

GREYSTONE STANDARDS AND GUIDELINES REAR AREA OF HOMES

The standards and guidelines included herein apply to the rear of the homes in the Greystone Townhomes Community.

1. PATIO:

- * The patio cannot be solid poured cement/concrete, other than originally placed by builder. Replacements of original cement and concrete patios must comply with these standards and guidelines.
- * It cannot be of any wood or plastic product.
- * It can be only of pavers or patio stones. Color to be natural, whites, off-whites, beiges and taupes on a color chart designated by the Board or the Architectural Review Committee.
- * Bricks cannot be used for the patio.
- * The width of the patio may not exceed the width of the building line.
- * The patio cannot extend out from the house wall past the side privacy fence.(approx. 8 feet)
- * The shrubs around the air conditioner cannot be removed and the pavers can be no closer than six (6) inches to the shrub base.
- * Depending on the particular property's grade, the patio may be raised to be level, but must remain at least one (1) inch below the rear door concrete floor.

2. LANDSCAPING BORDERS:

- * No timber, wood, plastic, rubber of any kind.
- * No fencing of any kind surrounding landscaping beds.
- * Design stone/concrete borders may be used to reduce lawn maintenance costs.

3. GRASS:

- * Any grass required for addition or replanting may only be of the same kind originally laid by the contractor for Morrison Homes.

4. TREES / SHRUBS:

- * Shrubs must be maintained around A/C unit or replaced with like kind shrub.
- * Trees may be added as a result of damage to the original tree(s) and additional trees up to a maximum total of two (2).
- * The trees must be Oak, Little Gem Magnolia, Crepe Myrtle or Japanese Blueberry.
- * The precise location and quantity of the trees must be stated in the application and shown on a legible drawing and will not be the subject of an automatic approval, but will be based on the specific size of lot and location.
- * No citrus trees of any kind are permitted

Greystone between 2003 and 2008. Neither the ARC nor the Greystone Townhomes Community Board of Directors is required to recognize the modifications made during said period.

It is further acknowledged that the "Community" is having a serious erosion problem in the rear private property, defined as the area between the party fences. It is the responsibility of each homeowner to maintain the private property within the owner's property lines and to correct any erosion problems.

5. Specifications and Materials:

- *No modification can alter the building roof line. (city code)
- * No modification can significantly alter ground porosity. (city code)
- * Drainage must not be altered from the approved specification, nor adversely affect any other person's property.
- * Irrigation must be professionally re-routed by the appropriate contractor.
- *Termite bait stations must be professionally moved. The owner or owner's contractor may pull up the stations but must be relocated and reinstalled by the termite company approved by the Association.

6. OTHER:

- *No permanent barbeque or fire pits are permitted below or above ground.
- * No vegetable garden of any kind are permitted.
- * ARC applications must include copies of the current appropriate building permits when necessary. Homeowner is responsible for contacting the appropriate agency to obtain any necessary permits in order for approval to be considered.
- *No spreading plants are permitted.
- *Homeowner can not place any permanent fixture(s) beyond eight (8) feet from the house wall, nor beyond the privacy fences. Only trees may be placed in that area.
- * Any non-permanent fixtures such as chairs, tables, placed in the area beyond the eight feet or privacy fences must be removed from that area each night.
- *No non-porous / plastic weed controls are permitted.

Approval of any application is conditional on sufficient notice and a sufficiently clear description of the proposed improvements being given to ARC and the application must be detailed as required or it may be denied without prejudice and sent back to the applicant and result in delays. Further clarity and details are set forth in the document "Compliance Agreement for Installation and Maintenance of Improvements".

Approval is always conditional upon an inspection after completion of the work. The homeowner is responsible for any and all costs as of a result of permitting, inspections, irrigation and termite bait stations, etc.

Any deviation from the approved application will result in the homeowner being told to remove and restore to the original condition anything that is in violation to the approved application. The applicant is responsible for any ambiguity in the submission that results in a misunderstanding as to what was intended by the applicant and what was approved by the ARC, if different.

The ARC Committee reserves the right to amend or change any part of the Standard or Compliance Agreement at any time for any reason to ensure the best interest of adjoining

homeowner(s) and the Community.

Change Record:

- June 2013 – Attorney feedback on document
- July 2013 – ARC submitted to Board for approval with ARC recommended changes
- September 2013 – Board approved at September 23rd board meeting