

BOULDER RIDGE HOMEOWNERS' ASSOCIATION ARCHITECTURAL CONTROL COMMITTEE GUIDELINES

According to the Boulder Ridge Subdivision Restrictive Covenants (the "Covenants"), it is the purpose of the Architectural Control Committee (the "ACC") to promote the residential development of Boulder Ridge and to enhance property values. Section 2c(i) states:

"No building, planting, dwelling, fence or other structure (including, but not limited to, antenna systems) or excavation shall be erected, constructed, altered or maintained upon, under or above or moved upon any part of said Subdivision unless the plans and specifications thereof, showing the proposed construction, nature, kind, shape, height, material, and color scheme thereof, and building elevations, and a plot plan showing lot lines, boundaries of the building site, distance from the boundaries of the building site to the buildings, and the grading plan of the building site shall have been submitted in triplicate to and approved by the Architectural Control Committee, and until a copy of such plans and specifications, plot plan and grading plan as finally approved is deposited for permanent record with the Architectural Control Committee."

Therefore, the ACC shall have the right and power to reject approval of plans submitted if they do not benefit and enhance the residential development of the area. Such approval, however, shall not be unreasonably withheld. Homeowners will be notified of the ACC's decision within fifteen (15) days. During any construction or alteration required to be approved by the ACC, any member of the ACC, or any agent of such committee, shall have the right to enter upon and inspect, during reasonable hours, any building site embraced within said Subdivision, and the improvements thereon, for the purpose of ascertaining whether or not the provisions herein set forth have been and are being fully complied with and shall not be deemed guilty of trespass by reason thereof.

BUILDERS: Please refer to Paragraph 2 of the Covenants for additional requirements related to the construction of new homes.

SPECIFIC GUIDELINES: (Alphabetical)

The following is not an exhaustive list, and the ACC reserves the right to amend these guidelines at any time without notice.

ANTENNAS: "Antenna" includes satellite dishes, over the air antennas to receive local broadcasts, and antennas to receive wireless cable or other fixed wireless signals. ACC must be notified of each antenna and its proposed location. Antennas must be installed in the least conspicuous location on the property where an adequate signal can be received. Locations will be considered in the following order: 1) back yard or rear-facing roof; 2) side yard; 3) front yard or front-facing roof if that is the only location an adequate signal can be received. If the antenna or dish is placed in the front yard, the homeowner must plant landscaping materials so that it is not visible from the street. Antenna towers may not exceed 12' above the roofline. Paragraph 10 of the Covenants prohibits satellite dishes >20" in diameter but this violates current FCC regulations and is therefore unenforceable. Satellite dishes may not exceed one (1) meter (39.37") in diameter.

AWNINGS: Exterior awnings at the front of the dwelling are prohibited. Exterior awnings at the rear of the property require ACC approval. Awnings must be compatible with the architectural design and color scheme of the dwelling.

BALCONIES & SUNROOMS: Will be considered on a case-by-case basis. Size, color, material, general aesthetic design and location must be approved by the ACC. Permits must be obtained from the City of Champaign for applicable projects.

BASKETBALL HOOPS: Mobile basketball hoops are permitted. Basketball hoops permanently attached to the dwelling require ACC approval.

CLOTHESLINES: Clotheslines, or similar apparatus for drying clothes outside the dwelling, are prohibited.

DECKS & RAILINGS: Will be considered on a case-by-case basis, provided they meet the following specifications:

- (A) Material: Acceptable materials include, but are not limited to: pressure treated lumber, natural redwood, cedar, and certain composite materials.
- (B) Style: Various styles of decks will be considered for approval.
- (C) Railings: Deck railings must adhere to all City of Champaign municipal codes.
- (D) Decks shall not extend forward the rear of the dwelling. Exceptions will be considered on a case-by-case basis.

DECORATIVE OBJECTS (EXTERIOR): Seasonal decorations are permitted as long as they are removed when the season/holiday is over (e.g., no Christmas lights in spring).

DRIVEWAYS: Changes to driveway materials, dimensions or style require ACC approval.

