

CAMBRIDGE COVE HOMEOWNERS ASSOCIATION

ARCHITECTURAL GUIDELINES STANDARDS & CRITERIA

I. INTRODUCTION

The intent of the contents of this guide, as well as the existence of the Architectural Control Committee (ACC), is to provide the Guidelines required for maintaining an aesthetically pleasing community. Adhering to these Guidelines is beneficial for all involved in that they are meant to protect the investment of the homeowners as well as portray a quality community of well-planned homes constructed with long lasting materials maintaining high construction standards.

In conjunction with the recorded Documents for Cambridge Cove Homeowners Association, the design standards are binding on all parties having interest in any portion of Cambridge Cove, and each homeowner is required to comply with the requirements as set forth. Any failure to comply with these requirements will be subject to remedies provided for in the recorded documents.

Terms such as "good taste" and "sound design" are difficult to define and even more difficult to legislate. It is the intent of these Guidelines to encourage "good design" by showing and listing examples of the desired result. Elements such as deed restrictions, appropriate attention to scale and proportion to the community should be considered with all requests.

Nothing contained in these Guidelines shall obligate any agency, governmental or otherwise, to approve plans submitted nor shall the approval of the ACC be construed as meeting the requirements of any governmental agency required for approval.

The ACC has the right to modify, revise, add, delete or make any changes to this manual by joint resolution of the Association's Board of Directors.

II. THE REVIEW PROCESS

General

The design and construction review process is a 4-step procedure: Initial Review, Submission of Plans, Construction Commencement and Inspection. Thorough and timely submission of information as well as adherence to the Guidelines set forth in the process will prevent delays and minimize frustration of all parties involved. Questions concerning interpretation of any matter set forth in the Guidelines should be directed to the ACC.

1. Initial Review

It is required that a Homeowner submit to the ACC a Modification Request Application for the modification that is being requested, along with the set of plans (2 sets of plans will be required for existing homes). Any and all modification requests and submission of supporting documentation should be made by certified mail, return receipt requested or in person to the management company and a receipt requested. Facsimile or electronic submission with verification of transmittal will also be acceptable. The information required for the review is as follows:

- A. Modification Request Form with a **detailed description** of the planned modification
- B. Site plans showing the approximate location and dimensions of all improvements, including driveway, irrigation, and swimming pools
- C. Floor Plans if applicable
- D. Exterior elevations (all sides) if applicable
- E. Concept Landscape Plan if modification involves changes to the current landscape
- F. Any other information, data, and drawings as may be reasonably requested by the ACC

The ACC shall review the information and forward its approval, disapproval, or recommendations for change to the plan to the Association Board or applying Homeowner. The ACC will review the accompanying documents within 30 days* and return one set of plans to the Homeowner with the appropriate response.

No construction or structural improvement, no alteration or addition to any existing structure or site improvement shall be made on any

property until the plans and specifications showing the proposed design, nature, type, shape, size, color, materials and location of same shall have been submitted to and shall have received final approval or disapproval in an expedient fashion by the ACC and the Association both.

With requests that do not require a modification to structure such as landscaping improvements, the ACC will reply with a more rapid response time than stated above. With landscaping changes it is still required that a Modification Application be completed with a copy of the plot plan showing the location of the proposed improvement. For the purpose of a rapid response it is required that each form is limited to one request. The more detail provided with the submittal, the quicker a response may be expected. In the case of an incomplete application or the request by the ACC for more information, the applicant will have 15 days to comply with the request or the applicant will be required to resubmit the proposal for initial review.

***NOTE: IF A RESPONSE IS NOT RECEIVED FROM THE ACC WITH THE 30-DAY PERIOD, THE APPLICATION IS DEEMED APPROVED.**

2. Submission of Plans to the Building Department

Following the approval of Step 1, the Homeowner may submit their plans to the Building Department or the required agencies that have jurisdiction for the required permits that may be needed for the modification project. Changes required by the said agencies must be re-approved by the ACC and Association Board.

3. Construction Commencement

Upon completion of Step 2, a copy of the building permit must be submitted to the ACC prior to the Homeowner beginning construction. If the request does not require a building permit, all materials utilized in the improvement must be approved by the ACC before Commencement. Any modification to the original application for any reason must also be re-approved.

