HAMPTON PLACE
HOMEOWNERS ASSOCIATION

Title:	Hampton Place Homeowners Association Standard Lot Design Guidelines	**Effective:**	05/01/2008
		Amended:	10/15/26
Version:	1.23	**Classification:**	Required

The following standards have been developed and promulgated by the Declarant in accordance with Article IX, Section 9.2.2 of the Declaration and are applicable to all new construction and all modifications or improvements. These Design Guidelines are not part of the Declaration and can be amended by the Association without a vote of the Owners. Approval must be obtained from either the Board of Directors or the Committee

NOTE: PRIOR PLAN APPROVAL IS REQUIRED ALL STRUCTURES OR IMPROVEMENTS PLACED ON THE LOT BY THE HOMEOWNER, INCLUDING DECKS, BASKETBALL HOOPS, PLAY EQUIPMENT, STORAGE BUILDINGS, SWIMMING POOLS AND FENCES.



This document is intended to supplement the *Declaration of Covenants*, *Supplemental Declaration of Covenants,* and *Code of Regulations* by providing additional details of permitted and prohibitedregulations.

Please Note: There may be additional regulations listed in other Hampton Place governing documentation that require adherence in addition to those specifications listed below. While all attempts will be made to note other documents below, it is ultimately the responsibility of the resident to review all documents in their entirety and ensure compliance at all times.

Any specification not listed below shall be considered prohibited.

Common Area Alterations

Any changes or improvements to the common elements need to comply and be approved in accordance with the HOA rules and regulations. No resident or their agents, contractors, landscapers, etc. may do or permit anything that causes damage to or alters the flow of surface water within Hampton Place Common areas. Moreover, any alteration or damage caused by a resident, their agents, contractors, landscapers, etc. to any Hampton Place common areas shall be repaired at the expense of the resident responsible at fault.

In accordance with the Declaration of Covenants, Article VIII, Section 7.5, the
Homeowners Association may exercise their right through its agents, contractors and employees to remediate the violation at the homeowner's expense.

Each resident shall indemnify and hold the Homeowners Association harmless from and against any liability, cost, and expense (including reasonable attorney and/or environmental consultant fees) arising out of orrelating to the failure by an Owner to comply with the requirements of this Section.

See Declaration of Covenants for additional information.

Table of Contents:

House Placement and Yard Grading. 3
Dwelling Type. 3
Dwelling Unit Size. 3
Roof. 3
Garages. 3
Yards, Driveways and Walks. 4
Color Schemes. 4
Underground and Log Houses. 4
Porches, appendages and additions. 4
Storage. 5
Awnings. 5
Exterior Carpeting. 5
Railings. 5
Solar Panels. 5
Chimneys. 5
Water Discharge. 5
Skylights. 5
Entrance Structures. 5
Pools. 5
Spas and Hot Tubs. 6
Play Equipment. 6
Basketball Hoops. 6
Pool Pump Buildings, Sheds and Storage Buildings. 6
Air Conditioning and Heat Pump Equipment. 7
Fencing. 7
Radio and Television Antennas. 7
Landscaping and Tree Lawn Trees. 8
Lot Maintenance. 8
Lot Grading. 8
Mailboxes. 8
House Numbers. 9
Exterior Lighting 9
Holiday Decorations. 10
Decks 10
Retaining Walls/ Seat Walls. 10
Signs 10
Trash Day & Trash Can Storage Enclosures 11
Discretion. 11
Variances. 11
Right to Modify Guidelines. 11
Revision History: 12

GENERAL GUIDELINES APPLICABLE TO STANDARD LOTS

House Placement and Yard Grading.
Dwelling Units shall conform to existing grade and drainage patterns. Each Owner and/or Builder shall endeavor to retain as much of the natural woods as is practical. Builders shall be responsible to regrade the Lot to conform the drainage plan approved for the subdivision.

The following guidelines shall be used in determining placement with respect to style and elevations:

a. There must be a minimum of two different homes separating like models on the same side of the street in the large single family lot sections. Optional items, such as full porches and pediment front foyers, may be used to establish the differences. In the cluster lot or small single family lot sections there must only be one home separating likemodels.

See Declaration of Covenants for additional information.

