

EXHIBIT B

TO FIRST AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TWIN LAKES OWNERS ASSOCIATION, INC.

LAND USE STANDARDS

1. **GUIDELINES**

In addition to the standards listed below, further standards are detailed in the Construction Guidelines issued by, and from time to time amended by the Architectural Review Committee (ARC) of the Association.

2. **AERIALS AND ANTENNAS**

Other than television satellite dishes not exceeding twenty-four inches (24") in diameter and attached to the exterior of a residence, no exterior radio or television or other aerials, antenna, satellite dish or other transmitting or receiving structure or support thereof, shall be erected, installed or placed on any Lot for any purpose, except as may be allowed by the Architectural Review Committee (ARC). An antenna permissible by these rules of the Association may only be installed in a side or rear yard location, not visible from the street, and integrated with the dwelling and surrounding landscape. All installations shall be installed with and be in compliance with all Federal, State and local laws and regulations, including zoning, land-use and building regulations.

3. **AIR CONDITIONING UNITS**

No Single Family residence shall be constructed on any Lot without an integral central air conditioning system. All exterior air conditioning or other exterior mechanical equipment shall be adequately screened by a wall, fence or landscaping to prevent unreasonable noise and exposure to neighboring Lots and streets. A plan showing the location and screening of all exterior equipment must be approved by the ARC. Air conditioning units and other mechanical equipment extending from windows or protruding from roofs are not permitted. No air conditioning, other mechanical or pool equipment shall be located on the front of any dwelling.

4. **CLOTHES DRYING AREAS**

Any clothes drying or hanging areas will be screened so as not to be visible from the neighboring properties and streets.

5. **SIGNAGE**

No signs, advertisements, billboards or advertising structure of any kind shall be displayed to the public view on any portion of a Lot or structure, or on any separately platted Lot or other portion of the Properties, except (i) a sign of not more than four square feet advertising such Lot, lot or other portion of the Properties for sale or rent, or (ii) a sign which is first approved

by the ARC in writing or in the design guidelines adopted by the ARC pursuant to Article X, Section 2 of this Restated Declaration of which this EXHIBIT B is a part.

6. WALLS, FENCES, HEDGES AND SCREENING

No wall, fence, hedge or similar structure shall be placed, constructed, erected or permitted on a Lot unless approved by the ARC in writing. No wall, fence, planter or hedge in excess of two and one half (2½) feet in height shall be erected or maintained nearer to the front lot line than the front building setback line. No side or rear fence or wall shall be more than six (6) feet high. No fence shall be of wire or chain link construction, nor shall any fence of wire or chain link construction be visible from the neighboring streets. The ARC, at its sole discretion, shall have the authority to modify or expand these restrictions and regulations.

7. DECKS AND PATIOS

No metal or fiberglass awnings or roofs over deck or patio enclosures are permitted.

8. RETAINING WALLS

No retaining walls which adversely alter or affect, in the opinion of the ARC, existing drainage patterns are permitted.

9. ARTIFICIAL VEGETATION

No artificial vegetation is permitted anywhere on or outside any Lot.

10. SIGHT DISTANCES AT INTERSECTION

No fence, wall hedge or shrub planting or other structure shall be placed on corner lots which obstructs sight lines at elevations between two and one half (2½) feet and eight (8) feet above the top of the street edge within the triangular area formed by the junction of street edge lines and a line connecting such street edge lines at points thirty-five (35) feet from the junction of such street edge lines.

11. LANDSCAPING AND GROUND MAINTENANCE

- (a) Grass, hedges, shrubs, vines and mass planting of any type on each Lot shall be irrigated and mowed, trimmed and cut at regular intervals so as to be maintained in a neat and attractive manner. Trees, shrubs, vines, plants and grass which die shall be promptly removed and replaced with living foliage of like kind.
- (b) Lots shall be kept at all times in a sanitary, healthful, attractive and safe condition, and the Owners or occupants of all Lots shall keep all weeds, grass and dead trees thereon cut and shall in no event use any Lot, or structure on such Lot, for storage of materials and equipment, or permit the accumulation of garbage, trash or rubbish of any kind thereon or therein, except for normal residential requirements or incident to construction of improvements thereon. All yard equipment or storage piles shall be kept screened by a walled service yard or similar facility, so as not to be visible from the neighboring properties and streets. Woodpiles shall be stacked and neatly maintained.

12. POOLS AND POOL EQUIPMENT

No pools shall be installed above ground. Pumps, tanks, machinery, heaters and related equipment shall be concealed so as not to be visible from the neighboring properties and streets.

13. WELL AND WELL EQUIPMENT

All pumps, tanks, and related equipment shall be concealed so as not to be visible from neighboring property and streets.

