

**SILVER WINGS FLY-IN RANCH
Architectural Guidelines**

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INTRODUCTION AND GENERAL INFORMATION

This document describes the function and purpose of the Silver Wings Fly-In Ranch Homeowners Association relating to architectural policies, as well as the applicable rules, regulations, guidelines and standards for new construction and external change and improvements to properties within the Silver Wings Fly-In Ranch community. Enforcement of these rules is the responsibility of the Homeowners Association and not the Architectural Control Committee (ACC). The ACC reviews the applications and approves; approves with stipulation; or rejects each one according to this set of architectural guidelines.

The Silver Wings Fly-In Ranch Homeowners Association's mission is to preserve and enhance the property values and amenities in the community. By monitoring the exterior design of improvements within the Silver Wings Fly-In Ranch and by regulating the use of properties, the Association strives to maintain a high standard of aesthetic quality and community identity that enhances property values and promotes a harmonious community.

Under the Declaration of Covenants, Conditions and Restrictions (the Declaration), it is the duty of the ACC to approve, approve with stipulation or reject the application for all improvement to preserve and enhance values and maintain a harmonious relationship between structures and the natural vegetation and topography.

In the event the ACC fails to approve, modify, or disapprove in writing a correctly filed application within thirty (30) days, approval will be deemed granted. Total or partial disapproval will include the reasons for such disapproval.

An applicant may appeal an adverse ACC decision to the ACC or the Homeowners Association within ten (10) days of notice of the disapproval of the application. The ACC and the Association may sustain, reverse, or modify such decision.

MAINTENANCE REQUIREMENTS

Property owners are responsible for the maintenance of all structures and grounds on their property. This includes, but is not limited to, removal of trash, removal of dead trees within 12 months, structural maintenance and overall appearance. Dumping of debris or lawn clippings on common areas/opens space is prohibited.

Maintenance includes replacement of like items with like items. Storage of personal effects on common areas by individual lot owners is prohibited unless written authorization is obtained from the Homeowners Association.

COUNTY, STATE AND FEDERAL REGULATIONS AND CODES

Applicants are responsible for compliance with all local, state and federal laws and regulations, such as county setback requirements, right of way restrictions, etc. and for obtaining all approvals and county permits for all alterations, reconstruction and new construction upon any privately owned property or common area within the Silver Wings Fly-in Ranch. Any acknowledgement or approval by the Association of a lot owner's request is not intended to indicate or represent that lot owner or residents have complied with county, state and federal laws.

VARIANCES

The ACC or Homeowners Association may approve variances from the Guidelines when there is justified rationale for doing so.

BASIC APPLICATION PROCEDURES AND GUIDELINES

All construction activities shall be performed in conformance to all current ordinances, codes and regulation of the Governmental Agencies having jurisdiction within the property boundaries. A complete application packet for alterations, reconstruction and new construction includes all required documentation as outlined in this section, including but not limited to:

- Site Plan indicating at a minimum, setbacks, building outline, square footages, dotted roof overhangs, highest elevation of buildings.
- Building drawings with floor plans, square footages, exterior elevations, roof plan, drainage concept, color samples and schedule of exterior materials.
- The application with appropriate signatures.

Application is required for most exterior alterations, as defined by the Architectural Guidelines. Applications are not required for routine maintenance of the homeowner's property where items are required or replaced with comparable or like items.

Packets determined by the ACC to be incomplete will be returned to the homeowner.

COMPLIANCE AND INSPECTION

Structures shall be erected in accordance with approved plans. After such plans and specification and other data submitted have been approved by the ACC, no building, outbuilding, fence, wall, retaining wall, or other structure of any kind shall be erected, constructed, placed, altered or maintained upon said property unless the same shall be erected, constructed or altered in conformity with plans and specification and plot plans approved the ACC.

ARCHITECTURAL GUIDELINES

DWELLINGS AND STRUCTURES

Overview

The following pertains to all alterations, reconstruction and new construction.

- Applicants are responsible for the compliance with county setback requirements and for obtaining all approvals and county permits for all alterations, reconstruction and new construction constructed upon any privately owned property or common area within the Silver Wings Fly-In Ranch.
- The architectural design, character, form, scale and proportion of all alterations, reconstruction and new construction will be harmonious and consistent with the design and character of the existing house and structures.
- Materials used in construction and color scheme are to be harmonious with the existing structures as well as the surrounding structures.
- Roofs must be architecturally compatible with the roof on the applicant's house. Exceptions may be granted on a case-by-case basis to maintain the architectural design and character of the existing structure.
- Applicants are responsible for ensuring all alterations, reconstruction and new construction do not have an adverse impact on grade or other conditions, which may affect drainage.

