

BAYHILL HOMEOWNER'S ASSOCIATION
ARC STANDARDS & POLICY
Effective August 9, 2017

In accordance with Article VI Section 6.4 of the Declaration; the Board of Directors has adopted the Architectural policy and standards. This policy and statement of standards supersedes prior Architectural standards and supports the Associations Governing Documents. Homeowners are responsible for the repair and maintenance of all structures on their private lots and shall reference the Declaration, ARC policy and standards when submitting an ARC Application. The following standards apply for:

- Fence repair, replacement and/or staining
- Roof repair or replacement
- Gutter repair or replacement
- Driveway & walkway repair or replacement

FENCE MATERIAL & PALETTE STANDARDS

- Fence materials shall be 4"x6' pressure treated cedar fence boards.
 - *No Lattice. No dog eared boards.*
- 6'x8' fence panels shall be properly installed with 4"x4" wood pressure treated cedar posts.
 - Top and bottom trim rails shall be 2"x4" installed horizontally (post to post) flush to the top and bottom to create a panel.
 - Bottom of panel should allow for 1-2 inch gap between panel and landscape.
- Inner Loop (DR Horton Homes)
 - Weathered Gray SW 3568 – Semi-Transparent stain at Sherwin Williams
 - Material shall not be allowed to weather and turn "natural gray".
- All other homes within Bayhill – Olympic Brand at Lowes.
 - Natural Stain
 - Cedar Naturaltone
 - Redwood Naturaltone
 - Material shall not be allowed to weather and turn "natural gray".

ROOF MATERIAL & PALETTE STANDARD

- **Composition Architectural** - *No tile, metal, or cedar shake*
- **Neutral tone color only** - *No white, greens, reds etc.*
 - Black – medium to dark tones
 - Gray – medium to dark tones
 - Tan – medium to dark tones

GUTTER MATERIAL & PALETTE STANDARD

- **Vinyl** – *Color must match trim*


DRIVEWAY AND WALKWAY MATERIAL STANDARD

- **Exposed Aggregate** - *No asphalt, colored concrete, brick or tile.*
 - Gray – light to medium tones

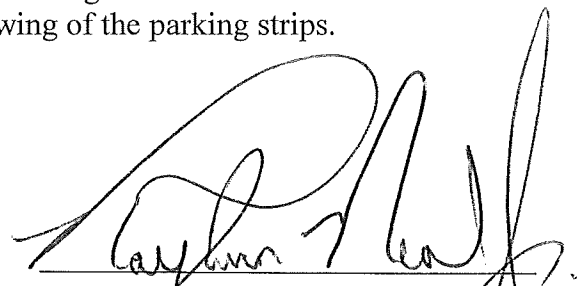
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The Board of Directors further resolves to set the compliance standards for fencing, roofs, gutters and driveways with the following guidelines:

1. Homeowners shall keep gutters clean and free of debris, plant material, and moss. Gutters shall be kept in good working order and providing proper drainage. Exterior repairs shall be done in a timely manner.
2. Homeowners shall keep roofs free of moss, debris and plant material. Roofs shall be kept in good working order free of deterioration; no temporary repairs (tarp or otherwise). Exterior repairs shall be done in a timely manner.
3. Private Driveways and walkways and lots shall be kept clean; free of stains, (oil or otherwise) large cracks, crumbling, plant material or moss. All repairs will be done in compliance with the material standard; no epoxy or grout filler, no asphalt patch repair. Private driveways and walkways shall be the owner's responsibility.
4. No fences or boundary hedges shall be installed within 12 inches of sidewalks, common areas, or common area access trails.
5. No fences or boundary hedges shall be installed in the front of any home, unless approved by the ARC.
6. White split rail vinyl fencing allowed only on Lots 1, 9, 10, 22, 102, 112, 143. The fence is only allowed in the front on the side that faces the incoming traffic. An ARC Application is still required to be completed and submitted prior to installing.
7. Parking strips, the area between the road and the sidewalk, which include the trees are to be watered by the homeowner. An owner shall not have the grass or trees die due to lack of watering. The HOA will continue to maintain the mowing of the parking strips.