Dwelling Type.
No building shall be erected, altered, placed or be permitted to remain on any Lot other than one single-family dwelling and a garage for at least two cars. A single-family dwelling shall meet the following requirements:

a. A one-story dwelling structure, the living area being the first-floor space only, constructed with or without a basement and a space between the first-floor ceiling and the roof of inadequate heights to permit its use as a dwelling place.

b. A story and a half or “Cape Cod” dwelling structure, the living area of which is on two levels connected by a stairway and constructed with a basement. The upper level is constructed within the gable portion of the roof. Window penetrations are made by use ofdormers.

c. A two-story dwelling structure, the living area of which is on two levels connected by a stairway, constructed with or without a basement. This does not apply to cluster lot or small single family lot sections.

See Supplemental Declaration for additional information.

Dwelling Unit Size.
Dwelling Units must be at least 1000 square feet for any one-story Dwelling Unit, 1000 square feet for a one and one-half story dwelling and 1100 square feet for a two-story dwelling. Declarant reserved the right to make minor variances if, in its sole opinion, the intent of the section is maintained. *See Declaration of Covenants for additional information.*

Roof.
The roof and gables of each Dwelling unit shall be no less than 6 - 12 pitch. Porch and patio roofs may be 3.5 - 12 pitch. All shingles shall be of a uniform color. *See Declaration of Covenants, Supplemental Declaration for additional information.*

Garages.
A minimum two car garage is required. Detached garages of any size are not permitted. *See Declarationof Covenants for additional information.*

Yards, Driveways and Walks.
Front yards shall be grass and landscaped as soon after completion of the Dwelling Unit as is practical under weather conditions. Rear Yards shall be defined as that portion of the Lot which is behind the rear elevation of the Dwelling Unit extended to each Lot line. Front Yards shall be defined as that portion of the Lot which is in front of the front elevation line of the Dwelling Unit extended to the street line. Side yards shall be defined as the portion of the Lot between the Rear Yard and Front Yard. All driveways shall be paved with concrete, paver bricks or paving stone. Gravel, asphalt or dirt driveways are prohibited. Walkways connecting any portion of a driveway to the backyard shall be paved with concrete, paver bricks or paving stone and shall be no wider than 4 feet. Gravel, asphalt or dirt walkways are prohibited. Driveways shall be such that no more than 3 standard automobiles can be parked beside one another.

Driveways may only be placed in a side yard of a home with a front/street facing garage and does not have a third car garage, if the following conditions are met:

a. The portion of the driveway that is in the side yard must be located on the garage side of the dwelling unit and connected to the existing front driveway

b. The portion of the driveway that is in the side yard is no greater than 10 feet wide by 20 feet deep and may not pass the rear line of the garage

c. When the driveway is poured, no portion of the driveway located in the side yard shall be any closer than 10 feet to any portion of the neighboring dwelling unit, garage or deck/patio. Neighbors may not cite this clause for side driveway removal for any structures built after the driveway is complete.

d. Side driveways shall begin adjacent to the side of the garage. With the exception of clearance required for utility meters, air conditioners, piping as part of original build, irrigation piping the space between the side of the house/garage and the portion of the driveway that is in the side yard shall be no greater than 3 feet.

e. Driveways placed in the side yard shall only be used to park operable automobiles or motorcycles. No oversized vehicles, RVs, boats, trailers, etc. shall be parked in the portion of the driveway that is in the side yard, even if for a temporary period of time for cleaning, loading/unloading

Color Schemes.
All dwellings shall be in conformance with the original color scheme as promulgated by the Declarant. The following guidelines shall be followed when determining color scheme with respect to location.

a. In any group of five dwellings on the same side of a street, at least three siding colors must be used. Never use the same color on two consecutive dwellings.

b. On any cross-street intersection, at least two siding colors must be used.

c. Dwellings directly across the street from one another should have different siding colors.

Underground and Log Houses.
Underground and log structures are prohibited. *See Declaration of Covenants for additional information.*

Porches, appendages and additions.
No porches, appendages, or additions shall be permitted unless they are of a size, style, color and type compatible with the original design of the house and shall match the house material and coloring exactly. Porches, appendages or additions must be integrated into the design of the house. All such structures must be constructed with asphalt shingles, trim, and siding limited to the same colors as the house.
See Declaration of Covenants for additional information.

Storage.
No front porch shall be used for the storage of any items except normal porch furniture. No front yard or side yard shall be used for the storage of any item of any kind, including trash cans. *See Declaration of Covenants for additional information.*

Awnings.
No metal or plastic awnings for windows, doors, decks or patios may be erected or used. Canvas awnings may be used subject to prior approval of size, color, location and manner of installation for the particular lot in question. *See Declaration of Covenants for additional information.*

Exterior Carpeting.
No exterior carpeting may be used if it is visible from any neighboring lot or the street. *See Declaration of Covenants for additional information.*

Railings.
All deck and balcony railings shall be constructed of wood, composite material or metal and shall compliment and coordinate with the design of the deck.

