

THIS DOCUMENT SUPERSEDES THE DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR WYNDHAM SHORES AT OAK TREE.
REVISIONS TO THIS DOCUMENT MAY BE MADE AT THE DISCRETION OF THE
ACC OR THE BOARD OF DIRECTORS OF WYNDHAM SHORES HOMEOWNERS
ASSOCIATION.

THE MAINTENANCE OF ALL APPROVED ITEMS IS SUBJECT TO PERIODIC
INSPECTION BY THE ARCHITECTURAL COMMITTEE. APPROVALS FOR ANY
ITEMS NOT PROPERLY MAINTAINED MAY BE REVOKED AT THE DISCRETION
OF THE ACC.

WYNDHAM SHORES AT OAK TREE ARCHITECTURAL POLICIES AND GUIDELINES

STRUCTURAL

POLICY:

- All Structural Changes or Additions to the exterior of the home inclusive of screened-in porches must be approved by the ACC
- In addition to a Request for Architectural Approval form, site plan, plans and elevations must be submitted when applicable.
- A receipt of application for all building permits provided by the county or state building review boards must accompany the Request for Architectural Approval form.

FENCES

POLICY:

- All fencing inclusive of decorative fencing must be approved

GUIDELINES:

- Absolutely no fencing over 4' in height
- No fencing forward of rear line of existing structure
- No closed picket, shadow box or stockade are acceptable because they impede view of community
- No privacy fencing

POOLS/HOT TUBS

POLICY

- All pools must be approved.
- No above-ground pool are acceptable.
- A detailed drawing to scale on plot map of land must be submitted
- All pool landscaping/fencing/lighting must be approved.
- All hot tubs must be approved as to size, color and location
- All hot tub landscaping/fencing/lighting must be approved
- Pool or hot tub may not be enclosed in a free-standing semi-permanent structure

GUIDELINES

- Check City/County and ACC ordinances regarding placement, permits, etc.

SATELLITE DISHES

POLICY

- Satellite dishes 18" or smaller are acceptable, but must be approved as to location on property.

AWNINGS:

POLICY:

- All Awnings Must Be Approved By ACC

GUIDELINES:

- Canvas awnings ONLY are acceptable in colors coordinated to match or enhance the home.
- Awning location in rear of home over patio or deck. Absolutely no awnings at side or front of property
- Retractable canvas awnings are acceptable.

DETACHED GARAGES:

POLICY:

- All Detached Garages must be approved by ACC
- Must submit drawing to scale on plot map of land
- Check City/County codes
- Must be behind set-back line on property

GUIDELINES:

- Design and construction, color of roof and siding must conform to the home
- No carports or canopies

FLAGPOLES:

POLICY:

- Only flagpoles attached to the home are acceptable.

GUIDELINES:

- Flagpoles designed to display decorative, national or state flags are acceptable.
- Flagpoles not to exceed 5' in length

LANDSCAPING:

POLICY:

- Walkways in addition to or in place of those originally provided by Squires must be approved
- See fencing, lighting, patios for approval requirements
- Ponds (fish, flower, etc) must not affect existing drainage and must be approved as to size and location.

GUIDELINES:

- Trees planted after closing by owner should not impede any right of way, block access walks, water view or cross property lines at full growth.
- Bushes that do not exceed 4' in height at time of planting do not need approval
- Annual, biannual, perennial flowers do not need approval
- Flower boxes at windows must be attached to main structure and enhance the home in color and size.
- Trellis and arbors must be behind set-back line at rear of home. Any more than one trellis or one arbor per property must be approved.

STATUARY

POLICY:

- All statues over 3 ft in height must be approved

GUIDELINES

- Natural stone colored statues are acceptable: terra cotta, gray, taupe, white, verde gris

SWING SETS/JUNGLE GYMS: (Metal, steel, aluminum, wooden)

POLICY:

- All swing sets/jungle gyms must be approved with regard to size and location on property.
- Any modifications to originally approved swingsets/jungle gyms must be approved.