Jennie Huynh – President
Date: 8/9/2017

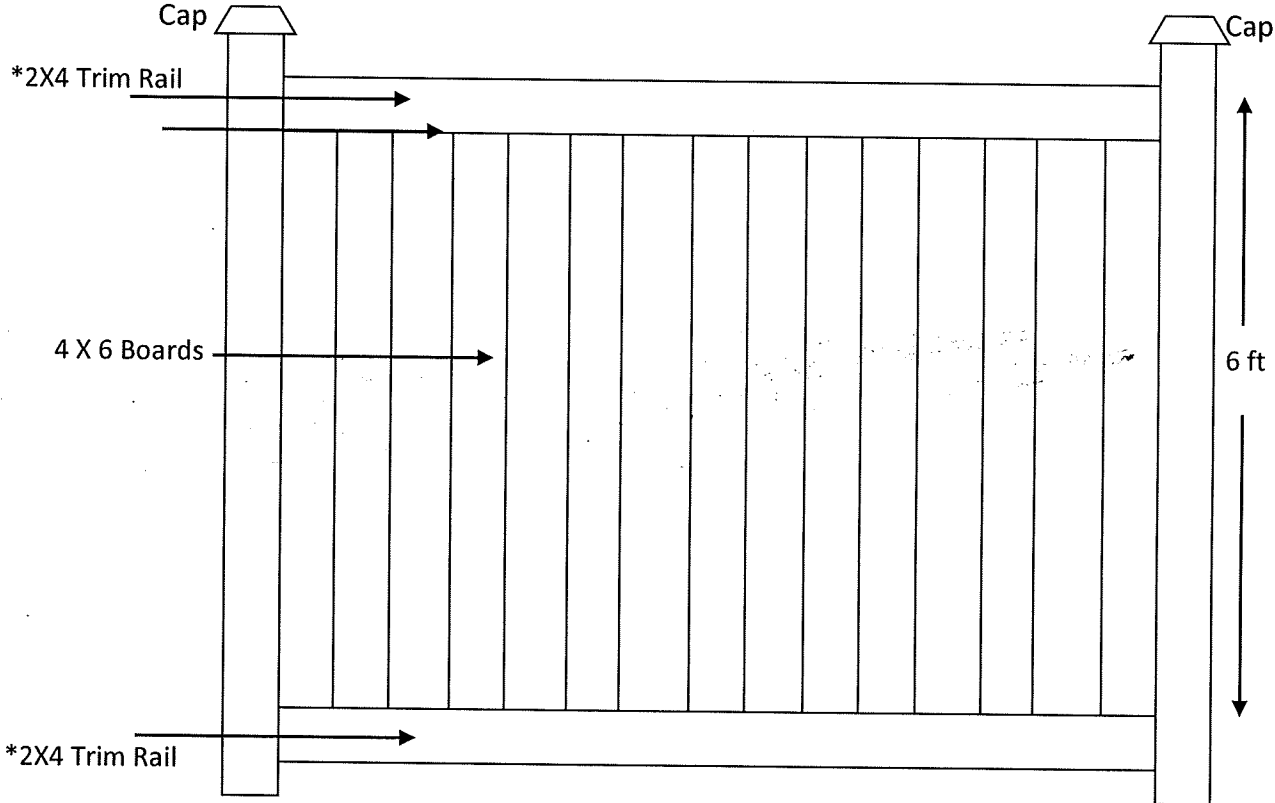


Ray Neal – Director
Date: 9 AUG 17

Bayhill Fence Standards

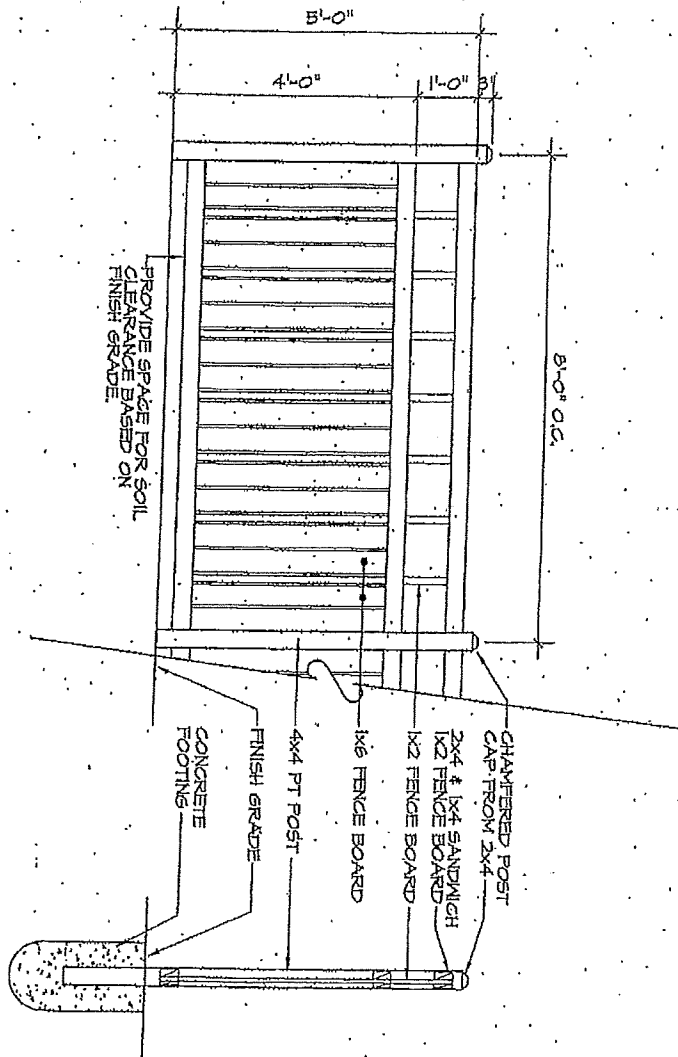
Exhibit 'A'

Street side face of fence:



*Interior yard side of fence panel: trim rail may be 5/4 – 1x4.

TYPICAL 5' CEDAR FENCE W/ LATTICE DIAGRAM



- NOTE
1. TIGHT KNOT CEDAR
 2. ALL HARDWARE/FASTENERS TO BE NON-FERROUS

SCALE: 3/8" = 1'-0"
 DATE: 4/29/05