

EXHIBIT "C"

DESIGN STANDARDS for ESTATES of OAK RUN JANUARY 1, 2022

INTRODUCTION

1.01 **AUTHORITY:** These Design Standards are adopted pursuant to authority granted to the Architectural Control Committee (the "ACC") of the Estates of Oak Run H.O.A., Inc. (the "Association") under section Article VI, entitled "Construction of Improvements and Use of Lots – Protective Covenants" Section 6.28 entitled " Architectural Control" Sub-Section (f) of the Declaration of Covenants, Conditions and Restrictions (the "Declaration") The requirements and provisions of **the Design Standards shall be in addition to and not in lieu of the requirements and provisions of the Declaration** and all other applicable governing legal documents of the Association. Because these Design Standards are aimed primarily at modifications rather than new construction and additions, new construction and additions will continue to be governed also by the Design Standards adopted on June 8, 1994 to the extent not in conflict with these Design Standards.

1.02 **PURPOSE:** Plans must be submitted to and approved by the ACC pursuant to the Declaration and Design Standards for the sole and exclusive purpose of assuring that all structures within the Estates of Oak Run are in harmony of external design in terms of massing, general styling and size and that all structures and landscaping conform to a high standard of quality construction as established by the current aesthetics of the community, including landscaping and improvements and existing standards of the neighborhood. These design standards are not intended to provide absolute rules for every situation.

1.03 **APPLICATION OF DESIGN STANDARDS:** Approval by the ACC is required for any modification of the external appearance of a lot or any structure on a lot. These approval requirements are all encompassing landscaping, any repainting of a structure, and placement of any object on a lot and the erection of any fence. All property owners are responsible for obtaining the necessary review and approvals to comply with the terms of the Declaration. There are no exemptions or automatic approvals, and each application is reviewed on an individual basis. If a property owner proceeds with any modification prior to approvals by the ACC, the property owner runs the risk of having to correct any violation at his own expense. In making its determination, the ACC generally will impose a higher, more formal standard for modification in a front yard.

1.04 **APPLICATION FOR REVIEW:** Applications for review must be made on the form prescribed for this purpose. The form should be submitted to the management company for the Association. The application must contain the information described in the submittal requirements outlined in the "Architectural Change Form" The ACC will respond within thirty (30) days of submission in accordance with Article VI, Section 6.28(b) of the declaration. Approval of a modification by the ACC shall be made by a written document, which should be preserved by the applying property owner. The procedural rules applicable to the ACC are described in further detail in the Declaration.

SUBMITTAL GUIDELINES
For
ARCHITECTURAL REQUEST FORM
“REQUEST FOR PROPERTY MODIFICATION”

INTENT: The intent of this document is to provide guidance to homeowners as to when to Submit or Not Submit a formal request for property modifications to the Architectural Control Committee (ACC) for approval before a project start. If a homeowner is in doubt of whether they need to submit a formal request, an approved application is the best way to avoid a violation and/or fines.

QUESTION: I want to make an exterior modification to my property. Do I need to submit a Request for Property Modification?

ANSWER: It depends on the type of project. Below is a list of the most common property changes homeowners make in our community. Check the list below to determine if you need to submit an application to the ACC for project approval. If you don't see your type of project listed here, please call the EOR Board at estatesofoakrun@yahoo.com.

Note:

1. For all exterior property modifications—whether or not you are required to submit an application—you must meet the standards specified herein (specially, the Design Standards and Guidelines provided below, as well as any applicable provisions of the Declaration or other governing legal documents of the Association. All standards are available in the Documents library under Architectural Control Committee found online at estatesofoakrun.com, under the ACC link.
2. You must receive written approval for your application from the ACC prior to the project start. You must also complete the modification in accordance with what you provided and what was approved (if approved) in your application. Failure to submit a required application, failure to receive prior written approval to project start date, or deviation from your approved plan may lead to a violation and/or fines.
3. You need to supply supporting documentation along with your application. The ACC requires this documentation, so they can make an informed decision. If it is unclear to you what items need to be included with your application, please use the contact information below for clarification. Additional information may be requested by the ACC in order to make a decision. And if you are in doubt of whether you need to submit, **an approved application is the best way to avoid a violation and/or fines.**

SUBMITTAL REQUIRED	SUBMITTAL NOT REQUIRED
ROOF <i>See Design Standards</i>	EXTERIOR PAINT or STAIN of the <u>Same Color</u> <i>See Design Standards</i>
FENCE <i>See Design Standards</i>	FENCE REPLACEMENT of the <u>Same Height & Color</u> <i>See Design Standards</i>
POOL	LANDSCAPING Updates / Changes <i>See Design Standards</i>
MAILBOXES	STORAGE CONTAINERS of <u>less than 25 Square Feet</u> <i>See Design Standards</i>
SOLAR PANELS	
EXTERIOR PAINT <i>See Design Standards</i>	
HOME ADDITIONS	
OUTDOOR KITCHEN	
STORAGE SHEDS <i>See Design Standards</i>	
PATIO STRUCTURE / ARBOR / PERGOLA	

WHILE IN THE DESIGN / PLANNING PHASE OF YOUR PROJECT,
FOLLOW THE
"COVENANTS" & "DESIGN STANDARDS"
which still apply even if you are not required to submit an application.

