

WINGHAVEN RESIDENTIAL OWNERS ASSOCIATION ARCHITECTURAL GUIDELINES

I. FENCES

- a. Start at rear corner of home, full perimeter of rear yard (excluding driveway and driveway side yard on alley entry garages), five foot (5') easement from all alleys, four foot (4') maximum height, two inch (2") minimum spacing between pickets, no yard fences on property bordering golf course.
- b. Fence height of five feet (5') is acceptable around swimming pools for safety. However, this fence must be installed in conjunction with the installation of the pool.
- c. Privacy partitions are allowed directly around patios as long as they are not connected (as a fence) and as long as there is a minimum of four (4) feet between the partitions in order to keep a line of sight from outside the partition. Privacy partitions are six (6) feet high, and white in color with latticework along the top two (2) feet.

II. POOLS

In ground construction only, avoid all easements, pool fencing around pool decking to meet height and non-privacy requirements above.

ABOVE GROUND WADING POOL

Inflatable above ground wading pools are allowed in WingHaven in accordance with the following:

Pools can only be erected between April and October.
Maximum size of 8 feet in diameter and 18 inches deep and cannot have a filter.

Permanent, rigid above ground pools or inflatable above ground pools larger than stated above are **NOT ALLOWED AT ANY TIME.**

III. CABANAS

Separate pool cabana must be less than four hundred (400) sq.ft. covered area, all other cabana structures must be attached to main residence either with covered breezeway or part of a deck.

IV. LANDSCAPING

Landscaping consists of installation of retaining walls, large trees, trees planted in a row or bordering property, waterfalls, ponds, major mulch areas for planting, berms, stone borders, changes in drainage, and anything that is installed by a landscaping company. These changes/additions require approval from the Architectural Committee. In addition, landscaping that results in a privacy barrier that impacts sight lines also require approval. Replacement of rose bushes or other types of

flowers, installation of small perennials and other flora of this type do not require approval.

V. PLAYHOUSES

Construction of a Playhouse for use by children is allowed in WingHaven providing that the Playhouse meets the following criteria:

- a. Playhouse must be erected in the rear of the home inside of all easements and within the sight lines of the home.
- b. Size of Playhouse cannot exceed six foot by eight foot with a maximum height of six feet at the peak of the roof.
- c. Playhouse can be constructed of wood, hard plastic or other material if this material is approved by the Architectural Committee.
- d. Playhouse must have a pitched roof, no flat roofs allowed.
- e. Playhouse cannot be built on a permanent foundation. It must be erected of existing soil or rock base.
- f. Playhouse must have at least four tie-downs to prevent house from tipping during high winds, which could create a danger to the children inside.
- g. Materials and colors for Playhouse must be submitted to the Architectural Committee for approval. Colors must be consistent with the color scheme of the residence (i.e. No reds, purples, yellows etc. allowed).
- h. At no time can the Playhouse be used for storage of yard equipment.
- i. If Playhouse becomes deteriorated, it must be repaired immediately or removed.

VI. TRASH CANS

Trash containers, recyclable containers, and yard refuse sacks must not be visible from the outside of the home except after 5:00pm of the night before scheduled pickup is to occur, on the day of pickup, and in the am hours of the day after pickup up to 8:00am. All containers and sacks must be returned to the resident's garage after pickup has occurred or by 8:00 am of the following day.

Trash Can Guidelines

- 1) Must be stored in garage or out of sight.
- 2) If cans cannot be stored in garage the guidelines below must be followed.
 - a) Permission from the Architectural Committee and an approved plan for outside storage. For filing instructions please see www.wroa.info
 - b) Cans must not be visible from street or alley
 - c) The Architectural Committee may approve barriers.

- d) Barriers may be landscape or fencing or a combination.
- e) If landscaping is used it must be of sufficient size to hide the cans and must be evergreen so as to act as a screen in the winter months.
- f) If fencing is used it must match the house colors or trim colors or must be white. Fencing panels *may be solid, lattice or other material as approved by the Architectural Committee.*
- g) It is recommended to set trash cans on a gravel, stone or concrete base for proper drainage.
- h) Commercial screens are available at most home improvement stores and on multiple websites. (www.improvementscatalog.com)
- i) Once a trashcan enclosure has been approved by the Architectural Committee, the homeowner has thirty (30) days from date of approval to erect the enclosure. If the homeowner does not erect the enclosure within thirty (30) days, the homeowner will be considered in violation of the Trashcan Indenture unless he places his trashcans in the garage.

VII. BASKETBALL HOOPS

Basketball hoops may be portable basketball standards, removable sleeved basketball standards, and permanently installed pole standards. Garage or wall-mounted type standards are not permitted. Portable standards shall not be placed or maintained in such a manner as to block the public sidewalk and shall not be located in a street or alley.

Portable standards must be located at all times on or adjacent to the Owner's driveway or patio and must not encroach on a neighbor's lot line.

Portable standards must be upright at all times.

Installation of permanent and removable sleeved basketball standards is subject to the same guidelines; however, the owner must comply with Article IV of the Declarations and submit the installation plan for approval to the WingHaven Architectural Committee prior to installation.

Portable and permanent basketball goals must be located at least 15 feet from the street curb.

VIII. DRIVEWAY/PATIOS

If the application of any sealer changes the color of an existing concrete surface, the owner must comply with Article IV of the Declaration and submit the plan for approval to the WingHaven Architectural Committee prior to completion.

IX. GENERAL

All property improvements must be architecturally consistent with existing residence and color scheme.

Improvements must not alter or impede the flow of storm water on the owner's property or the adjoining property.

YOU MUST HAVE APPROVAL FOR ANY IMPROVEMENTS YOU MAKE TO YOUR PROPERTY.

PLEASE CALL CMA AT 314-878-0025 EXTENSION 108 TO OBTAIN THE ARCHITECTURAL REQUEST FORM.