

CONTINENTAL VIEW ESTATES HOMEOWNERS ASSOCIATION

ARCHITECTURAL REQUIREMENTS

May 2006

The purpose of the Architectural Committee is to maintain consistency and high standards of construction, design and color to enhance and protect the integrity of the neighborhood. These standards benefit the entire Association in terms of desirability and higher property values for all.

All improvements to the property **MUST BE SUBMITTED TO AND APPROVED** by the Architectural Committee prior to installation. All reviews are made on their individual merit – approval or denial in one instance does not necessarily mean the same decision in another set of circumstances.

SUBMITTAL PROCEDURES

1. Requests for approval must be hand delivered, emailed or mailed to one of the Architectural Committee members. A submittal form follows this Policy.
2. Plans and specifications should be detailed and include the following:
 - ◆ Plot plan showing the location of the improvement(s)
 - ◆ Landscaping description
 - ◆ Height, width, length of any structures or equipment
 - ◆ Color and composition of all materials to be used
 - ◆ Your name, address of the property, and a mailing address if different than that of the property
3. **PLAN AHEAD!** The Architectural Committee strives to respond to requests quickly, but 30 days are allowed by covenant. . Decisions will be returned in written format and will be one of four responses: (1) approval, (2) approval with conditions, (3) request for additional information, or (4) denial. If a request is denied, you may appeal the decision of the Architectural Committee by submitting a written request to the Board of Directors. The Board of Directors will then set a date for a hearing and notify you as to the time and place.

There may be additional requirements in the Continental View Estates Covenants, Conditions, and Restrictions. We urge you to read them and become familiar with your obligations as a property owner and member of the Association.

Please note that most projects, including, but not limited to decks of all types, regardless of height or size, fences, re-roofing and window replacement require a building permit from the City of Louisville. We suggest obtaining building permits after approval has been received from the Architectural Committee.

DESIGN GUIDELINE SUMMARY

The alphabetical list of improvements listed below is not intended to be all-inclusive. There may be additional requirements in the Declaration of Covenants. We urge you to read them and become familiar with your obligations as a property owner and member of the Association.

BE SAFE! If you have questions, ask first!

- Accessory Structure** Approval is required prior to installation for any freestanding accessory structure. This includes items as a playhouse, storage facility, gazebo, cabana, fort, greenhouse, animal enclosure, etc. Each such structure will be evaluated on its own merit and appearance. See also Storage Shed.
- Basketball Hoops** PORTABLE HOOPS: Approval is not required provided the following guideline is met.
◆ For safety and access reasons, hoops are kept BEHIND THE SIDEWALK at all times, and are not allowed to be placed in the street.
Permanent Pole Mounted Hoops: Approval is required prior to installation.
- Clotheslines** Exterior clotheslines, drying racks and drying yards are not permitted.
- Decks** Approval is required prior to installation.

Decks must be wood or wood-look material. Wood decks shall be left their natural color, stained with a clear sealer, or may be painted a color that is compatible with the color scheme of the home. Wood-look materials must also be a color compatible with the color scheme of the home.
- Fences** Approval is required prior to installation of any type of fence. Fences are to be constructed of natural materials. Chain link, chicken wire, plastic, and so on will not be approved. The Architectural Committee recommends fences no taller than 60". However, consideration will be given to requests for heights up to 72". Fences should be painted or stained in natural earth tone colors or left unfinished, and must comply with all City of Louisville regulations.

Gazebos	Approval is required prior to installation for all freestanding structures. Due to the open nature of this community, each submittal will be considered on its individual merit and intent.
Greenhouses	See Accessory Structures.
Hot Tub/Spa/Sauna	Approval is required prior to installation for any exterior hot tub, spa equipment, or sauna.
Landscaping	Approval is required prior to major landscape changes including removal of “healthy” trees.
Painting	<p>Approval is required prior to commencement of exterior painting or staining. All paint must be natural earth tone colors (shades of brown) and all trim must be in a harmonizing color. Some shades of grey are also permitted.</p> <p>All homes are to be maintained on a regular basis so as to prevent signs of disrepair and neglect.</p>
Remodeling	<p>Approval is required prior to any exterior remodeling.</p> <p>Approval is required prior to installation for any change to siding from that originally installed on the home. No plywood siding is permitted on exteriors – only redwood or cedar siding is allowed.</p> <p>Estate Lots: 5,000 brick or 714 square feet of stone required. Three sides of house must have brick/stone with the back elevation only not requiring brick/stone. This does not include any chimney run which starts from grade – these must be in brick, additional to the basic 5,000.</p> <p>Patio Homes: 2,000 brick or 285 square feet of stone required, or as approved by the committee if the plan of the house requires less brick/stone.</p> <p>For Estate Lots, height cannot exceed 25’ if measured from garage floor to top roof ridge and 26 ½’ when measured from top of sidewalk in front of house lot to top roof ridge. For Patio Homes, height can not exceed 20 feet if measured from garage floor to top roof ridge.</p>

Roofs	Approval is required prior to installation. Roofs must be wind-resistant to 100 mph or higher and warranted for 40 years or longer. Shingle colors must be approved by the Committee. Please submit a sample of the roofing materials along with your request.
Sheds	See Storage Structures.
Siding	Approval is required prior to installation for any change to siding from that originally installed on the home. No plywood siding is permitted on exteriors – only redwood or cedar siding is allowed.
Solar Energy Devices	Approval is required prior to installation. All such devices must be integrated into the existing design of the home.
Storage Structures	<p>Approval is required prior to installation – storage sheds are discouraged.</p> <p>Notwithstanding the foregoing, any such structure contemplated for installation shall be placed as close to the home as possible so that it appears to be an extension of the home. The structure must be finished and roofed with the same materials as the home, with the roof pitch to be similar to that of the home. Sheds shall not exceed 80 square feet, shall not exceed 8’6” at the highest point, and shall be placed on a concrete foundation. Each such submission will be evaluated based on its own merit and purpose.</p> <p>Additional restrictions may be required, such as landscape or other screening, based on the Committee’s evaluation of the lot, grade, and visibility from the street or adjoining properties.</p>
Trampolines	Approval is required prior to installation. The top surface of the trampoline shall not exceed 6 feet in height from ground level, and the trampoline shall be placed in the back yard at least 6 feet from any property line.
Tree Houses	Tree houses are not permitted.

CONTINENTAL VIEW ESTATES HOMEOWNERS ASSOCIATION
REQUEST FOR ARCHITECTURAL REVIEW/APPROVAL

Describe below the nature of your request:

Include samples of paint, roofing material, fence material, etc.

Attach drawings for fencing, structures, landscape, exterior remodeling, etc.

All reviews are made on their individual merit – approval or denial in one instance does not necessarily mean the same decision in another set of circumstances.

Homeowner Signature

Date _____

Address

The Architectural Committee strives to respond to requests quickly, but 30 days are allowed by covenant.