If you have questions, please email estatesofoakrun@yahoo.com

The Design Standards & Guidelines

- 2.01 **ROOFS:** Roofing materials shall be that as defined within the "Covenants" such as GAF, Timberline Ultra, or Equivalent as hereby defined. Roofing materials shall be:

Quality

- High quality Composite/Asphalt Architectural/Dimensional style shingle, *(3 tab shingles are prohibited)*
- Equal to or better than 240 lbs, per 100 sq. ft.,
- 25 year minimum warranty
- Class A fire rated

Color

- "Charcoal Blend", e.g. "Weather Wood" gray, slate or similar by manufacturer
- Color shall NOT be Black, Brown, Red, Green, Blue or White

Notes

- In no events shall the pitched portion be comprised of more than one material

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Effective: January 1, 2022

- 2.02 **FENCES** (Excluding fences related to swimming pools): Fences may be constructed of wood, iron *(painted black)* or masonry bricks *(not cinder blocks)*. Fences should be six (6) feet in height *[not to exceed six and a half (6.5) feet if footer and top cap are added]*, and any variance from six (6) feet must have the prior written approval of adjoining neighbor's and prior written approval from the ACC. Side yard fences that exceed the height of the Community Perimeter Wall of six (6) feet shall be tapered ≤ 30 degrees to be no higher than that of the perimeter wall at its meeting point.

However, adding extensions to existing fences to reach the 8-foot height is prohibited.

Note:

For Information regarding Swimming Pool Enclosures and Fences, please refer to the "EOR Swimming Pool Enclosure Policy" which can be found on the Estates of Oak Run Neighborhood Web-site at: estatesofoakrun.com, Links, EOR Policies.

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- 2.03 **PAINTING/STAINING/COLOR CHANGES:** If a homeowner wishes to paint the exterior trim, gutters, downspouts frames, shutters or siding, etc. a different color, the request to do so must be submitted to the ACC. It is preferred that gutters and downspouts match the color of the trim on the house as close as possible.

Color(s) The home's exterior color shall be compatible and harmonious with the colors of nearby homes. All primary colors shall be in subdued natural colors. Secondary colors shall be compatible with the primary colors and be limited to architectural details as stated above. Highly reflective and bright colors shall be prohibited.

PAINTING of BRICK: Requests to paint a home's exterior brick will be handled on a case-by-case basis by the ACC.

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2.04 **LANDSCAPING:** Landscape plans need Not be approved by the ACC. However, the following landscaping guidelines MUST be followed'

Turf Grass

- 75% of a homeowner's property (*not including walks or driveways*) which faces the street (*front yard and side yard on a corner lot*) MUST be of a natural turf grass
- Synthetic lawns are prohibited which can be seen from the street
- Furniture used in the outdoor areas of the home facing the street shall be made of natural or metal (*steel or wrought iron*) materials only.

Bedding Materials

- Bedding mulches may be natural materials, wood chips, such as cedar
- River rock or stones may also be used for bedding materials, but must be in its natural state and color
- Painted rocks, lava rocks or colored glass is prohibited for use as a mulching material
- Beds MUST be kept free of weeds and in an overall clean and orderly manner which enhances the beauty of the home and curb appeal to the property

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2.05 **SOLAR PANELS:** Solar panels may only be installed on designated locations on the roof of a Residence on or within any fenced rear-yard or fenced-in patio of any Owner's Lot, but only as allowed by the ACC. Solar panels may NOT be installed on the front elevation of the Residence.

If located on the roof of the residence, solar panel shall:

- Not extend higher than or beyond the roofline
- Conform to the slope of the roof
- Have a top edge that is parallel to the roofline; and
- Have a frame, support brackets, or wiring that is black or painted to match the color of the shingles of the roof. Piping must be painted to match the surface to which it is attached, i.e. the soffit and wall. Panel must blend with the color of the roof to the greatest extent possible.

If located in the fenced rear-yard or patio, Solar Panels shall not be taller than the fence line or wall, and shall not be visible from any adjacent Lot, Common Areas or street.

Solar Panels must be properly maintained at all times or removed by the Owner

Solar Panels which become non-functioning or inoperable must be removed by the Owner.

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2.06 **POOLS:** Above ground pools are not permitted.

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2.07 **STORAGE SHEDS:**

DEFINITIONS:

Storage Shed: A prefabricated or on-site constructed enclosure, using general building materials or resins. Not to exceed seventy-five (75) square feet, or the height of the homeowner's perimeter fence/wall.

Storage Containers: A "snap-together" resin (plastic) storage container and is temporary in nature. Not to exceed 25 square feet, or the height of the homeowner's perimeter fence/wall.

Metal storage sheds are prohibited.

USE:

Sheds shall not, under any circumstances, be used as a living space.

LOCATION:

Storage sheds must be located within the setback lines in the rear yard areas and must be located behind a six (6) foot privacy fence. On lots that back up to another homeowner's lot (i.e., where a backyard backs up to another backyard), the requestor shall either: 1) Place the shed directly against the house, or 2) Obtain written "buy-in" from their neighbor as to the placement of their shed elsewhere in their backyard.

Storage containers may be located on the side of the home but MUST be placed against the side of the house AND behind a six (6) foot privacy fence.

CONSTRUCTION:

Storage sheds shall be constructed of the similar materials as were used in the constructing the residence, being limited to wood or masonry construction. Shed must include a solid floor composed of either, 1) a 4-inch concrete slab, 2) an integrated floor of suitable building material (e.g., pressure treated lumber. The area around the foundation must be backfilled; no exposed space under the shed will be permitted. Finish and color must match or compliment that of the residence. Roofing should match that of the residence as close a possible. Storage sheds shall have a maximum square footage of 75 sq. ft.

UTILITIES:

Any utilities servicing the shed must be underground. No above-ground utilities of any type will be permitted.

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- 2.08 **OUTDOOR FURNITURE:** Outdoor furniture shall be located only on front porch/patios or side porch/patio on a corner lot which face the street. Street facing furniture shall be of iron, natural woods (*cedar or teak*) stone or concrete. Any synthetic (*plastic*) fabricated furniture must have the appearance of real wood, and in hues of natural earth tones.

Concrete benches may also be placed within a landscaped area.

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