

RESTATED CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS, GRANTS and EASEMENTS AFFECTING THE PROPERTY KNOWN AS ARBOR CREEK hereby designate their approval of the Amendments set forth in this document

Arbor Creek Homeowners Association Architectural & Landscape Design Committee

Pursuant to the Arbor Creek Homeowners' Association Covenants – Article III, Section 2. Matters Requiring Approval:

Prior written approval shall be obtained from the Declarant with respect to all matters stated in this Declaration as requiring approval. Lot owners are encouraged to submit preliminary sketches for "informal comment" prior to submittal of final architectural drawings and specifications for final review. No building, fence, wall, pool, tennis court, driveway access, or any other principal or accessory structure shall be commenced, erected or maintained upon the properties, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, elevations, heights, materials, color, location, grade, proposed landscaping, and site clearing or preparation have been submitted to and approved in writing by the Design Review Committee.

Also, please note that any plans that are submitted should include a copy of the Plat of Survey.

As a result, the following Improvement Guidelines have been drawn up.

Improvement Guidelines

The Architectural/Landscape Committee meets regularly, as plans are submitted. We have approved many interesting projects. It is a pleasure to watch our subdivision develop into an esthetically enhanced community.

During the development of Arbor Creek, several projects seem to be quite popular. To expedite the approval process of your submitted plans, we have compiled this set of standards, in compliance with the covenants, that will help enhance your property. These general guidelines are meant to be used as a supplement to the existing covenants. In no way do these guidelines supercede the covenants. Exceptions to these guidelines (if not in violation of the covenants) will be considered, based on house and lot characteristics.

While we are making these decisions, we are trying to foster a "good neighbor" climate, and as such, within the parameters of the covenants, we consider street and neighbor views to be very important when reviewing all plans. However, approval of any plans by the Architectural & Landscape Committee does not constitute approval for any engineering design, or for compliance with zoning and building ordinances.

We applaud your efforts and thank you for your patience as we continue to grow, and as new circumstances require us to update these guidelines – based on feedback from our residents.

The members of the Architectural & Landscape Committee are your neighbors. Our mission is to balance aesthetic quality with growth of equity. Many hours have been spent volunteering our time to help insure the integrity of Arbor Creek. We encourage any of you, who wish to join us in this endeavor, to do so.

Improvement Guidelines

Basketball & Tennis Courts

Both visual and noise consideration are important. Therefore, these guidelines should be followed when siting a basketball or tennis court:

1. The court must be situated behind the house, and at least 30 feet from all property lines.
2. Planting of exposed sides is essential, and approval of plans with landscaping is required.
3. No court lighting is allowed.

Berms

Landscape plans may include the use of berms. When used minimally, they may provide some additional privacy. These are some standards to keep in mind:

1. Berms may not be placed on easements.
2. Landscape plantings should be on all sides, and must be approved.
3. Berms should not exceed a height of more than three feet.
4. Berms can not disrupt the subdivision's drainage patterns.

Dog Runs

Restraint of dogs is mandated by law in Kane County. Arbor Creek encourages underground fencing as a solution. However, when a dog run becomes necessary for the containment, the following standards should be followed:

1. Try to fit your dog run within the architectural spaces adjacent to your home.
2. Metal may be used, but planting which provides landscape screening on the exposed sides, is essential.
3. Wood may also be used, but again – landscaping of open sides is essential.
4. Height should be no greater than four feet.
5. Approval of plans with landscaping is required.

Easements

Easements are critical to the drainage of the subdivision. Do not place or plant anything in them, at any time.

Gazebos

Gazebos are landscape enhancements when properly sited. Consideration of landscape and function are vital to its placement.

1. They must be sited at least 30 feet from all property lines.
2. Approval of plans with landscaping is required.
3. Any lighting must be approved.

Lighting – Exterior and Freestanding

Please consider your neighbors view when siting any exterior lighting. Approval of freestanding lights is required.

Play Structures

Please remember the following when considering the site of your children's activity center:

1. A distance of thirty feet from all easement lines, which begins either five or ten feet from your property line, depending on the location. Please check your original site maps if in question.
2. Look through the eyes of your neighbors, and try to place the structure as much as possible within your own view.

Pools

As stated in our covenants and restrictions, no pool should be above ground level. In order to maintain our "open prairie" policy, these standards have worked well to maintain our community's visual integrity.

1. Both the pool and its fencing should not be visible from the front of the residence. To insure this, use the sides of the house as a boundary.
2. Fencing: Four foot coated metal fences in dark tones comply with the county codes, as well as community aesthetics.
3. Landscaping your pool: We understand the planning and installing of a pool is expensive. However landscaping is important because it provides privacy for both you and your neighbors. Therefore, plans for pool, landscape and lighting must be submitted together.
4. Pool maintenance equipment: All equipment used in maintaining your pool should be stored away, when not in use. Mechanical equipment, such as filter systems connected to the residence, should be landscaped.

Sheds

Any out building should comply with the following standards:

1. Distance placement should have a 20' – 30' distance from both residence and lot-lines (depending on lot characteristics).
2. A landscape timetable should be included with your shed plan. The purpose of this is to soften the hard edge of the structure and provide an attractive privacy solution for your neighbors, on all sides.
3. Sheds should reflect the general architectural elements and materials of the residence, and not exceed 10 feet wide by 16 feet deep by 8 feet high. Siding, trim work, and roofing shingles should be of the same quality and color.