Solar Panels.
Solar panels shall be permitted per the requirements in Appendix C effective 11/21/22.

Chimneys.
All chimneys with metal flues must be enclosed within a chase that may be sided. Any direct vent chimney and/or furnace flues, hot water heater, or any other flues shall be vented only to the rear or sideof the Dwelling Unit. *See Declaration of Covenants for additional information.*

Water Discharge.
Storm water must be disposed of in accordance with the drainage plan for the subdivision and county regulations. *See Declaration of Covenants for additional information.*

Skylights.
Skylights may be used on a back roof facing the rear of a lot. Other locations may be approved for a contemporary design house depending upon the design and the particulars of the lot.

Entrance Structures.
No additional driveway entrance structures shall be permitted. *See Declaration of Covenants foradditional information.*

Pools.
No above-ground swimming pools shall be permitted. Small portable “kiddie” pools shall be permitted in rear yards only behind the Dwelling Unit so long as said pool is not in place for more than seventy-two *(72)* consecutive hours. In-ground swimming pools must be approved as to style and may be placed only in an approved location in the rear yard which is at least ten feet (10’) from any property line and does not unreasonably hinder the flow of surface water on the Lot. Pool equipment shall be placed in an approved location and screened in such a manner so as to provide minimum visual impact from the street and other Lots. *See Supplemental Declaration for additional information.*

Spas and Hot Tubs.
Hot tubs and spas shall be permitted provided that hot tubs and spas must be in-ground or if above ground incorporated into a deck with enclosed sides. Accordingly, a hot tub must be recessed into the ground or integrated so that it is flush with the surrounding deck surface, including where the deck material consists of concrete. All hot tubs and spas must be screened with a privacy fence meeting the provisions of these Design Guidelines or other such adequate screening as approved by the Board of Directors. *See Supplemental Declaration for additional information.*

Play Equipment.
Play apparatus or structures shall be located in the Rear Yard and not located within any side or rear setback lines (i.e. at least 5 feet from all property lines). Play equipment will be located away from property lines adjacent to other houses or streets and away from neighbors' direct view where possible.

Play equipment must be neat and orderly in appearance and finish. Play equipment that has fallen into disrepair (i.e. rusted swing sets, peeling paint) will be removed from the property. *See Supplemental Declaration for additional information.*

Basketball Hoops.
Basketball do not require approval from the Homeowners Association if they meet all of the following guidelines:

a) **Specifications.** In general, any commercially available goal is acceptable. Goals with home-made backboards or posts are not be acceptable. Backboards must be clear. The post must be painted in neutral colors so as to blend in with the surroundings as much as possible. All goals must be maintained. Any backboard, goal, or post that becomes broken or damaged or in disrepair otherwise (including peeling paint), must be repaired, replaced or removed. Any lighting for the goal must be directed away from any neighboring dwelling or patio or deck areas. Any objects (i.e. sandbags) used to weigh down the base of a portable goal, must be the same color as the base so as to blend in with the base and not stand out.

b) **Location.** All goals must be located at least five (5) feet back from any property line (if available). A basketball goal may be located on a driveway, but must be placed midway between the garage door and sidewalk and the backboard must be perpendicular to the street. No basketball hoops shall be placed in a street or directly adjacent to any street.

c) **Use.** Use shall be limited to reasonable play hours depending upon seasons. No use will be permitted after 9 pm, nor earlier than 9 am. The Board shall have the right to set different hours in the event that use creates an unreasonable disturbance.

Pool Pump Buildings, Sheds and Storage Buildings.
Pool Pump Buildings shall be permitted as accessory to an in – ground swimming pool. Storage sheds, outbuildings, storage buildings shall be permitted, provided that such structures do not exceed the sizes listed below:

Lot Size	Maximum Structure Size
Up to 8474 Square Feet	100 Square Feet
Up to 11999 Square Feet	120 Square Feet
Up to 12000 Square Feet	144 Square Feet

All such structures must use materials—siding, trim, and asphalt shingles—that match the Dwelling Unit in color and style. Wood or vinyl siding that mimics the look of wood is required for sheds. Polyurethane, vinyl resin kits, and metal are prohibited. Structures must be at least five (5) feet from any Lot line, may not exceed twelve (12) feet in height, and must have a minimum roof pitch of 4:12. Sheds require prior approval (*see Declaration of Covenants 9.2 and Supplemental Declaration of Covenants VII.E.)*

Small storage units – Upon DRC approval, prefabricated plastic storage units no larger than 6'H x 7'W x4' D may be placed against the rear of the house out of view from the front sidewalk. Such storage units must coordinate with and compliment the colors of the house.

