



Rules & Regulations



Policy Resolutions

The Pointe at Jamestown
Architectural Standards
Adopted 6/15/99
Revised 10/27/99, 6/5/01 and 8/15/05

Prior to any exterior modification (except as noted), a full submittal with a picture (if available), complete description including materials, size and location and a copy of the plat with the exterior modification displayed in the approximate location. The more information you provide, the less likely the Architectural Review Committee (ARC) will have questions. The following standards must be met prior to approval by the Architectural Committee of the Homeowners Association:

Play Equipment:

- Location of play equipment, basketball goals, etc. must be in the rear yard at least 5 feet from side and rear lot lines and at least 25 feet from any house on adjacent lots.
- All play equipment must be maintained in good condition.

Fences:

- Fences must be 6 feet or less in height measured from the ground to the tallest tip or point of each picket or vertical slat being installed. NO EXCEPTIONS.
- Fences shall not be placed or erected upon any lot closer to the street than the rear one-third (1/3) of the residence on the lot.
- Fences must be one of the styles shown on the rear of these guidelines.
- Material must be either wood or white PVC fencing.
- Wood fences may be stained a neutral, natural color or sealed with a protective sealant. PVC fencing must be white as purchased.
- The finished side must face out. Fences cannot be installed with the finished side facing inward towards your property.
- An adequate gate(s) must be installed to avoid isolation of any portion of the property.
- If all of the above conditions are met, no approval is necessary from the Association.
- The Association reserves the right to ensure that all fences installed meet with the above guidelines. Those fences that do not meet these guidelines will be brought into compliance by the owner or removed at the owners' expense.

Sheds and Storage Buildings:

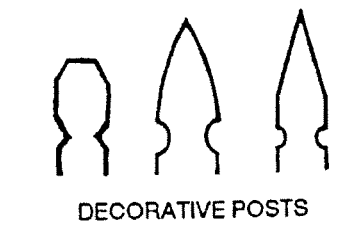
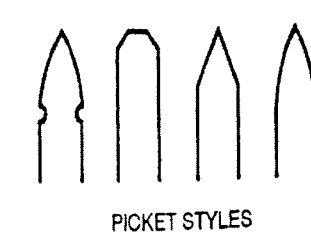
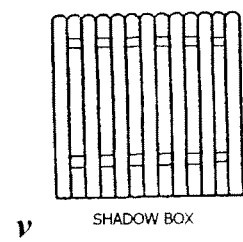
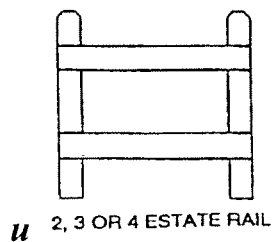
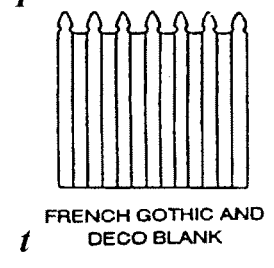
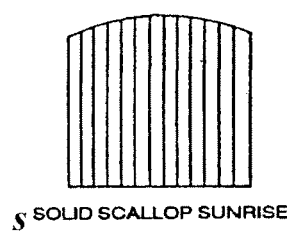
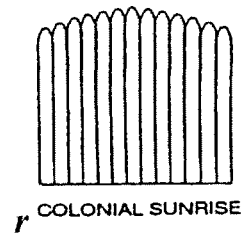
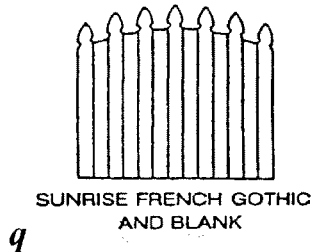
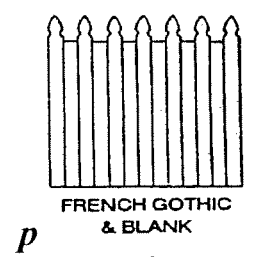
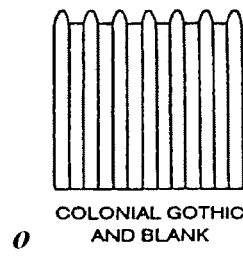
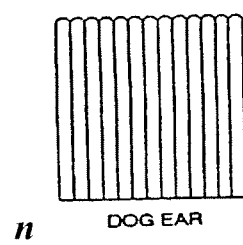
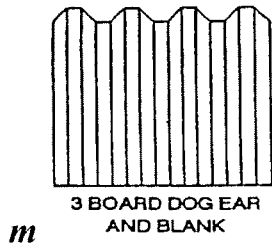
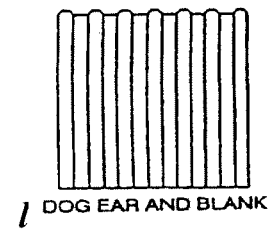
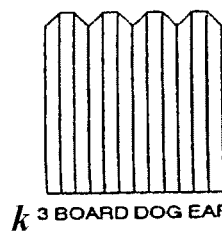
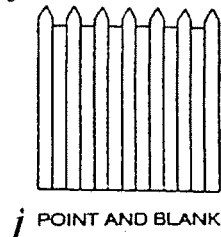
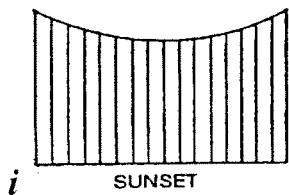
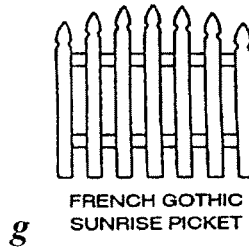
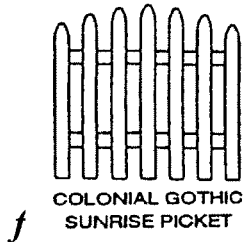
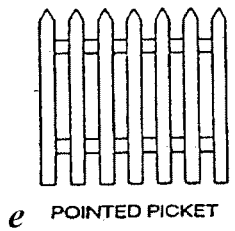
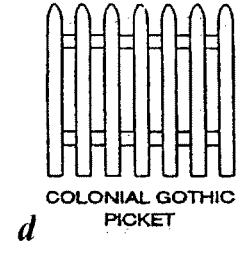
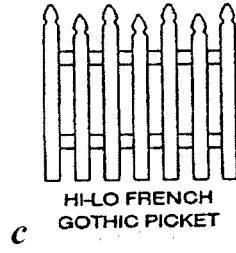
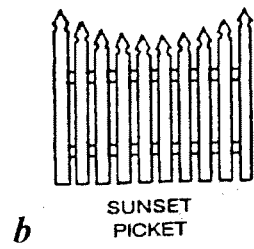
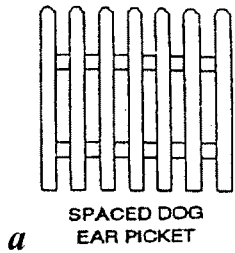
- Sheds and storage buildings must be constructed using standard framing and must be constructed on a concrete slab. Maximum size is 24' x 24' one story in height.
- Sheds and storage buildings must be located in the rear yard no closer than 5 feet from any side or rear lot line and at least 25 feet from any home on adjacent lots.