4. Final Inspection

The ACC shall have the right to enter upon and inspect any property at any time before, during, or after the completion of work for which approval has been granted. Upon completion of the improvement, the Homeowner shall give notice to the ACC. At this time it will be reviewed for "Sound Design". Any damage to streets, curbs, drainage inlets, sidewalks, street signs, walls, community signage, landscaping irrigation, etc., must be repaired or the damage will be repaired by the Association and such costs will be charged to the Homeowner. Acceptable completion time frames for projects will be as follows:

- Landscaping - 2 weeks
- Pool installation - 12 weeks
- Fence installation - 3 weeks
- Home additions - 4 months
- Painting - 4 weeks

If the project requires additional time, the Homeowner should contact the ACC with the anticipated completion date. Application approvals are valid for a period of 6 months and a new modification request application must be submitted after that time has elapsed.

NOTE:

All Homeowners shall be held responsible for the acts of their employees, subcontractors and any other persons or parties involved in construction or alteration of the home site. The responsibilities include but are not limited to the following:

- Ensuring that the construction site, community properties and roadways are kept clean and free of all debris and waste material, and that stockpiles of unused material are kept neat and orderly.
- Prohibiting the consumption of alcoholic beverages, illegal drugs or other intoxicants that could hamper the safety or well being of other personnel

on the site.

III. SITE IMPROVEMENT STANDARDS

NOTE: These Architectural Guidelines are supplemental guidelines for the recorded Declaration of Covenants Conditions and Restrictions for Cambridge Cove Homeowners Association, Inc. Additional requirements may be contained in the recorded documents. Applicants are encouraged to review the Covenants in addition to these Guidelines prior to submitting a Modification Request.

A. Fences

No fence of any kind shall be installed or maintained on any lot without written approval of the ACC. In general, fences or walls are not encouraged within Cambridge Cove. Hedges, berms, or other landscape alternatives are preferred.

Except in cases where the rear lot line of a home is adjacent to a lake or conservation area, only fences constructed of white PVC are allowed within Cambridge Cove. For lots that border a conservation area or lake, only white PVC fencing that is no more than 4 feet in height will be allowed beginning from the rear house line rearward. Fences will be erected so that all stringers and/or posts shall be placed on the inside of the fence and the side without any supports shall face out from the lot. Fences must be installed no closer than 8 feet from the front set back line of the house. The last panel of a fence that will be adjacent to a perimeter boundary fence or a common amenity fence will angle down to meet the height of the perimeter boundary or common amenity fence if it is shorter than the fence being installed by the Homeowner. Except in instances where an easement exists, fences must be located on or within 6 inches of the applicants' property line. Alleyways between fences will not be permitted. The Homeowner must comply with all requirements set forth in the Declaration of Covenants Conditions and Restrictions for Cambridge Cove and with any governmental code affecting the Cambridge Cove community.

Applicants shall be responsible for cleaning, maintenance and repair of both sides of the fence and for replacement when required.

1. Only PVC white fences are permitted and only two styles are permitted, the first being Privacy Lattice Top and the second being Privacy Estate Fence.
2. No fences, walls or hedges shall be erected or installed without prior approval of the ACC. All fencing styles will be six (6) feet in height and a fence may be no more than four (4) feet in height to be installed beginning from the rear of the house line rearward for lots that border a conservation area or lake. Irrigation systems must be reconfigured to provide complete coverage

outside of the fenced area. Fences must be kept clean and in good repair.

3. All fences must be completely buffered with ornamentals that have the capacity to grow a minimum of three feet tall in 18 months. Examples of acceptable plants would be Viburnum, Indian Hawthorn, Ligustrum, Pittosporum, Azaleas and Podocarpus. The placing of the plants can be no more than two (2) feet apart.

*It is the intent of the ACC to use fencing as a last resort method of buffering. Hedges, trees and shrubs are the SUGGESTED and PREFERRED method of screening an area.

B. Patios, Screen Doors, Vinyl Windows and Screen Enclosures

Patios and Screen Enclosures must be located on the areas shown as "Patio" or "Lanai" on house plans. If a screened patio extension is requested on the rear of the home, two sets of plans must be submitted with the Modification Request, as well as a plot plan showing where the proposed extension will be placed.

Additionally,

- All screening and screened enclosures shall be constructed utilizing anodized aluminum framing that matches the color of the homes window mullions.
- Screening shall be charcoal in color.
- No decorative grills or bars will be permitted on screen doors.
- Vinyl windows will be allowed with frames that match the color of the existing window mullions.
- A 16" kick plate that matches the framework will be permitted on rear screen enclosures not visible from any road.
- Acceptable roofs for patio extensions are as follows:
 - Constructed to match the existing roof with matching shingles
 - Screen "cages"
- Exterior of the enclosure must be landscaped if not located within a fenced area.
- Irrigation systems may require modification to ensure 100% coverage of the property. This should be a part of the Modification Request.