Setback Lines

- No building or other structure shall be located on any Lot nearer than 50 feet from the front property line.
- No building or other structure shall be located on any Lot nearer than 25 feet from the rear or side property line.
- No building or structure shall be located on any Lot near 162.5 feet from the centerline of the runway.

1. EXTERIOR LIGHTING

General Guidelines

The following guidelines pertain to the installation or replacement of porch lights, lampposts, outdoor accent lighting, security lighting, and other types of exterior lighting.

- The number, location, design and scale of all exterior light fixtures must be harmonious with the applicant's house and adjacent houses and consistent with the overall character of the community.
- All exterior lighting, particularly spotlighting, must be located and angled so as not to be directed outside the boundaries of the applicant's lot.
- Seasonal lighting displays may be set up 30 days prior, but shall be removed within 30 days after the holiday.
- Pole mounted area security lights are not permitted.
- All outdoor lighting must be positioned and installed on a Lot by the Owner of such Lot in such a manner, and be of a type that will not present a hazardous or confusing condition to night air operations which may be conducted from the Common Areas, including the Runway and Taxiway.

2. EXTERIOR COLORS

General Guidelines

The following guidelines pertain to the exterior color scheme of the existing house, alterations, reconstruction and new construction.

- Collectively, the color scheme refers to the color of a residence's siding, trim, entrance and garage doors, shutters and roof.
- Color selections and color schemes must be harmonious with the colors and color schemes used on existing residences within the community. In general, permitted color selections are those that are consistent and compatible with muted, earth tones, and are in the following ranges: beige, buff, tan, gray, and green. Bright, neon-like colors are not permitted.

3. COVERED DECKS, GAZEBOS, GREEN HOUSES, PORCHES, PORTICOS

General Guidelines

The following guidelines pertain to the alteration, reconstruction, and new construction of Covered Decks, Gazebos, Green Houses, Porches, and Porticos.

- Gazebos and greenhouses must be located behind the house. ('behind' being defined as in the direction of the rear property line).
- Applicants are responsible for compliance with county setback requirements and for obtaining all approvals and county permits for the alteration, reconstruction, and new construction.
- The architectural design, character, material and scale of the proposed construction will be harmonious and consistent with the design and character of the existing house.

4. ROOFS

General Guidelines

The following guidelines pertain to replacement of existing roofs or installation of roofs on alterations, reconstruction and new construction. Permitted roofing materials and styles include:

- Standard asphalt/fiberglass shingles including standard three (3) tab and laminated "architectural" shingles. Shingle colors must be in the following general ranges for consideration: brown, dark brown, dark gray, or black.
- Cedar shake wood shingles.
- Non-corrosive metal roofs.
- Other roofing materials and styles will be considered on a case-by-case basis based on their consistency and compatibility with the general architectural design and character of existing residences within the community.
- Roofing materials used on Covered Decks, Gazebos, Green Houses, Porches, and Porticos should match the roofing materials used on the main part of the residence.

5. SIDING

General Guidelines

The following guidelines pertain to replacement of existing siding or the installation of siding on alterations, reconstruction and new construction. Permitted external siding materials and styles include:

- Wooden, vinyl, aluminum, and cement-based siding.
- Brick.
- Stone.
- Stucco and stucco-like materials.
- Other siding materials and styles will be considered on a case-by-case basis based on the architecture design, character, and scale of the proposed exterior and will be harmonious and consistent with the design and character of the community.
- The architectural character and style of the proposed siding material must be harmonious with any existing siding materials on other areas of the residence.

6. DRIVEWAYS

General Guidelines

The following guidelines pertain to the alteration, reconstruction or new construction of all driveways.

- All driveways shall be constructed of asphalt, concrete, stone, brick, or pavers for at least the first 50' off Aviation Loop.
- Applicants are responsible for ensuring that the alterations to existing driveways or the construction of new driveways do not have an adverse impact on grade or other conditions, which may affect drainage.

7. FENCES

General Guidelines

The following guidelines pertain to the alteration, reconstruction, and new construction of fences used to visually define property lines and to provide privacy and security by enclosing rear yards.

- Chain link fencing is prohibited. All other fencing material must be approved by the ACC.
- Fences on lots 1 through 26 inclusive must not be located closer than 50 to the front property line.
- Where exceptions are being requested, applications must include a detailed description of the requested exception(s), the reason(s) for requesting the exception(s), and any additional supporting materials (i.e., drawings, photographs, etc.) that will assist the ACC in their thorough evaluation of the application. In some cases, the ACC may need to visit the applicant's property to fully evaluate the application.