Air Conditioning and Heat Pump Equipment.
Air conditioning and heat pump equipment shall be located in side yards or Rear Yards. To the extent reasonably possible, such equipment shall be screened from view in a manner approved for each particular lot. *See Declaration of Covenants for additional information.*

Fencing.
Standard chain link shall not be permitted. Fences may be erected only in the Rear Yard. Perimeter fences are permitted if they are three rail wood split rails not to exceed five (5) feet in height, white PVC fencing not to exceed four (4) feet in height, or black aluminum fencing not to exceed five (5). Wire fencing material (4" x 4" dog wire) may be attached to the split rail fences for additional enclosure. Privacyfencing not to exceed six (6) feet in height shall be permitted around spas and hot tubs. Decorative fencing will be reviewed upon an individual basis considering the visual impact on surrounding lots. The Board of Directors and the Association reserve the right to restrict fencing in areas where its presence would adversely impact the aesthetics of the community.

As with any fence, they must meet all the requirements set forth in the Hampton Place Homeowners Association governing documents. **For corner lots only**, the additional requirements must also be met.

- The location of the fence may not be placed within the setback on the street side **unless the fence is at least 50% open**
- The location of the fence may be no closer to the sidewalk than 36 inches.
- Only split rail or aluminum ornamental style fences are permitted.
- Maximum fence height is 48 inches.

- All swimming pool fencing shall be reviewed on an individual basis in accordance with general standard hereinafter set forth and must meet the following criteria:

    - Privacy fences may not be longer than 30% of the length of the backyard (example: yard length 120 ft, max fence length = 36 ft).
    - Privacy fences may only be place on one side of one deck, patio or pool.
    - Privacy fences must be perpendicular to the house.
    - Privacy fences must begin at the rear wall of the house.

- Invisible fences must be at least 8 feet from the sidewalk including those with corner lots.

**Please see the *Design Guidelines – Fences and Supplemental Declaration for additional information.* **

Radio and Television Antennas.
These guidelines are to be interpreted so as to balance the right of the individual owners to receive acceptable quality broadcast signals in accordance with F.C.C. regulations with the right and duty of the Association to preserve, protect and enhance the value of the properties within the subdivision.

A. **Prohibited Apparatus**. All exterior antennas, except the following, are prohibited:

1. an antenna that is designed to receive direct broadcast satellite service, including direct-to-home satellite services, that is one meter or less in diameter; or
2. antenna that is designed to receive video programming services via multipoint distribution services, including multichannel multipoint distribution services, instructional television fixed services, and local multipoint distribution services, and that is one meter or less in diameter or diagonal measurement; or
3. an antenna that is designed to receive television broadcast signals.

B. Permitted Locations.

An antenna must be located in the rear yard or on the rear of the Dwelling Unit in such a manner so as not to be visible by a person of normal height standing at the edge of the street directly in front of the Dwelling Unit. Other locations are permitted if placement under these guidelines precludes reception of an acceptable quality signal. In such case, the owner and the Board of Directors or the Association shall attempt to find a location with the least visual impact upon the surrounding properties. An "acceptable quality signal" is one that is intended for reception in the viewing area andis consistent with the quality of signals received by others in the immediate vicinity. No location shall be permitted if installation creates a line-of-sight problem for drivers in the vicinity. The Board of Directors or the Association may prohibit a location that imposes a legitimate safety concern. An example of a location that imposes a legitimate safety concern is one that is near high voltage power lines or one where the guy wires obstruct legitimate pedestrian access

C. Other Requirements.

The Board of Directors or the Association may require that the antenna be painted in a fashion that will not interfere with reception so that it blends into the background against which it is mounted or that the antenna be screened so as to reduce the visual impact. Any such requirements must be reasonable in light of the cost of the equipment or services and the visual impact of the antenna. TheBoard of Directors or the Association may impose restrictions on methods of installation that create legitimate safety concerns. For example, permitted methods of installation may include reasonable height restrictions and adequate bolting and guying.

D. Continued Maintenance.

Each owner shall maintain any antenna in a reasonable manner so as not become unsightly. Each owner shall remove any antenna upon cessation of its use.
See Declaration of Covenants for additional information.