C. Doors

I. Overhead Garage Doors:

A. Raised panel or solid panel allowed.

B. Overhead garage doors must be painted to match the exterior "Body Building Color" of the house.

C. Overhead garage door trim must be painted to match the exterior "Body Building or Trim color" of the house.

D. Pedestrian garage doors must be painted to match the Body of the Building or Trim color of the house.

2. Front doors can be metal or wood, stained, varnished or painted an accent color that compliments the overall exterior color scheme. Front doors may also have clear or decorative glass panels.

-Homeowners shall be responsible for cleaning, maintenance and repair of front doors and for replacement when required.

3. Patio doors can be sliding or French style doors.

A. Metal sliding door and frame to match the style and color of the house windows.

B. French doors must be painted to match the Body of the Building and/or Trim Color of the house.

D. Storm/Hurricane Shutters

Shutters and Hurricane prevention materials may be installed 48 hours prior to the expected arrival of a hurricane in the area and must be removed no later than 6 days after the warning is lifted. Shutters may be panel, accordion or roll-up style and must be approved by the ACC. Except as the ACC may otherwise decide, shutters may not be closed at any time other than a storm event.

E. Lawn Furnishings

Unless located in the rear of a fenced yard, birdbaths, lawn sculptures, artificial plants, birdhouses, rock gardens, or similar types of accessories and lawn furnishings are not permitted on any home site without prior approval of the ACC. With the proper applications, statues and birdbaths may be permitted and a maximum of two lawn ornaments may be allowed in the front of a home. The statues must be in landscape beds. With birdbath requests, height and dimensions must be submitted with the application and preferably a picture of the desired birdbath.

F. Landscaping/Ponds

Basic landscaping plans for each home or the modifications to any existing landscaping plan must be submitted to and approved by the ACC. All landscaping must be installed to fit in with neighboring properties. The ACC may reject the landscape plan based upon its review of the overall design and impact. The landscaping plan must detail the location of beds and planting materials. No invasive or non-native (e.g. Melaleuca, Brazilian pepper) plants are permitted. No landscaping shall be removed without the prior written approval of the ACC. Please keep in mind that changes in landscaping can alter drainage plans for a

lot and have a negative impact on neighboring property. Decorative borders around landscaping beds must be earth-tone in color and require the prior approval of the ACC. Ponds must have the written approval of the ACC. A plot plan showing the location of the pond must be submitted with the application. If the pond is being constructed from a kit, a picture must be submitted.

G. Existing Landscaping and Sod

Landscaping must be installed and maintained to the current overall standards of the Cambridge Cove community. Existing community standards require extensive landscaping on each property. Lawns must be fertilized regularly and sprayed for diseases and insects as needed. Hedges, planters and shrubs must be trimmed in an orderly manner with the maximum recommended height being 4' around the perimeter of the house. Any and all unhealthy, dead, deformed or neglected plants and shrubs must be removed and replanted with healthy replacements. All planting beds must be free of weeds and properly mulched.

1. Excessive weeds in the lawns must be removed with Roundup or a similar weed-killer and re-sodded. Lawns must be mowed regularly (once a week in the summer) and can be no more than 5" tall.
2. Tree branches, shrubs and bushes shall be trimmed to allow ease of passage of cars and pedestrians along sidewalks and roads.
3. Sidewalks, curbs and driveways must be edged every time the lawn is mowed. This includes the street side of each yard.
4. Grass must be trimmed or edged along the base of the building and the borders of plant beds.
5. For places that are tricky to trim (around pipes, for example) a well-mulched bed of low maintenance shrubs or ornamental grasses may be installed.

6. Keep grass and weeds out of shrub beds. Mulching and edging will help protect the beds, but established grass and weeds must be pulled by hand or sprayed with weed killer.
7. Insects and weeds attack every lawn. They can be controlled with easy to apply chemicals but only if the infestations don't go too far. Regular irrigation, applications of fertilizer and occasional insecticide should be used.
8. Re-sodding is the only alternative whenever a Homeowner loses a battle with lawn pests. Dead grass and large bare patches are unacceptable.
9. Occasional shots of herbicide are necessary to keep grass and weeds from growing in cracks in sidewalks, driveways, curbs and the street.
10. Low-hanging branches of trees should be trimmed to provide at least 10 feet of clearance over the sidewalk and 15 feet over the road.
11. Shrubs should be trimmed as needed.
12. Don't blow or rake grass clippings into the street.