GUIDELINES:

- Must be located behind set-back line on property.
- Acceptable materials include metal, steel, aluminum, wood

ALL SWING SET/JUNGLE GYM APPROVALS ARE DEEMED NULL AND VOID 10 YEARS FROM THE DATE OF APPROVAL. ALL SWING SETS/JUNGLE GYMS MUST BE REMOVED FROM THE LOT 10 YEARS FROM THE ORIGINAL APPROVAL DATE OR A REQUEST FOR CONTINUANCE MUST BE SUBMITTED FOR APPROVAL

GAZEBOS:

POLICY:

- All Gazebos must be approved by ACC
- All gazebos must be behind the set-back line on the property.

GUIDELINES:

- Wooden gazebos only are acceptable and must enhance the home in color and size
- Natural wood, wood stain, or painted to match the home is acceptable.
- Shake or shingle roofs are acceptable and must be color-coordinated.

STORAGE SHEDS:

POLICY:

- All storage sheds must be approved by ACC.
- Overall dimensions must not exceed 100 sq. ft.

GUIDELINES:

- All storage sheds must conform to or enhance home
- Wooden or vinyl-sided sheds must match or enhance color of home
- Roofing must match existing roof of home.
- Metal or plastic sheds are unacceptable
- Cannot be forward of rear line of the home

PLAYHOUSES/SWING SETS/JUNGLE GYMS

PLAYHOUSES: (Semi-Permanent)

POLICY:

- All Semi-Permanent Playhouses must be approved
- Drawings must be submitted as to size, height and positioning on property.

GUIDELINES:

- Natural Wooden structures are acceptable
- Size, and height (no more than 10 ft high) must be reasonable and positioning must be a minimum of 10' from property line.
- Must be located behind set-back line on property
- Any modifications to originally-approved playhouse structure must be submitted for approval

PLAYHOUSE APPROVALS ARE DEEMED NULL AND VOID 10 YEARS FROM THE DATE OF THE ORIGINAL APPROVAL.. ALL PLAYHOUSES MUST BE REMOVED FROM LOT 10 YEARS FROM THE ORIGINAL APPROVAL DATE OR A REQUEST FOR CONTINUANCE MUST BE SUBMITTED FOR APPROVAL.

- o Fencing around pools must not exceed 4'.
- o Split Rail (double or triple rail), White Picket, Black Wrought Iron are acceptable
- o Decorative fencing along walkway in front of house or at corner of driveway is acceptable, but must not exceed 36" in height and 16' in length total.

PATIOS/DECKS/BARBECUES

POLICY:

- All new patios or patio extensions must be approved
- All new decks or deck extensions must be approved.
- All barbecue pits and/or permanent grills must be approved.

GUIDELINES:

- Materials must enhance existing structure.
- Acceptable patio materials include: paving brick, interlocking pavers, concrete, stone, flagstone, bluestone
- Wood only is acceptable deck material
- Standard wood stain or color must enhance or match the color of the home.

LIGHTING:

POLICY:

- All outdoor lighting must be approved.

GUIDELINES:

- Low voltage landscape lighting up to 18" in height is acceptable. Lighting must be at a minimum spacing of 5' apart
- Gas/electric post lights within 20' of front entrance are acceptable
- Spotlights on rear of house are acceptable (1 per every 25 ft. at 150 watts maximum per light) but must not be light invasive to neighbor's property.

**ADDENDUM TO
WYNDHAM SHORES ARCHITECTURAL POLICIES & GUIDELINES
OCTOBER 31, 1997**

FENCING

POLICY:

All lattice screening must be approved by the ACC
Lattice used as fencing will not be approved.

GUIDELINES:

Lattice used as screening must not exceed 54" in height or 42" in width;
Decorative or Screening Lattice must be located behind the front corner of the home;
Lattice used decoratively i.e. on decks or for screening i.e. of jacuzzi, hotubs must be approved as to size, amount, and location.

REMINDER: **Chain Link is not allowed for any structures either permanent, semi-permanent or temporary in nature.**

- * **This addendum to the Wyndham Shores Architectural Policies and Guidelines of July, 1997 has been approved by the Wyndham Shores Architectural Control Committee and should be attached to the Wyndham Shores Architectural Policies and Guidelines you received in July, 1997.**