Landscaping and Tree Lawn Trees.
Landscaping and normal lawn are required around all houses. When replacing tree lawn trees, the tree must be placed in the same location and type as the original tree. The approved replacement tree for the tree lawn is ***Ivory Silk Japanese Lilac Tree (Syringa reticulata 'Ivory Silk' G20/G25 1.75").***

Lot Maintenance.
All lots must be kept mowed and free of debris and clutter. During any construction, each Owner and Builder shall be responsible for keeping the streets and adjacent lots clean and free of debris. No fill material shall be dumped on any lot except within five (5) days of commencement of construction. The Association shall have the right to assess any owner for the costs of mowing or clean up in the event that the owner fails to do so. House exteriors must be maintained including repair of brick, stone, siding, roof, etc. Additionally, siding must be free of grime, algae, moss or any unsightly material affecting the overall aesthetics of the house. *See Declaration of Covenants, Standard Lot Guidelines – Lot Maintenance for additional information.*

Lot Grading.
The Builder and Owners shall be responsible to regrade the Lot in accordance with the grading plan as approved by the City Engineer. Any deviations from such plan must be preapproved by the City Engineer and the Declarant. *See Declaration of Covenants for additional information.*

Mailboxes.
All mailboxes must conform to the specifications as mailboxes installed by the Builder. The manufacturer and model number of the mailbox, and where to purchase, may be obtained from the HOA website or by contacting the Board of Directors. If mailboxes begin to fade due to sun, they must be replaced or repainted (as recommended by the manufacturer) using a flat, black spray paint that is approved for plastics. In the event the model installed by the Builder is discontinued by the manufacturer, a standard substitute mailbox will be chosen and approved by the Board of Directors as listed in Appendix B of this document. *See Declaration of Covenants,Supplemental Declaration for additional information.*

House Numbers.
House numbers are required for all houses. For lots with individual mailboxes, house numbers with street name are also required to be displayed on the mailbox post in the designated area (see below) and must meet the following requirements and design illustrated below. Additional locations are strictly prohibited.

- Location: Rectangle Indent Below the Mailbox
- Sides: Both Sides Require Label
- Orientation: Landscape
- Material: Vinyl, Weather Resistant, UV Resistant
- Label Size: 9 inches wide x 3.25 inches tall
- Label Background: Black (Gloss)
- Number Font: Bangla MN; Size 165 pt.; Regular
- Street Font: Trojan Pro; Size 39 pt.; Regular
- Text Color: White; Alignment: Center
- Space Between Number and Street: ½ inch



Numbers must be in good condition. If they are damaged, faded, or unreadable for any reason, they must be replaced at the homeowner's expense.

Exterior Lighting
To help ensure safety of Hampton Place residences and their homes, proper illumination of the development is paramount. All exterior lighting on any Lot that is visible from a street within the development, including, but not limited to, light posts, house lights, landscape lighting, spot lights, etc., must be fitted with steady-stream clear or white bulbs.

- Colored bulbs or lenses may be used temporarily, in conjunction with a holiday, as specified in the Holiday Decorations guideline.

- Only approved colored "support bulbs" are permitted for up to 30 days at a time. If a resident chose to shine an approved colored bulb, a single bulb is only permitted on the garage's outermost fixture (front-facing garage) or furthest backside fixture (side-facing garage). All other locations are strictly prohibited.

Approved Support Bulbs

Bulb Color	In Support Of
Green	United States Military

All Lots which have an exterior light post must conform to the specifications as light posts and fixtures installed by the Builder. The manufacturer and model numbers of the light post and fixture, and where to purchase, may be obtained from the HOA website or by contacting the Board of Directors. In the event the model installed by the Builder is discontinued by the manufacturer, a standard substitute light post and fixture will be chosen and approved by the Board of Directors. Light post fixtures on all Lots are required to be lit at night.

Consideration of neighbors should be exercised when installing exterior light fixtures, and lighting must be directed in such a manner so as not to intrude into neighboring lots and houses.

Pets
Whenever a pet is outside of its owner's property within the Association, it must be kept on a leash or in a carrier. The leash should be no longer than 6 feet to prevent the animal from chasing, attacking, or making unwanted contact with any person, animal, or vehicle. Pet owners are required to pick up after their pets in common areas, as well as on or around sidewalks, tree lawns, or any yard that is not their own. Pet waste must be disposed of in the owner's personal trash receptacle, not in any common area trash bins. For additional information, please refer to Declaration of Covenants 9.18.

Holiday Decorations.
All exterior holiday signs, lights, yard and house decorations, and interior holiday decorations that are visible from the street, are permitted to be displayed no earlier than 45 days prior to the holiday, and must be removed within a reasonable timeframe, but no later than 45 days after the holiday.