H. Signs

With the following exceptions, Homeowners must obtain the permission of the ACC before erecting any signs within the Properties. All professionally made realtor signs do not need approval. When needed for permit purposes, Contractors may place a sign on the property during construction of the approved modification. A maximum of two security signs will be permitted per site. These signs must be placed in the landscaped beds alongside the Home.

I. Satellite Dishes and Antennae

The Federal Communications Commission (FCC) rules prohibit local governments, landlords, community associations, and similar groups from restricting a resident from installing and using an antenna that is covered under the Over-the-Air-Reception-Devices (OTARD) Rules.

1. Satellite dish antennae are permitted with the following restrictions:

- Satellite dishes shall be limited to one per household.
- The homeowner shall endeavor to minimize the visibility.
- Satellite dishes are not allowed on the front elevation of the house and are allowed only on sides or rear.
- Installation at or below grade shall be completely screened from all off-site viewing
- Dishes on house walls must be the same matching color as the exterior of the house

2. Antennae are permitted with the following restrictions:

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- Antennae shall be installed within the attic/truss space, and completely concealed from the exterior.

J. Outbuildings

Playhouses and other outbuilding must have the prior written approval of the ACC and shall be within a fenced area, and below the fence level in height. The structure must be erected on site and/or anchored to the foundation. Structure must also conform to the materials and colors of the Home. No storage sheds will be allowed. Application must show the use, location and architectural design.

K. Lighting

Exterior light fixtures shall be architecturally compatible with the home and shall provide:

1. Low level illumination for the home and grounds.
 - a. An over-illuminated nighttime appearance should to be avoided.
 - b. Decorative landscape lighting shall be discreet in that fixtures

shall be concealed and low illumination levels employed.

2. Security lights shall be subject to the following criteria:
 - a. Fixture design and location shall be compatible with the design of the home.
 - b. All lighting fixtures shall be installed in such a manner that the source of each individual light is shaded, positioned, and maintained so as not to be visible off the premises.
 - c. Light fixtures shall emit no more than 1' candle of light measured from the property line or the adjacent lot using a standard light meter, the cell of which is directed toward the source of light.
 - d. The use of incandescent, metal halide, low-voltage fluorescent, or color-corrected mercury vapor lighting shall be required. High pressure sodium and other similar lighting are prohibited.

L. Swimming Pools

Any swimming pool to be constructed upon any home site shall be subject to review by the ACC. The design must incorporate at a minimum, the following:

- The composition of the material must be thoroughly tested and accepted by the industry for such construction.
- No lighting of a pool or other recreation area shall be installed without the approval of the ACC, and if allowed, shall be designed for recreation character so as to buffer the surrounding homes from the lighting.
- All applications for the installation of a swimming pool must be accompanied with a certified survey of the home that is no more than 90 days old and the proposed pool and building permit. The pool must comply with all applicable setback requirements.
- Pool filter equipment must be placed out of view of neighboring properties and the noise level to neighboring properties must be considered in locating equipment. The need to screen equipment may be necessary. All screening must have the prior written approval of the ACC.
- Pool heating must comply with all applicable building, zoning and fire codes. The need to screen equipment from public view may be necessary and screening must have the prior written approval of the ACC.
- Above ground pools are prohibited.
- Spas and Jacuzzi's must have the prior written approval of the ACC.
- Screening of the pool is required either by fencing the property or by a screen enclosure. Screen enclosures require the prior approval of the ACC. The enclosure frame should be of anodized aluminum of a color that matches the existing window mullions and may in no instance be higher than the roofline of the Home or extend beyond the sides of the Home. The screens should be charcoal colored. Plans of the proposed screen enclosure must be included with the application and a written description showing design, color, height,

etc., is also required.

- Irrigation system must be re-installed to insure 100% coverage of sodded and landscaped property.

M. Garage

No garages shall be enclosed or converted into a living area and must at all times be used as a garage for car storage purposes. No screening is allowed temporarily or permanently on garage door openings.

N. Barbecues/Smokers

Barbeque grills and smokers may be located or permitted upon the back patio or yard of a Home. If not screened from view of the neighboring property by a fence or Home they must remain covered when not in use.