8. GRADE CHANGES

General Guidelines

The following guidelines pertain to grade changes or changes in drainage conditions resulting directly or indirectly from homeowner construction, landscaping, or other projects/improvements.

- Applicants are responsible for obtaining all approvals and county permits applicable to grade changes and changes in drainage conditions.
- Applicants are responsible for ensuring that deliberate changes in grade, or changes in grade/drainage conditions resulting from homeowner construction, landscaping, or other projects/improvements, do not have an adverse drainage impact on adjacent properties.

9. ANCILLARY BUILDINGS

General Guidelines

The following guidelines pertain to the alteration, reconstruction, and new construction of ancillary buildings to include hangars, workshops, and storage sheds.

- Ancillary buildings may be of masonry, stone, steel, or wooden construction.
- Finish materials, colors and roofing must be approved by the ACC.
- Hangars on lots adjacent to the runway, attached or detached, must be wholly contained within the half of the Lot closest to the runway.
- Hangars on lots adjacent to the runway that do not have a primary residence located on the street side of the hangar must modify the hangar wall facing the street to present a residential-like appearance, as determined by the ACC.
- Hangars will not exceed 4000 square feet nor exceed 24 feet in height as measured from the slab surface to the highest roof point. Workshops, storage areas, and garage space may be connected into a hangar.

However, these additional spaces will not be used to increase the effective square footage of the usable hangar floor space. Additional spaces beyond the hangar should be clearly distinguishable as unique space separated by permanent walls but may be connected by doorways.

10. GARAGES

General Guidelines

The following guidelines pertain to the alteration, reconstruction, and new construction of garages.

- Garages may be either attached or detached from the primary residence.
- Garage architectural style and method of construction will be identical to the primary residence.
- Finish materials, colors and roofing must be identical to the primary residence.
- Garages may be no more than four drive-in bays. A maximum of one bay may be oversized to accommodate a recreational type vehicle.

11. GUEST/SERVANT QUARTERS

General Guidelines

The following guidelines pertain to the alteration, reconstruction, and new construction of guest/servant quarters.

- Guest/servant quarters architectural style and method of construction will be similar to the primary residence.
- Finish materials, colors and roofing must be harmonious with the primary residence.
- Guest/servant quarters, on lots adjacent to the runway, must be located behind and within 100 feet of the main residence.

12. SPORTING EQUIPMENT AND CHILDREN'S PLAY EQUIPMENT

General Guidelines

The following guidelines pertain to permanent or semi-permanent play equipment, which either constitutes a structure or is appurtenant to an existing structure. All require approval by the ACC. Examples include sandboxes, playhouses, swing-sets, play-sets, etc. Play equipment must be located behind the house.

Exceptions may be considered on a case-be-case basis if screened with evergreen plantings.

- Equipment may not be located within 50 feet of the front property line.
- Provide description of materials or manufacturer's brochure, including dimensions of equipment.
- Provide proposed colors of tarps or canopies.
- Provide property plat/site plan showing proposed location of equipment.
- Portable play equipment does not require approval but must be stored from view when not in use.

13. STORAGE OF BOATS, TRAILERS, CAMPERS, MOTOR HOMES

General Guidelines

- No campers, vans, tractors, trucks (over ¾ ton and excluding conventional pick-up trucks), boats, boat trailers, recreational vehicles and other types of non-passenger vehicles, equipment, implements or accessories may be kept on any Lot unless the same are fully enclosed within the garage located on such Lot and/or said vehicles and accessories are screened from view by a screening structure of fencing approved by the ACC, and said vehicles and accessories are in an operable condition.
- The ACC shall have the absolute authority to determine from time to time whether a vehicle or accessory is operable and adequately screened from public view. Upon an adverse determination by said ACC, the vehicle and/or accessory shall be removed and/or otherwise brought into compliance with this paragraph.

14. FUEL STORAGE TANKS

General Guidelines

- The location and quantity of fuel storage tanks must be shown on a site plan and approved by the ACC.
- All aboveground tanks, pumps, and vent pipes must be concealed or attractively screened.

15. ANTENNAE, SATELLITE DISHES, RADIO TOWERS, SOLAR COLLECTORS, CELL TOWERS

General Guidelines

- The location of antennae, satellite dishes, radio towers and solar collectors must be shown on a site plan and approved by the ACC.
- No antennae, satellite dish, radio tower or solar collector shall exceed 30 feet in height (above normal grade), and be no closer than 162.5 feet from the center line of the Runway or 50 feet from the taxiway, whichever is greater.
- ACC shall have the right to approve the location on each Lot for all such antennae, satellite dishes, radio towers or solar collectors as a condition for each approval.
- No cell towers are permitted.