _____			
		<b><u>Storm Door</u></b> (Submit a brochure showing door selection.) ____ Full glass ____ Full glass self store Color _____ to match ____ existing trim around front door or ____ front door or ____ white.			
		<b><u>Pergola</u></b> (Submit a blueprint drawing of construction plan in addition to cover page requirements.) Project dimension ____ X ____ Material: ____ Cedar, or ____ Vinyl, or ____ Aluminum Color _____ _____ to match the trim color of the house or ____ white.			
		<b><u>Trellis</u></b> (Submit brochure or construction drawing in addition to cover page requirements.) Project dimension ____ X ____ X ____ (height) Material: ____ Cedar, or ____ Vinyl, or ____ Other _____ Color _____ to match the trim color of the house, or ____ white.			
		<b><u>Exterior Lighting</u></b> (Submit brochure showing a picture the type of lights, including style, voltage and watts in addition to cover page requirements.) Request to install ____ light fixtures.			
		<b><u>Fountains and Water Features</u></b> (Submit drawing or brochure showing finishing materials for water feature in addition to cover page requirements.)			
		<b><u>Solar Tubes</u></b> (Submit plat of survey with location of solar tubes.) Request to install ____ solar tubes.			
		<b><u>Other type of request that is not listed above.</u></b> (Submit cover page requirements.)			

**APPENDIX B**

<b>Board of Directors, Dated</b> _____
____ Approved, ____ Resubmit, ____ Denied _____
Comments: _____
_____
_____
BOD Signature: _____

The undersigned acknowledges that if any work has commenced prior to the Approval of the Reviewing Body that does not conform to the CC&R's or the Design Guidelines, he/she will be liable for all costs necessary to bring the work into compliance. This approval action does not relieve the homeowner from any CC&R's or Design Guidelines Requirements.

\_\_\_\_\_  
Home Owner's Signature (Required)

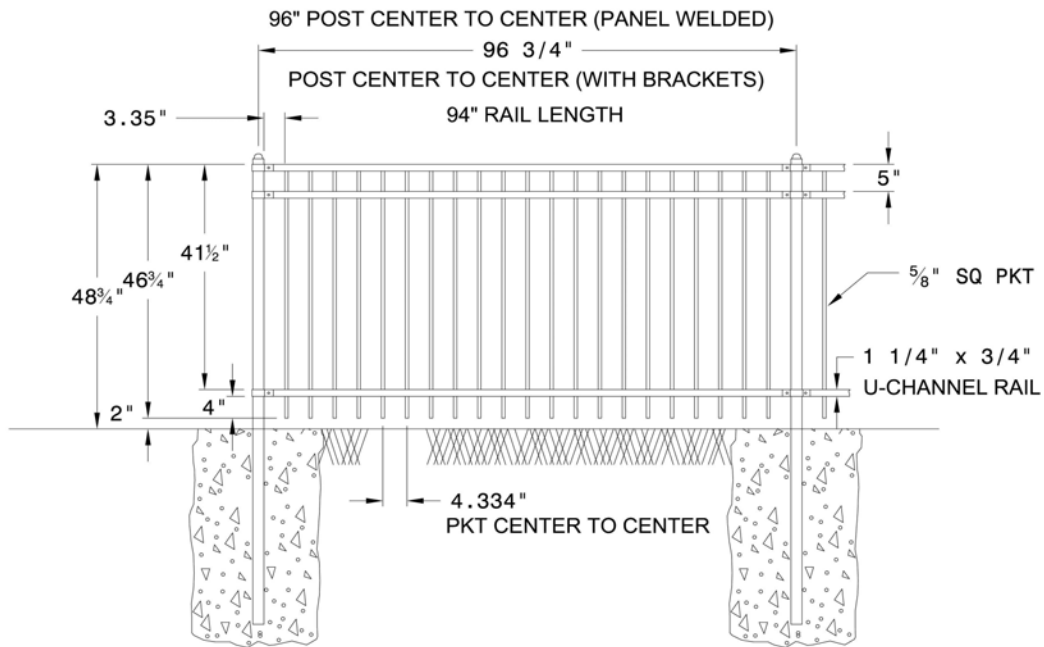
\_\_\_\_\_  
Date

\_\_\_\_\_  
Authorized Signature of Committee Chairman

\_\_\_\_\_  
Date

Lancaster County requires the approval of this application before starting the building permit process. Thank you for submitting an Application for Changes & Certification of Design Guidelines to the Community Association.

