

***Summer Wind Homeowners' Association Architectural Standards Committee Rules, Regulations,  
and Fines (Revised October 2023)***

The information contained in this document is derived from the HOA's Amended, Restated and Supplemental Declaration of Easements, Covenants, Conditions, Restrictions, Charges and Liens of SWHOA (available for review on the Summer Wind website). It provides homeowners with guidelines regarding categories that require ASC approval as well as the conditions that are required of the homeowner even when a review is not needed. Detailed information regarding the requirements for the proper maintenance of properties is also provided. A fine will be assessed if a homeowner begins *ANY* project (large or small) on their home or yard that requires ASC approval without first obtaining prior *WRITTEN* approval from the ASC. A fine will be incurred if an owner fails to maintain their property per requirements set forth in the Declaration. Fines will be assessed monthly until the violation is remedied. When in doubt whether ASC review is required, send an email to the ASC chair at [ASC@summerwind-hoa.com](mailto:ASC@summerwind-hoa.com).

Y—Yes, ASC review is required

N—No, ASC review is not required

NC—No, but only if conditions specified are met

| <b>Declaration Sections</b> | <b>ASC Review Required</b> | <b>Fine</b> | <b>Specifics and Information</b>  |
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| <b>7.01 Maintenance</b>     |                            |             |   |
| Exterior Lights             | Y                          | \$50        | Any changes to the exterior lighting design (pole light, garage lights, landscape lighting and any other lighting).   |
| Garage Doors                | Y                          | \$50        | Any change other than the installation of glass to the top row of the homeowners' garage door.  |
| Mailboxes and Anchor Posts  | Y                          | \$50        | Mailboxes should be white and not exceed US Postal Approved Medium (20.5" D x 9.5" H x 7.5" W). Anchor posts should be white square shaped and may include a white newspaper sleeve and lower box. They must be placed in existing configuration. Mailbox covers are not allowed. See the USPS website for updated size guidelines. |

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| Painting-Exterior                 | Y  | \$50  | Only if changing the color scheme. This includes but is not limited to garage doors, entrance doors and shutters.   |
| Rain Gutters                      | Y  | \$50  | Gutters and downspouts must match the color of existing siding.   |
| Roofing                           | Y  | \$500 | A picture of the product (with exact color of replacement shingles) must be submitted with the ASC application for approval. The replacement product should be asphalt and have a minimum 25-year warranty. Non-asphalt options for a sun porch or overhang must conform in color to the primary shingles used on the house.  |
| Screen/Storm Doors                | Y  | \$100 | Submit a picture and description of the type of screen/storm door with exact features/colors.   |
| Siding                            | Y  | \$500 | Residential siding replacement projects should be vinyl. A picture and product information sheet along with exact color must be submitted with the ASC application.   |
| Snow Slides                       | Y  | \$50  | Snow slides may be installed at the edge of the roof or partially at the edge in specific locations. The color of the snow slides must be consistent with the color scheme of the roof shingles. A sample or photograph of the snow slide must accompany the ASC application for approval.  |
| Solar Panels                      | Y  | \$500 | The request must be accompanied by a solar engineering study and plan depicting the layout of the panels with color matching of frame and conduit.  |
| Entrances                         | Y  | \$150 | Reviews for changes to walkways and driveways require product information, dimensions and a sketch of the design.   |
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| <b>7.02<br/>Signage and Flags</b> |    |       |   |
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| Contractor Signs                  | NC | \$50  | May be used only when contractor is working on premises and must be removed when work is complete. Must be on the median.   |
| Political Candidate Signs         | NC | \$50  | Only a political candidate's official yard sign is permitted. UP: 45 days prior to elections<br>DOWN: day after election. Must be on the median.  |
| Real Estate Signs                 | NC | \$50  | UP: day of listing, DOWN: within one week of closing. Must be on the median.  |
| American and US State Flags       | NC | \$50  | American flags should be hung on a bracket attached to the house using "flag etiquette." If not hung properly, they must be removed. See <a href="https://www.usa.gov/flag">https://www.usa.gov/flag</a> for information on how to properly hang and treat an American flag. Flags should not be more than three feet in length and two feet high. No other types of flags are allowed. No free-standing flagpole may be erected on property. |

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| Security Company Signs | NC | \$50 | Maximum of 2 small signs on property (no larger than 10" x 10"). |
| Tag Sale Signs         | NC | \$50 | UP, 1 Day in Advance, DOWN at end of sale.                       |