Gardens

Vegetable gardens are to be allowed when kept no larger than 24 x 24 feet. Gardens are to be located between the rear dwelling line and rear lot line. Gardens shall be no closer than 5 feet from any side or rear lot line. Gardens must be maintained to prevent the development of any unclean, unhealthy, unsightly or unkempt condition. All rubbish, trash and garbage shall be regularly removed and shall not be allowed to accumulate. Composting and PVC pipe and tubing will not be allowed.

The Board of Directors reserves the right to change the above without notice.

The Pointe at Jamestown – Approved Fencing Styles



after the type has been approved in writing by the Architectural Review Committee.

- xxxi. Clothesline. No exterior clotheslines of any type shall be permitted upon any Lot.
- xxxii. Exterior Security Devices. No exterior security devices, including, without limitation, window bars, shall be permitted on any residence or Lot. Signs less than 6" by 6" placed on the Lot or the exterior of the residence stating that such residence is protected by a security system shall not be deemed to constitute an exterior security device.
- xxxiii. Entry Features. Owners shall not alter, remove or add improvements to any entry features constructed by the Declarant on any Lot, or any part of any easement area associated therewith without the prior written consent of the Architectural Review Committee.
- xxxiv. Storage Sheds and Garages. Construction, installation or placement of a storage shed, tree house, play house, detached garage, or a building separate from the main house on the Lot is not permitted without the prior written consent of the Architectural Review Committee, in its sole discretion. All plans (which must include the length, width, height, materials, colors, and location) must be submitted to the Architectural Review Committee for written approval prior to obtaining building permits or starting construction. The structure must be constructed, installed or placed in a location inconspicuous as much as possible from public view. No two story structures of this nature are permitted on any Lot within the Community. All materials used in the construction of such buildings must match the main dwelling located on the Lot.

Owners shall have no riparian rights with respect to the waters in any lake or stream within the Community and shall not be permitted to withdraw water from any lake or stream as may exist in the Community or as are made available for the use of all Owners and Occupants within the Community without the prior written consent of the Board or its designee. As long as the Declarant has the right unilaterally to subject property to this Declaration or owns any property in the Community for development and/or sale, Declarant may authorize and grant easements to withdraw water from such lakes or streams without the consent of the Association.

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7. Insurance and Casualty Losses

- a. Insurance on Common Area. The Board of Directors or the duly authorized agent of the Association shall have the authority to and shall obtain insurance for all insurable improvements whether or not located on the Common Area which the Association is obligated to maintain. This insurance shall provide, at a minimum, fire and extended coverage, including vandalism and malicious mischief, and shall be in an amount sufficient to cover the full replacement cost of any repair or reconstruction in the event

Covenants