## APPENDIX C



### 4 FT. WELDED RESIDENTIAL MAJESTIC 3 RAIL

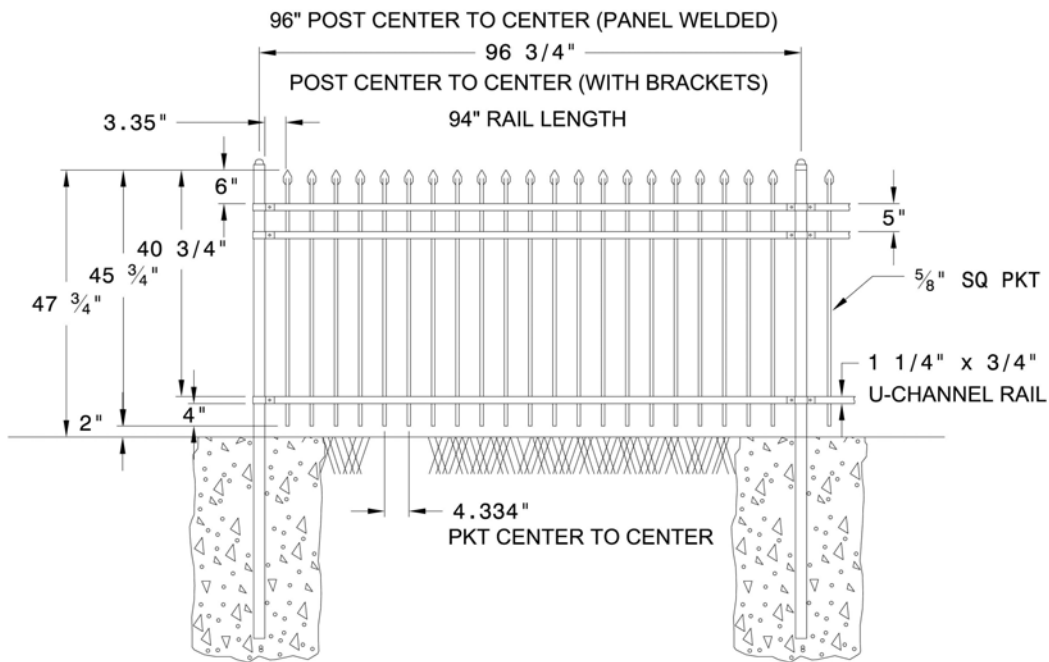
WMX346

By LZN Pg 1 of 1 SCALE FIT TO PG.  
 CB PJB Date 08/13/02



AMERISTAR®

1555 N. Mingo  
 Tulsa, OK 74116  
 1-800-321-8724  
 www.ameristarfence.com



### 4 FT. WELDED RESIDENTIAL CLASSIC 3 RAIL

WCX346

By LZN Pg 1 of 1 SCALE FIT TO PG.  
 CB BL Date 2-01-05



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**APPENDIX D**

**Trellis**



**Pergola**



**Arbor**



## **APPENXIX E**

### **APPROVED INERT MATERIALS**

Approved inert materials shall include those described below and other materials as may be approved by Del Webb, from time to time. Determination of whether a material is acceptable for inclusion in any specific situation shall be made by Del Webb and shall be in writing. Currently approved materials are as follows:

#### **A. MULCH/BARK**

Dark, hardwood shredded mulch may be approved as inert ground cover, except that compost may be used on perennial and annual planting beds. Stone mulch may be used provided that it adheres to the following standards:

- Minimum size: ¾" inch diameter
- Maximum size: 1 ½" inch diameter
- Colors: Earthone only (i.e. buff, beige, charcoal, red, brown or black)

#### **B. DECORATIVE ROCK MATERIAL**

With the exception of above, decorative rock shall not be permitted as ground cover. Categories of decorative boulders are approved as follows:

- Moss Rock
- Tan Limestone
- Tan Sandstone
- Granite

## **APPENDIX F**

### **STATUES AND ARTIFACTS**

Statue and artifact guidelines constitute an addition to, and not an exclusion of, the guidelines referenced in Section II. B. 3, above. All statues and artifacts must be located within the Private Area.