- Electric cords are not permitted to pass over a sidewalk or common area.
- A total of 3 inflatable decorations may be displayed per lot.
- Decorations for special occasions, such as birthdays, graduations, retirements, births and similar non-recurring or infrequent events, shall be displayed no longer than one week prior to and/or following the occasion. Consideration of neighbors should be exercised when decorating for any occasion.

Decks

A. **Location.** Decks are to be located in rear yards and are permitted to extend 3.5 feet past the sides of the home.

B. **Specifications.** A deck shall only be permitted if it is of an appropriate size for the area in which it is to be located, with consideration for its physical and visual impact on adjacent properties. Decks shall be of a style, color and type compatible with, and integrated into, the design of the house.

   Decks are to be constructed of pressure treated wood, suitable synthetic decking material, or concrete. In addition to the materials already listed, brick or stone are also acceptable materials for decks constructed at ground level. Decks constructed of wood may be stained, sealed with a clear preservative, painted with a solid color to match the trim of the home, or left to age naturally. All decks must be properly maintained so as not to detract from the overall aesthetics of the neighborhood.

   For decks constructed 1 foot or higher off the ground, the lower perimeter of the deck must be finished with either solid wood, lattice, appropriate landscaping, or other suitable material to hide the area underneath the deck and provide a finished appearance.

C. **Application Requirements.** Applications must include a site plan, drawn to scale, showing size of deck, location as it relates to applicant's house as well as adjacent houses and property lines, description of materials to be used, and details of railings, posts, stairs, steps, seat walls, planter boxes, etc., as required to clearly describe proposal. Please include the height of the deck off the ground.

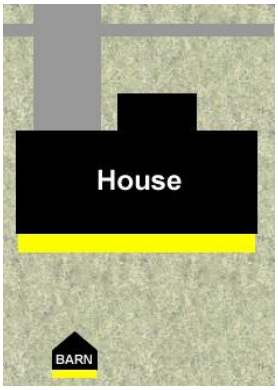
D. When deck schemes include other exterior changes, such as railings, privacy fencing, lights, landscaping, etc., other appropriate sections of these guidelines should be consulted before filing an application.

Retaining Walls/ Seat Walls
Retaining walls should be as low as possible with a maximum height of 36". Walls shall be constructed of brick, stone, new wood timbers or similar materials, and integrated into the entire landscape plan. Seat walls may be incorporated into decks/patios as long as they are of standard height, constructed of brick, stone, or similar materials, and integrated into the landscape.

Signs
No signs of any character shall be erected, posted or displayed upon the Property, except: (i) street and identification signs installed by the Association; (ii) one temporary real estate sign not to exceed six square feet in area advertising that such Lot is on the market; (iii) political signs in accordance with the rules and regulations established by the Association; and (iv) approved signs as listed within **Appendix A of this document**. See Declaration of Covenants Sections 1.24 Property, 9.14 Signs and Article II Lots and Neighborhood for additional information.

Trash Day & Trash Can Storage Enclosures

Hampton Place considers trash day, Monday 6:00 PM – 11:59 PM the next day Tuesday. Residents are permitted to store their trashcans externally in an approved enclosure that meets the following requirements.



PERMITTED LOCATIONS

- Trash storage units must be placed in the rear lot against the home or storage barn, may not extend beyond the sides of home or storage barn, and must be out of view from the front sidewalk. See permitted locations on the right graphic.
- Trash storage units must provide full enclosure including four sides and a top.
- Trash storage units must provide adequate protection against animals, pests, insects, etc.
- Trash storage units must coordinate with and compliment the colors of the house.
- When enclosed, trash cans shall not be visible at any time.

Required Specifications:

- Trash storage units may be no larger than 52” Height x 42” Width x 75” Length
- Acceptable Material: Polyethylene, Plastic, Composite Lumber, Vinyl, Resin
- Coloration: Must coordinate with and compliment the colors of the house.

Example Approved Trash Can Storage Styles:


Lifetime Products


Rubbermaid


Sun cast

Note: These samples are purely to provide clarification of example styles of acceptable trash can storageunits. *These examples are not automatically approved nor exclude other designs, manufactures, etc.* Manufactures *shown above are only a sample of those available and should not been interpreted as a preference or endorsement of such units.*

Discretion.
Any discretion to be exercised in the review of plans shall be that of the Board of Directors the Committee.

Variances.
The Board of Directors may grant variances from these guidelines if such variance will not be of substantial detriment to adjacent lots and will not materially impair these guidelines and the overall best interest of the subdivision.