14. EXTERIOR LIGHTING

No exterior lighting fixture shall be installed upon any Lot or structure except as approved in writing by the ARC. No lighting fixture will be approved that may become an annoyance or a nuisance to Owners or occupants of the neighboring properties.

15. AUTOMOTIVE REPAIR AND MAINTENANCE

Except in the case of emergencies, no automotive repair or maintenance may be conducted within or upon any Lot in such a manner as to be visible from any point outside the Lot.

16. VEHICLE PARKING

Subject to the provisions of Paragraphs 17 and 18 in this EXHIBIT B below, all motor vehicles shall be parked in garages or driveways. A minimum of three (3) garage parking spaces shall be provided on each Lot. All three (3) garage parking spaces, normally contiguous with the residence (unless approved otherwise by the ARC) shall be enclosed. No car ports. Parking on lawns or on areas not designated for vehicular purposes is prohibited. Subject to any laws, rules or regulations promulgated by government authority, temporary parking along the side of streets is not permitted unless:

- (a) there is temporarily inadequate space in the garage or driveway (not caused by any permanent or semi-permanent condition to permit the vehicle to be parked therein, and
- (b) the vehicle owner and operator shall, whenever possible, cause the vehicle to be parked in front of the Lot of which the owner or operator is a resident, guest or invitee.

17. RECREATIONAL VEHICLES, BOATS, MOBILE HOMES

No boats, trailers, recreational vehicles, buses, camping rigs or trucks, no inoperative vehicles of any kind and no boat rigging or other similar items of conveyance shall be parked or stored permanently or semi-permanently (i) on any public street or right-of-way, or (ii) on any Lot unless such vehicle can be, and is, totally behind the front building line of the house and generally concealed from view by fencing. No mobile home shall be parked, stored or placed upon any part of the Lot.

18. COMMERCIAL MOTOR VEHICLES

No motor vehicles or trailers of a type generally used in a trade or business or otherwise for commercial purposes including, without excluding passenger automobiles, pickup trucks, and trailers (but specifically excluding passenger automobiles, pickup trucks of one ton or less, and small vans, these being subject to Paragraphs 16 and 17 above in this EXHIBIT B), shall be parked or stored.

19. REFUSE COLLECTION

Refuse shall be deposited in closed garbage cans or sealed garbage bags and taken to the edge of the street for scheduled collection not more than twelve (12) hours before such collection is scheduled to occur. Emptied cans shall be removed from the edge of the street as soon as practicable following such collection. Except when temporarily placed at the edge of the street for scheduled collection, all garbage cans and other refuse containers shall be located in a suitable storage area not visible from the neighboring properties and street.

20. LITTER, TRASH, GARBAGE

No vacant Lot shall be used or maintained as a dumping ground for rubbish, trash, waste materials or garbage.

21. PERMANENT BARBECUES

No permanent barbecues are permitted in front yards.

22. ACTIVITIES

No noxious or offensive activity shall be carried on upon any Lot nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

23. DRAINAGE

No building or other structure shall be constructed on any drainage easement as shown and reserved on any duly recorded subdivision plat coverall all or any portion of the Properties.

24. OUTBUILDINGS

No barn, temporary building, guest house, storage shed, or outbuilding of any kind shall be erected on any Lot prior to construction on that Lot, of a residence, except on the written approval of the ARC.

25. SETBACKS

No building or any part thereof, including garages and porches, shall be erected on any Lot closer than forty-five (45) feet to the front street line, or closer than twenty (20) feet to either side lot line, or closer than twenty-five (25) feet to the rear lot line, provided, however, than in the case of comer lots, the setback from the side street shall not be less than forty-five (45) feet. Notwithstanding anything to the contrary herein, the ARC shall have the right to permit reasonable modifications of the setback requirements wherein the discretion of the ARC, strict enforcement of these setback provisions would work a hardship.

26. SUBDIVISION OF LOTS

No Lot shall be resubdivided except on the written consent of the ARC.

27. MINERALS

No gas, oil, mineral, quarry, or gravel operation shall be permitted on any Lots.

28. COMPLETION OF CONSTRUCTION

All construction, including landscaping, must be substantially completed within nine (9) months following the commencement thereof.

29. MINIMUM RESIDENCE SQUARE FOOTAGE

The ARC may approve no plans for the construction of a residence consisting of less than 3250 square feet.

30. ENERGY CONSERVATION EQUIPMENT

No unsightly finishes, reflective surfaces (which cause glare to the neighboring properties or streets) or unsightly exposed piping and wiring are permitted on any solar energy collector panels or attendant hardware or other energy conservation equipment constructed or installed on any lot.