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| <b>7.04<br/>Protective Screening<br/>and Fences</b> |    |       |   |
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| Fences Around Property                              | Y  | \$500 | Fencing must be no more than 4' (four feet) in height; must have an open design; must not extend forward of the back corner of the home and have a gate wide enough to accommodate lawn service equipment. Privacy fences are not allowed; no other fencing is allowed on front or side lawns. The ASC strongly suggests that a property be surveyed before installation. |
| Edging and Landscaped Beds                          | NC | \$50  | Edging around each landscaped bed must be consistent and no more than six inches high. Landscaped beds must be a minimum of 3' (three feet) apart.  |
| Invisible Fencing                                   | NC | \$100 | Invisible fence must be buried a minimum of 3' (three feet) from the edge of the property and the sidewalk and at least 3" underground. Utility companies should be notified before installation.   |
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| <b>7.05<br/>Garbage and Refuse<br/>Disposal</b>     |    |       |   |
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| Garbage Containers                                  | Y  | \$50  | All garbage containers, when not in the garage or at the curb for pickup and for a maximum of 24 hours after pick-up, must be screened or shielded from view of the neighboring house and street. <b>Screening or shielding must be approved by the ASC.</b>  |
| Refuse/Trash  | NC | \$100 | No lumber, metal, bulk materials, rubbish, refuse, garbage, trash or other waste material shall be kept, stored, or allowed to accumulate outdoors on any Lot or portion of the Property.   |
| Dumpsters   | Y  | \$50  | Dumpsters are allowed for 30 days. Reapply for permission for periods exceeding 30 days.  |

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| <b>7.12<br/>Television and Radio<br/>Antennas</b>    |    |       |  |
| Satellite Dishes and<br>Antennas                     | NC |       | Make every effort to install the dish or antenna in the least visible area while still receiving reception.  |
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| <b>7.13<br/>Trees and Other<br/>Natural Features</b> |    |       |  |
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| Removal on<br>Homeowners' Property                   | Y  | \$500 | For removal of any standing tree over 4" (four inches) in diameter and measuring 2' above ground level. If a homeowner deems a tree to be a risk, they are responsible for hiring a certified arborist to provide a risk assessment. The arborist's report should be included in a request for review. |
| Removal in No-Cut<br>Buffer                          | Y  | \$500 | Deed restrictions shall only allow removal of healthy vegetation under 5" (5 inches) in diameter, measured at breast height. The homeowner may hire a certified arborist to provide a risk assessment.   |
| Removal on Common<br>Property                        | Y  | \$500 | Approval for removal of a tree fully or partially on common property must be granted by the Board and the ASC. The Board may hire a certified arborist to provide a risk assessment.   |
| Noxious, Dead or<br>Harmful Vegetation               | NC |       | Please dispose of invasive species properly.   |
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| <b>8.03<br/>Outside Storage</b>                      |    |       |  |
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| Vehicles, Boats,<br>Trailers                         | Y  | \$150 | No outside storage or parking of commercial or recreational vehicles, watercraft, boats and/or trailers without approval.<br>Approval may be granted <u>only</u> on a temporary basis.   |
| Construction Materials                               | NC | \$100 | Must be removed within 2 weeks completion of the project.  |

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| Miscellaneous Storage   | Y  | \$50  | Visible outside storage is not allowed for any items (ladders, wheelbarrows, wagons, empty pots, buckets, lawn debris bags, or other containers). Tarps are not allowed. All tools, implements, pots, etc., should be kept inside the garage or inside an approved outside storage area. A fine will occur monthly until all items are removed or stored appropriately.  |
| Covered Storage Container   | Y  | \$50  | Submit a photograph of proposed container along with information on color and size with request. Such storage containers should be located only behind the house.  |
| Portable Storage Units  | Y  | \$50  | Portable storage units (such as PODS) must meet the following requirements: (1) Be similar in size to a medium-sized POD with approximate dimensions of 8' x 12'; (2) Be placed in the driveway in such a way as not to completely block a neighbor's view of traffic when backing out of his/her driveway; and (3) Be removed after seven days. A request for a one-week extension may be submitted to the ASC, but no storage container can remain beyond the approved date.   |
| <b>9.05<br/>Overall Property<br/>Maintenance and<br/>Appearance</b> |    |       | <b>General:</b> Siding and roofing must be maintained; this includes keeping siding free of mold and dirt and making timely repairs to siding, windows, shutters, and roof. If the ASC decides that it is necessary to trim, cut or prune any tree, hedge or other planting (including weeds), because its location or height to which it has been permitted to grow is unsightly, detrimental or potentially detrimental to persons or property, or is otherwise in violation of Sections 7.01 or 7.04 of the Declaration, the Association shall notify the owner of the lot who shall be obligated to remedy the violation in accordance with Section 9.05 of the Declaration. |
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| Lawn Ornaments and Plantings  | NC | \$50  | Garden ornaments, small garden flags, bird baths, and plantings must be in landscaped gardens, so they do not interfere with the ability of the HOA to provide adequate lawn maintenance.  |
| Landscaped Beds   | NC | \$50  | Landscaped areas must be a minimum of four feet apart. Plantings in the median may only be planted around the mailbox or existing trees and may not exceed four feet in diameter.  |
| Lawn Structures   | Y  | \$200 | Garden/storage sheds, trellises, raised beds, and any other item considered a structure must go through the review process. Photos and a detailed description of the proposed structure with color and dimensions should be submitted.   |
| Holiday/Seasonal Decorations  | NC | \$50  | All outdoor holiday/seasonal decorations should be put up no more than 30 days before the holiday/seasonal event and taken down within two weeks after the event. All  |

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|  |  |  | decorations should be safely set up and not block the view of neighbors safely backing out of their driveways. They should also not impede snow removal or lawn care, depending on the season. |
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