Right to Modify Guidelines.
The Board of Directors reserves the right to modify these guidelines, provided however, that no such modification shall be made that will materially and adversely affect the overall character of the properties as a first-class development.

Revision History:

Date	Version	Description
05/01/08	1.0	Document ratified and published
05/08/13	1.1	Section(s) Updated: Mailboxes, Exterior Lighting, Basketball Hoops New Section(s): Holiday Decorations
02/21/14	1.2	New Section(s): Decks
04/23/14	1.3	Section(s) Updated: Yard's Driveways and Walks, Front Storage, Play Equipment, Pool Pumps, Sheds, and Storage Buildings New Section: Retaining Walls/Seat Walls
07/05/14	1.4	Updated Document Template, Added Table of Contents
05/30/15	1.5	Added: document preface, added document references, replaced "Declarant" with "Board of Directors"; Updated: Railings, Mailboxes
06/04/15	1.6	Section Updated: Decks
09/04/15	1.7	Section Updated: Pool Pump Buildings, Sheds and Storage Buildings
06/04/16	1.8	Section Updated: Pool Pump Buildings, Sheds and Storage Buildings; Basketball Hoops; Fences
10/30/16	1.9	Section Updated: Fencing
09/1717	1.10	Sections Added: Trash Can Storage Enclosure; Signs; Appendix A: Approved Signage; Sections Updated: Introduction, Exterior Lighting
10/08/18	1.11	Section Updated: House Numbers, Trash, Variances
04/22/19	1.12	Section Update: Fences
08/08/19	1.13	Section Update: Fences, Lot Maintenance, Porches, appendages and additions.
08/12/19	1.14	Section Updated: Lot Maintenance
05/13/20	1.15	Section Updated: Landscaping
07/06/21	1.16	Section Updated: Yards, Driveways and Walks
11/14/22	1.17	Section Updated: Appendix A – Sign Defined & Political Sign Guidelines; Appendix C- Solar Energy System Architectural Modification Criteria 11/21/22
10/20/23	1.18	Section Updated: Decks – Location
8/29/24	1.19	Sections Updated: Signs- Appendix A; Mailboxes-Appendix B

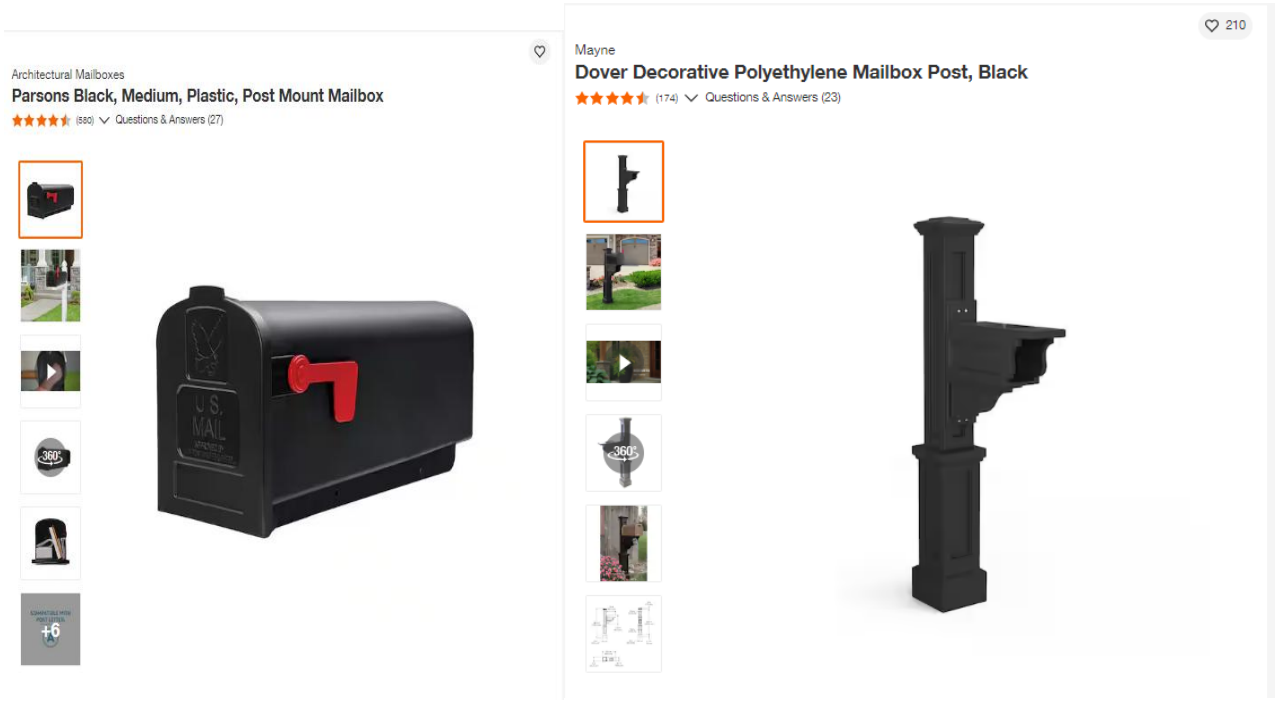
1/21/25	1.20	Section Added: Pets; Revised Landscaping and Tree Lawn Trees
10/23/25	1.21	Section Updated: Holiday Decorations to allow 3 inflatables per lot
2/1/26	1.22	Section Updated: Pool Pump Buildings, Sheds and Storage Buildings**;** Material Requirements
10/15/26	1.23	Section Updated; Spas and Hot Tubs- added language clarifying requirements to integrate spas and hot tubs into a deck as required by Supplemental Covenants