#### **1. TERMS; DEFINITONS**

- a. **Artifact:** Shall include the following:  
Clay, masonry, metal or wooden objects including birdbaths, animals, gnomes, cutout objects, and planters. Artifacts may not exceed four feet (4') in height. Pots made from traditional garden materials are encouraged. The Reviewing Entity reserves the right to limit the number of artifacts in the patio/deck area.
- b. **Statues:**  
Clay, masonry, metal, or wood statuary, including human figurines, animals, religious figures, etc. Statues may not exceed four feet (4') in height. The Reviewing Entity reserves the right to limit the number of statues in the Private Area.
- c. **No ornaments or statuary shall be attached to the home (with the exception of seasonal decorations as outlined in Section II.B.f.1) without the prior written authorization of the Reviewing Entity.**
- d. **Bird or Squirrel House (and) Bird Feeder:**  
Up to on (1) Bird or Squirrel House/feeder not exceeding the roof eave in height may be permitted in the patio/deck area. Installation on perimeter walls and under/on house eaves is not allowed. Multiple bird dwellings, e.g. bird coops, are not allowed.
- e. **Adequate Screening (approved plantings):**  
The Reviewing Entity reserves the right to require screening of statues and artifacts and ancillary equipment, etc. The requirement must be "adequately screened", where as the newly installed plants must screen a minimum of fifty percent (50) of the statue, artifact of ancillary equipment. One year (1) from the date of approval the, "adequate screen" must completely cover the statue, artifact or ancillary equipment.

#### **2. GOLF COURSE AND PARK REAR YARD REQUIREMENTS**

Upon application to the Reviewing Entity, Yard Decorations and Decorative Landscape Features for Golf Course and Park rear yards which meet the following requirements to be considered for, and must receive written approval by the Reviewing Entity.

- a. Overall height not to exceed three feet (3') from natural grade of the lot;
- b. Yard Decorations must be adequately screened from neighboring property by approved plantings.
- c. Decorative Landscape Features and Fountains with small Decorative Components need not be screened as long as the Decorative Landscape Feature does not exceed three feet (3') in height from the natural grade of the lot; and.
- d. Yard decorations, decorative landscape features and fountains must be within the patio/deck area.

**APPENDIX G**

**LIST OF PROHIBITED PLANTINGS**

Following is a list of the currently prohibited residential landscape plantings for Sun City Carolina Lakes

<b>TREES AND ORNAMENTALS</b>		<b>SHRUBS, VINES, GROUNDCOVERS &amp; GRASSES</b>	
<b><u>Common Name:</u></b>	<b><u>Botanic Name:</u></b>	<b><u>Common Name:</u></b>	<b><u>Botanic Name:</u></b>
Apple	Malus pumila	American Bittersweet	Celastrus scandens
Black Locust	Robinia pseudoacacia	Amur Honeysuckle	Lonicera maackii
Black Walnut	Juglans nigra	Asiatic (Oriental) Bittersweet	Celastrus orbiculatus
Boxelder	Acer negundo	Bishop's Goutweed	Aegopodium podagraria
Catalpa	Catalpa speciosa	Creeping Jenny	Lysimachia nummularia
Common Buckthorn	Rhamnus cathartica	Crown Vetch	Coronilla varia
Cottonwood	Populus deltoides	Curly Pondweed	Potamogeton crispus
Elms*	Ulmus species	Japanese Honeysuckle	Lonicera japonica
Female Ginkgo	Ginkgo biloba (female)	Japanese Knotweed	Polygonum cuspidatum
Glossy Buckthorn	Rhamnus frangula	Japanese Stilt Grass	Microstegium vimineum
London Plane Tree	Platanus acerifolia	Korean Barberry	Berberis koreana
Mulberry	Morus species	Leafy Spurge (Wolf's Milk)	Euphorbia esula
Osage Orange	Maclura pomifera	Mile-A-Minute Vine	Polygonum perfoliatum
Pin Oak	Quercus palustris	Multiflora Rose	Rosa multiflora
Poplar/Aspen	Populus species	Porcelain Ivy	Ampelopsis brevipedunculata
Russian Olive	Elaeagnus angustifolia	Purple Loosetrife	Lythrum salicaria
Silver Maple	Acer saccharinum	Spotted Knapweed (Bachelors Buttons)	Centaurea maculosa
Silver White Poplar	Populus alban nives	Tansy (Golden Buttons)	Tanacetum vulgare
Tree-of-Heaven	Ailanthus altissima	Tatarian Honeysuckle	Lonicera tatarica
		Variegated Yellow Archangel	Lamiastrum galeobdolon
		Water Chestnut	Trapa ratans

\*While the elms are a prohibited family of trees, several species and varieties will be permitted.