O. Generators/Hose Reels/Garbage Cans/Tanks/Clotheslines, Etc.

Generators, hose reels, above ground tanks, water softeners and rain barrels must be screened from view of the neighboring properties and from the streets. Clotheslines cannot be visible in any way to the public view from any street, common area or adjoining lot and must be removed when not in use. Garbage cans and yard debris may be placed at the front of the home after 6:00 p.m. on the day before the scheduled day of collection and must be removed from the front of the home by 9:00 p.m. on the scheduled day of collection. At all other times, garbage containers must be stored and screened from view. Garbage containers must be kept in a clean and sanitary condition to prevent noxious or offensive odors. Acceptable screens will include landscape and fencing. ACC approval is needed prior to installing a screen.

P. Flags and Holiday Decorations

One flag per home will be allowed with approval of the ACC. The flagpole must be mounted to the home directly to the left or right of the front door or the garage. Flags must be flown on a pole in an outward fashion from the home. Ground-mounted flagpoles not exceeding 20 feet in height will be permitted. Flags may be no larger than 24" X 36", attached to the Home in the above locations and displayed for the purpose of a holiday (American flag or Florida state flag, shall be permitted without ACC approval.) Holiday lights and decorations do not require approval of the ACC however; the display must not create a nuisance to the adjacent residents or the community. Holiday lights may be installed commencing on Thanksgiving and shall be removed no later than January 15th of the following year. Holders for holiday lights that are installed on a home must be removed at the time that the lights are removed.

Q. Play Equipment and Accessory Structures

All exterior recreation and play equipment, including portable basketball goals, swing sets, jungle gyms, soccer goals, etc. shall not be permitted without the

prior written approval of the ACC. Permanent basketball goals will be allowed only to the rear of the back building line of the home. All such equipment, with the exception of the portable basketball goals must be screened from public view. Portable basketball goals may be used upon the drive of a home but may not be positioned in such a way that the street is used for play or the sidewalk blocked to pedestrian traffic. All play equipment must be maintained on a regular basis by the Homeowner to preserve Architectural Guidelines. Tree houses, roller blade, bike and skateboard ramps are not permitted. **All portable recreation equipment and toys must be removed from public view when not in use.**

*Please see attached Play Set Addendum for additional guidelines

R. Exterior Painting

The ACC shall have final approval of all exterior color plans including materials and each Homeowner must submit to the ACC a color plan showing the color of all exterior surfaces that shall include samples of the actual colors to be utilized and the materials. The ACC shall determine whether the color plan and materials are consistent with the Homes in the surrounding areas and that they conform to the color scheme of the community. The color plan must be submitted prior to construction or repainting. Acceptable finishes flat, satin and semi-gloss only.

S. Gutter and Solar Collectors

All gutters must match the exterior house color; trim color and window mullion color. Gutter down spouts must not concentrate water flow onto neighboring properties. Solar collectors must not be installed so as to be visible from the street. All piping that runs along the house walls must be painted to match the color of the body of the house.

T. Additions

Rain water from a new addition roof or new grade of home terrain must not run on neighboring property so as to create a nuisance. The location of all windows in a new addition must not adversely affect the privacy of adjoining neighbors. The style and character of the new addition must be in harmony with the surrounding homes and with the overall characteristics of the communities as a whole.

U. Windows, Awnings and Shutters

Owners may request to install energy conservation films on windows. A sample of the film must be submitted with the modification application. No reflective tinting or mirror finishes (including aluminum foil) will be permitted. Window treatments shall consist of drapery, blinds, decorative panels or other tasteful

window covering. Any window treatments facing the front street of the home should be white, off-white or other white-toned neutral colors. Sheets or other temporary window coverings may be used for periods not exceeding 3 weeks after an owner or tenant first moves into a home or when permanent window treatments are being cleaned or repaired. Awnings and shutters will be considered on a case-by-case basis. Awnings will be allowed only on the rear of the home if not visible from the road. Installations of window air conditioning units are prohibited.

V. Driveway and Driveway Construction

Driveway and sidewalk extensions require ACC approval. No gravel driveways will be permitted. Driveways are intended to provide access to the garage and for temporary guest parking. Parking is limited to the garage and driveway of the home. Parking on the lawn is prohibited. Driveways shall be architecturally compatible with the home and shall comply with the following:

1. Circular driveways shall be allowed, lot sizes permitting, however, layouts that include extra parking spaces above normal driveway patterns (I.e., more than two car widths) is not allowed.
2. Driveways shall be limited in size to not more than 40% of the front yard area.
3. Driveways surfaces shall be concrete and have natural concrete finish.
4. Brick pavers shall be permitted.
5. New, replacement or modifications to driveways with asphalt are prohibited. Additionally, loose gravel, stabilized rock and sand base, etc., are not allowed.