Appendix A- Signs

- A sign is defined as an individual structure or display that conveys commercial marketing, messaging and/or advertisement to generate leads or sales.

- **Political Sign Guidelines**: Political signs are defined as any individual structure or display that conveys a message of a political nature, expresses or implies support for or against a political candidate, political party, levy, bond, or other issue in connection with a local, state, or national election.
    - One sign per candidate or issue, and no more than 3 political signs in total (candidate and issue).
    - Political signs may be displayed 30 calendar days before an election day.
    - Political signs must be removed the day after the election day.
    - Political signs may not be larger than 30” x 24”.
    - Displaying political signs in the common areas is prohibited.

Appendix B- Approved HOA Individual Mailboxes and Posts



Appendix C: Solar Energy System Architectural Modification Criteria and Conditions of Approval by the Hampton Place Homeowners Association.

The Owner must submit a request to make an Exterior Modification Request for approval by the Hampton Place HOA's Design Review Committee prior to installation.

1. Permitted Installations

a. Only systems that have all solar energy collection devices (such as devices that generate electricity from solar energy known as photovoltaic (PV) panels) installed on the rear-facing roof of the dwelling are permitted. This includes roof shingles specifically designed to serve as both a weather resistant roof covering and PV panel.

b. Panels must be in a rectangular pattern, flush mounted, parallel to the roof line, and located in such a way as not to obstruct windows of adjacent homes.

c. Panels facing a street will be allowed if documentation is provided from the solar contractor indicating this is the only feasible location for the solar array.

d. Panel array may be tilted or raised if a variance is granted.

e. All components of the solar system should be integrated into the design of the home. The color of the solar panels must match the color of the existing roof shingles.

f. Piping and electrical connections will be located directly under and/ or

within the perimeter of the panels and placed as inconspicuously as possible when viewed from all angles.

g. The highest point of a solar panel array will be lower than the ridge of the roof where it is attached.

2. Prohibited

a. Installation of a storage battery or other backup power battery as part of a solar energy system. This prohibition does not include separate uninterruptable power supply (UPS) devices or medical equipment.

b. Digging holes in concrete patios or sidewalks, digging trenches in concrete patios or sidewalks, or other penetration of concrete sidewalks or patios.

c. Installation of any solar energy collection devices within the front or back yard of the Lot. (ex. solar panels installed on posts.)

d. Installations of components that capture solar energy as heat to generate hot water, or other liquids are not permitted. This prohibition does not include the generation of electricity to power an electric water heater.

e. Installation of components that generate electricity from wind energy such as wind turbines are not permitted.

3. Installations must comply with applicable city and utility company regulations, and the National Electrical Code.

4. Installations must be performed by a licensed contractor qualified to install solar energy systems.

5. The Owner requesting the modification shall be responsible for all expenses required to repair common elements and property of other unit owners damaged or altered as a result of the modification. The Association may assess the Owner if such repairs are not conducted to the satisfaction of the Board or expenses for such repairs are not paid to the satisfaction of the Board.

6. Power management components such as meters, inverters, and bypass switches, or other components of the system must not obstruct sidewalks or parking spaces, and not be installed out of reach of first responders (typically up to 8 feet above ground level).

7. No overhead wires related to a solar energy system may be installed.

8. Components such as wires that transfer electricity from the roof to power management components located near ground level (up to 8 feet above ground level) must be contained within the dwelling or if installed on the outside wall, must be painted to match the color of the exterior wall to which it is attached or contained within a covering that matches the color of the exterior wall