**These are:** Lacebark Elm - Ulmus parvifolia; Smoothleaf Elm - Ulmuscarpinifolia-varieties: Homestead, Pioneer, Horizon, Regal

Landscape materials that are planted by the Home Owner shall meet the following minimum size requirements when planted.

Shade Trees - 2” Caliper Minimum

Flowering/Ornamental Deciduous Trees – 3’ Height Minimum

Evergreen Trees – 3’ Height minimum

Deciduous and Evergreen Shrubs - 1 Gallon Minimum

There are no minimum sizes required for ground cover, vines and grasses.

## **APPENXIX H**

### **Transfer of Resident Rights**

#### **Transfer of Title**

Transfer of title can occur for different reasons. In the event of a transfer of title, one person in the household must be 55 years of age or better. All children must be 19 years of age or better. The Community Association will enforce resident age restrictions, in order to comply with the Federal Fair Housing Act. Reference: Declaration of Covenants, Conditions, and Restrictions, Article 2.5 Age Restrictions.

Any Owner desiring to sell or otherwise transfer title to his/her Dwelling unit, shall complete the forms provided in this section and return them to the Community Standards Department within 24 hours of signing a Contract to Purchase or Lease Agreement.

#### **Activity Card**

The right to an Activity Card is based upon occupancy of a dwelling. Any owner who transfers occupancy of his/her dwelling unit shall be deemed to have assigned his/her rights of their Activity Card to qualified residents of the dwelling unit. No Activity Card shall be given to any dwelling unit that is not occupied by an age-qualified resident/renter. Any owner who transfers the right to occupy his/her dwelling shall provide the Association with immediate written notice at the time of transferring rights. Please refer to the Covenants, Conditions and Restrictions, Article 2.2 a & b, Activity Cards.

#### **Forms included**

- Age Verification Form
- Authorization to Relinquish Activity Cards
- Receipt of Transfer of Governing Documents

## **Transfer of Resident Rights**

- 1) Sun City Carolina Lakes is an active adult community, operated as an age-restricted community in compliance with the terms of the Federal Fair Housing Act as amended. To maintain the Community's status as an age-restricted community, the Board of Directors has instituted the necessary policies and procedures as follows:
- 2) **Resale Policy**
  - a) The following shall be the responsibility of the Seller:
    - (i) Within twenty-four (24) hours of written acceptance, please submit a copy of the Purchase Contract and an Age Verification Form to the Association's Community Standards Department.
    - (ii) Seven (7) days prior to closing, please submit a completed Receipt of Transfer of Governing Documents to the Community Standards Department.
  - b) The following shall be the responsibility of the Buyer:
    - (i) Once the transfer of the property has been completed, and the resale transfer fee has been received please submit proof of ownership (HUD 1) to the Internal Control Department.
  - c) Forms
    - (a) Age Verification Form
    - (b) Receipt of Transfer of the Governing Documents
- 3) **Leasing/Renting**
  - a) The following shall be the responsibility of the Unit Owner:
    - (i) Within twenty-four (24) hours of acceptance of the Rental/Lease Agreement, please submit a copy of the signed Agreement and Age Verification Form to the Community Standards Department.
    - (ii) Seven (7) days prior to the leasing date, please submit a Receipt of Transfer of Governing Documents Form to the Community Standards Department.
    - (iii) Upon expiration of a Lease/Rental Agreement, please submit a copy of the renewal agreement reached between the owner and renter to the Internal Control Department.
  - b) Forms
    - (i) Age Verification Form
    - (ii) Receipt of the Transfer of Governing Documents
  - c) Policy.
- 4) **Investor/Inheritor**
  - a) If you do not meet the limitations of the age restriction as described in Article II, Section 2.5 of the Declaration, you may either lease or sell the dwelling unit.
  - b) The Internal Control Department must be provided with the proper documentation to transfer membership/ownership records.
  - c) Additional forms
    - (i) Investor/Inheritance disclosure
- 5) **Failure to comply with these procedures may result in fines.**