W. Vehicles

No automobiles, house trailers, mobile homes, school buses, trucks, government vehicles, commercial vehicles over ½ ton, law enforcement vehicles, RV's or any vehicle with commercial signage, trailers, any type of land conveniences, boats or any type of watercraft shall be kept, stored or parked overnight either on any street, driveway or any lot except within enclosed garages or completely screened from view from any street.

Express approval

Notwithstanding any provision herein to the contrary, unless the ACC and Association Board disapproves on the following proposed improvements within 15 days after the ACC receives a request for such approval, the request shall be deemed approved by the ACC:

- Re-paint house exteriors and trims in the identical color previously approved by the ACC

-Replace existing screening with identical screening material previously approved by the ACC.

-Replace existing exterior doors with identical exterior doors previously approved by the ACC.

-Replace existing mailbox or security lighting with identical mailbox or security lighting previously approved by the ACC. (Standard mailbox design is attached.)

-Replace existing roof with identical roof material previously approved by the ACC.

All references in the paragraph to "identical" shall mean that such item shall be replaced with an item that is identical in all respects to the existing item (i.e., the identical style, texture, size, color, type, etc.).

Appeals Process

In the event that the ACC and/or Association Board disapprove any plans and specifications, the applicant may request a rehearing by the ACC for additional review of the disapproved plans and specifications. The meeting shall take place no later than 30 days after a written request for such meeting is received by the ACC, unless applicant waives this time requirement in writing. The ACC shall announce a final written decision no later than 30 days after such meeting.

Upon final disapproval, the applicant may appeal the decision of the ACC to the Cambridge Cove Board of Directors within 30 days of the ACC's written review and disapproval. ~~Review by the Board shall take place no later than 30 days~~ after receipt of the applicant's request for review. The Board shall make a final decision no later than 30 days after such meeting. The decision of the ACC, or if appealed, the Board, shall be final and binding.

Reconstruction

In the event that a residential structure or any part thereof is destroyed by casualty or natural disaster, the Owner must notify the ACC and commence reconstruction within 90 days. The ACC will make every effort to accommodate the Owner in the application process in order to repair or rebuild in a timely manner.

PLAY SET ADDENDUM

APPROVED SPECIFICATIONS FOR PLAY EQUIPMENT

The overall height of play sets may not exceed ten (10) feet in height. However, the height may be reduced by the Architectural Control Committee based on the lot size and impact on neighboring lots. This will be determined by a site visit.

Play structures must be crafted in wood or recycled plastic. Aluminum or metal tubing is prohibited. A picture and dimensions of the play set must be submitted with the architectural application prior to approval.

Canopies should be of earth toned colors - tan, olive or brown.

Applications for play structures must include a site plan clearly showing its intended placement. The structure's visual impact to neighboring lots and/or the street must be buffered as much as possible with approved fencing and/or landscaping.

Fence applications must be submitted in advance of installation of the fence and only current approved styles are permitted.

All play structures will be buffered with landscaping; the plant material must start at a height of thirty-six (36) inches from the ground and may not exceed seventy-two (72) inches of overall height at maturity. The landscape buffer must be maintained at a height of 72 inches at all times. The landscape buffer installation may not alter the drainage of the lot. The proposed plant material and location of landscape buffer must be submitted to the committee via application prior to installation.

CAMBRIDGE COVE HOMEOWNERS ASSOCIATION, INC.

**RULES AND REGULATIONS
FOR
RECREATIONAL and PLAY EQUIPMENT**

PERMANENT BASKETBALL GOALS:

Permanent basketball goals will be allowed only to the rear of the back building line of the Home, and on a case by case basis, permanent basketball goals may be placed along the back driveway when there is a side-entry garage.

TEMPORARY BASKETBALL GOALS:

One regulation-size or smaller, professional MOBILE backboard may be placed on the driveway in a location between the garage and sidewalk and will not be allowed to be moved into the street or sidewalk area for play. All equipment must be maintained on a regular basis by the homeowner to preserve community standards.

All recreational equipment requires approval of the Architectural Control Committee (ACC). An Architectural Modification Application must be submitted to the ACC along with a Plot Plan showing the area where the equipment will be located.

All recreational equipment to include (but not limited to) small children's basketball boards, large toys, and other miscellaneous personal items must be stored out of public view when not in use. Basketball equipment may not be used between the hours of dusk to dawn.