FENCING:

- (A) Styles: Various styles will be considered (e.g., Privacy and Ornamental);
- (B) Materials: Fences must be built of pressure-treated lumber, cedar or vinyl. Ornamental fencing can be aluminum, steel or wrought iron. Other materials (e.g., composite materials) will be considered on a case-by-case basis if they are comparable in look and durability to the aforementioned materials. Chain-link, other wire fencing (chicken wire, kennel wire, etc) and plastic mesh fencing are specifically prohibited. Chain-link fences installed prior to May 31, 2010 may remain. If chain link fences installed prior to May 31, 2010 are ever removed, the fence shall not be replaced by another chain link fence.
- (C) Gates: Gates must be constructed of the same material as the fence. Gates must be located so that they open onto a common area or the owner's property without trespassing onto the private property of a neighbor. Gate widths shall be considered on a case-by-case basis.
- (D) Dimensions: Must comply with City of Champaign fencing regulations, specifically with respect to height and location: <http://ci.champaign.il.us/departments/planning/zoning-land-use/fence-regulations/> Fences should be at least twelve (12) inches from sidewalks/bike path if that is the property line. Homeowners should eliminate gaps between adjacent fences.
- (F) Fence posts must be at least two (2) feet in the ground and secured by concrete.

(G) Proper maintenance is required. Missing or broken pickets must be replaced in a timely manner.

GARDENS: Vegetable gardening in front of the dwelling is prohibited. Vegetable gardening in rear of the dwelling must be well-maintained and pests must be controlled. Vegetable gardens may be permitted in designated areas of common property controlled by the HOA. Contact a member of the ACC for location of such areas.

HOT TUBS: Hot tubs are only permitted in the rear of dwelling and must be screened from view.

LANDSCAPING: Will be considered on a case-by-case basis. Plants should be native and harmonious with the surrounding landscaping. It cannot be obtrusive, block easements, etc. The front yard shall be sod. Seed is allowed in the side and back yards.

PATIOS & WALKS: Requires ACC approval. Patios and walks should be constructed of materials similar to those used by the builder. Suggested materials include, but are not limited to: slate, flagstone, brick or concrete.

PERGOLAS: Pergolas in the front of the dwelling are prohibited. Pergolas at the rear of the property require ACC approval.

POOLS: Pools shall be allowed subject to ACC approval and all City of Champaign municipal codes. Above-ground pools are prohibited in Paragraph 11 of the Covenants, but an exception will be made if the pool is installed pursuant to all City of Champaign municipal codes, hidden from view behind a fence, and if there are no objections from adjacent property owners.

STORAGE UNITS, OUT-BUILDINGS AND SHEDS (Storage Facilities): Storage units require ACC approval. Storage units with poured concrete foundations are prohibited. Storage units must be constructed of materials and fasteners that will not rust (e.g., metal storage units are not permitted). Design and color must be similar to the architectural style, siding, trim and color of the dwelling. Placement in the side yard, forward of the rear building line of the dwelling, is prohibited. Placement on decks is prohibited. Judgment for acceptable locations shall remain the exclusive right of ACC. Only one storage unit per lot will be permitted. Storage units of more than one level, or with interior stairs, or ceiling-header height greater than eight (8) feet are prohibited. Homeowners must comply with all applicable City of Champaign building codes and permits.

TEMPORARY STRUCTURES: No structure of a temporary character, including, but not limited to trailer, tent, shack, barn, pen, kennel, run, stable, outdoor clotheslines, shed or other out-buildings shall be erected, used or maintained on any lot at any time, without prior ACC approval.

FINAL NOTICE: These guidelines are not absolute and irreversible dictates. However, the ACC feels that if these guidelines are followed, the more harmonious and aesthetically pleasing the Boulder Ridge subdivision will be. The ACC is open to ideas and suggestions, and will review projects not covered by these guidelines on a case-by-case basis. The ACC reserves the right to amend these guidelines as necessary and without notice.

BREACH AND REMEDY: Any breach of the above guidelines will be enforced by the Rules Committee in accordance with the Breach and Remedy Procedure Guidelines.