Incumbent # \_\_\_\_\_

## SUN CITY CAROLINA LAKES COMMUNITY ASSOCIATION

### AGE VERIFICATION PURSUANT TO FEDERAL HOUSING FOR OLDER PERSONS ACT

Pursuant to regulations contained in the Housing for Older Persons Act of 1995, this community is required to maintain age-verification records for each residence. This information will be kept confidential. However, we are required to provide a statistical summary to individuals upon request. Thank you for your cooperation in this regard.

If more than one person is moving into the household, make copies of this form for each person to complete.

Each person living in the household will need to complete separate Age Verification forms. Include the completed Age Verification Form(s) and submit it with the copy of the Contract to Purchase or Lease Agreement. Make sure to include copies of each person's driver's license, and submit all requested information to the Community Standards Department, within 24 hours of signing the Contract to Purchase or Lease Agreement.

Name: \_\_\_\_\_ Date of Birth \_\_\_\_\_

Phone: (Home) \_\_\_\_\_ (Work) \_\_\_\_\_ (Cell) \_\_\_\_\_

Street address to be leased or purchased: \_\_\_\_\_

Neighborhood # \_\_\_\_\_ Lot # \_\_\_\_\_

#### **This section for Community Association Use**

Proof of Age provided by a copy of one of the following documents :

- \_\_\_\_\_ Driver's License (Front and Back sides.)
- \_\_\_\_\_ Immigration Card
- \_\_\_\_\_ Birth Certificate
- \_\_\_\_\_ Military Identification
- \_\_\_\_\_ Other official government identification that shows a birth date.
- \_\_\_\_\_ Other documents
- \_\_\_\_\_ Prior forms or certifications
- \_\_\_\_\_ Qualifying affidavit

Date: \_\_\_\_\_ By: \_\_\_\_\_

Signature of Staff Member

## Authorization to Relinquish Activity Cards

Name(s) \_\_\_\_\_

Street address to be leased or purchased \_\_\_\_\_

Phone: (Home) \_\_\_\_\_ (Work) \_\_\_\_\_ (Cell) \_\_\_\_\_

Neighborhood \_\_\_\_\_ Lot \_\_\_\_\_

Please check the appropriate box.

I / we have relinquished my/our Activity Card(s) due to a termination of:

Resale       Lease agreement       Other.

If other, please specify \_\_\_\_\_

I/we realize that all membership rights to use the Prairie Lodge facilities are terminated. By signing this document, I/we understand that I/we cannot use the private areas of the Prairie Lodge facilities, including the Wall Street Reading Room, fitness center, or craft rooms. I/we also understand that by terminating my/our membership, I/we relinquish membership to all clubs, activities and events that are facilitated through the Sun City Carolina Lakes Community Association.

Signature \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

## Receipt of Transfer of Governing Documents

Pursuant to the policy as adopted by the Board of Directors, it is mandated that the Del Webb's Community Disclosure Governing Documents be transferred to a buyer or renter within seven days (7), prior to a buyer's closing, or a renter's move in date. The buyer/renter must initial the statements below. The homeowner/lessee must return this document to the Community Standards Department within seven days (7) prior to the closing or renter's move in date. Failure to do so may result in fines.

### Buyer/renter must initial below.

\_\_\_\_/\_\_\_\_ I/we, the buyer(s)/renter(s) understand that I/we have purchased/leased a home within Sun City Carolina Lakes Community Association.

\_\_\_\_/\_\_\_\_ I/we have received and read a copy of the Governing Documents and will abide by the guidelines and rules, set forth.

\_\_\_\_/\_\_\_\_ I/we did not receive a copy of the Governing Documents. I/we understand that it is the responsibility of the seller/lessee to supply a copy of the Governing Documents. Therefore, I will assume responsibility and purchase the Governing Documents, and abide by the guidelines and rules, set forth.

\_\_\_\_\_  
Buyer/renter signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Buyer/renter signature

\_\_\_\_\_  
Date