Architectural Regulations

No modifications, changes, additions, or improvements to the exterior of any part of unit buildings, common areas and limited common areas shall be made without written approval from the Board of Directors of the Association. Requests should be submitted to the management company. External Condominium Improvement Application forms can be obtained at the Clubhouse or on-line at www.mcneillfarms.com. A copy can also be found in APPENDIX A of this document.

Nothing shall be done inside any unit nor in or onto the common areas and facilities which would impair the structural integrity or would structurally change any of the buildings.

No alterations, additions, to fences, walls, patios, decks, external light fixtures, etc., may be made that attach to the exterior surface of the building.

Trees or shrubs (permanent landscaping materials) may not be planted, transplanted or removed without prior written approval of the Board of Directors.

Windows and Doors

Upkeep of windows and doors, including garage doors, is the responsibility of each unit owner. Repair or removal of broken screens or back sliding door is the responsibility of the owner.

Chimneys

Chimneys are the responsibility of the owner.

Owners burning wood are responsible to have chimneys cleaned every two years to avoid creosote build-up which may result in chimney fires.

Owners burning gas are responsible for having chimneys cleaned when necessary.

The Association will conduct visual inspections of chimneys as necessary.

Patios - Decks

Approval Procedures

When proposing an addition to your existing deck or patio, the following are required for the Board of Directors to make a decision:

- Complete set of drawings detailing the deck / patio

- Elevations of railings, fencing, spirals, steps, etc.
- Details of how and whom will build your deck, including a time frame

The Board will review your request and will notify you of its status. Send applications, which are available at the Clubhouse and online, to the management company. A copy is also included in APPENDIX A of this document.

Decks - Specifications

Length: The length and size of the deck is determined by the length of the back wall of your unit, including the garage.

Middle Units: Decks must not extend into the common area, which begins at the end of the shorter fence.

Height: Must not be higher than the original height of fences installed during the original build.

Utilities: Air conditioning units, faucets, gas lines, electric boxes, sump pump lines must be accessible for repair.

Gas or Electric Meters: End units having gas or electric meters must allow easy access by the utility companies for reading and maintenance of meters. These meters cannot be in a locked area.

Material: Must be constructed with cedar or #1 wolmanized wood. Other materials may be approved contingent upon the approval of the Board of Directors.

Stains: Must be of a neutral, earth-tone shade.

Deck Staining

The Association will review the condition of decks as necessary. Homeowners will be notified if their deck is deemed in need of staining.

Patios - Specifications

Same width and length as decks.

Concrete or brick pavers may be used.

Fences – Specifications

Same as decks and patios.

Chain link fences are not permitted.

The landscapers will not mow grass in the patio area once it has been fenced off.

Shades, Pergolas, etc.

The addition of sun shades, pergolas and similar structures on decks or in patio areas is allowed subject to prior written approval of the Board of Directors. Such structures may not be attached to the walls of the building.

External Doors into Garages, etc.

Installation (cutting) of a door into the wall of a garage or elsewhere on a building is not allowed as it can affect the structural integrity of the building.

Storm Doors

Storm doors require that an External Condominium Improvement Application form, available at the Clubhouse and online, be filled out and submitted to the Board of Directors for approval along with a brochure stating model, number, and color. Work may not be started without approval.

Doors should be sturdy and may be in the following colors:

- To match the siding
- To match the trim
- To match your shutters and door
- White

Front Porch Railings

A hand railing may be installed at the side of the front porch steps if needed for health/safety reasons. Railings must be made of wood and painted to match the building trim. An External Condominium Improvement Application form, available at the Clubhouse and online, must be filled out and submitted to the Board of Directors for approval before the project is started.

Landscape Changes/Additions

If you are interested in adding trees, shrubs or any other permanent landscape material in the common area (outside the patio fence or approved flower beds), detailed plans must be submitted to the Board in advance for written approval.

Any approved landscape material placed in the common area becomes the property of the Association and is subject to the Association's maintenance program.

Satellite Dishes

Approval from the Condominium Association Board of Directors is required before a satellite dish can be installed at McNeill Farms. An Exterior Condominium Improvement Application form can be obtained at the Clubhouse or on-line at www.mcneillfarms.com.

One 18 inch satellite dish is permitted. Satellite dishes may not be attached to the building or roof. Residents should consult with their satellite provider to have a dish properly installed on the back fence or deck, or on a free-standing pole.

Satellite dishes attached to the roof or other part of a building will be removed by the Association and all related costs will be charged back to the account of the unit owner.

Additional Lighting

Residents are not permitted to attach additional lighting fixtures on the front or rear of the building without prior written approval from the Board of Directors.

Lighting fixtures are not to be installed at the end of garages.

Items Without Written Approval

The following regulations have been established by the Board of Directors for items which will be permitted in the community for which written approval is not required. The Board reserves the right to review each item for conformity. The addition of any other item not covered here is subject to Board review and approval.

Signs Within the Community

No signs will be permitted, except as follows:

- One (1) professionally prepared "For Sale" or "For Rent" sign which must be placed in a window
- Security system decals/signs which may be placed in a window and or mulched area