

CLEARVIEW MEADOW DESIGN STANDARDS STANDARDS FOR ALTERATIONS, ADDITIONS AND IMPROVEMENTS

As set forth in Article X, Section 2, Item B of the of the Second Amended and Restated Declaration of Restrictions for Clearview Meadow Subdivision (hereinafter referred to as the "Declaration") recorded among the land records of Kent County, Delaware in Book BK-RE VL-7992 at Page 29, *et sequitur*, the Board of Directors of the Clearview Meadow Homeowners Association is granted the right to establish design criteria and standards for alterations, additions and improvements within the Clearview Meadow Subdivision (hereinafter referred to as the "Subdivision"). For a complete understanding of the related provisions of the Declaration and the sources of the standards and guidelines set forth herein, applicants for plan approval are referred to the Declaration.

In order to ensure the quality and compatibility of style of all of the improvements to be located within the Subdivision, the following design standards and guidelines for Subdivision standards have been promulgated. While not specifically developed as exacting rules and regulations, the standards set forth herein shall serve as basic guidelines within which the Board of Directors (hereinafter referred to as the "Board") of the Clearview Meadow Homeowners Association (hereinafter referred to as the "Association") shall operate. The Board retains the right to modify and/or add to this document as many design standards as they deem necessary and appropriate.

I. Required Submission – For a lot purchaser, lot owner, speculative home builder, or any other party desiring to make application to erect improvements within the Subdivision, the following information must be shown on detailed plans that are to be submitted for review to (and addressed to) the **Clearview Meadow Homeowners Association, c/o HPS Management, 424 N. Union Avenue, Havre De Grace, MD 21078** or any address subsequently established as a point of plans submission:

A) Detailed Site Plan – A plan of the property, accurately drawn at a scale not smaller than 1" equals 30'-0" shall be submitted showing the exact location of both existing and proposed improvements. Said plans shall show the lot boundary lines with bearings and distances, specific linear dimensions, and all elements, utility features (such as water & sewer connections), and driveway location. The said plan shall show all front, rear, and side building restriction lines as set forth in the zoning ordinance of the City of Dover, as same may be amended from time to time.

B) Exterior Architectural Plans – Plans accurately drawn to a scale not smaller than ¼" equals 1'-0" shall be submitted showing exterior elements of the proposed construction with front, rear, and side views (elevations). The plans shall indicate exterior construction material description and colors desired.

C) Interior Architectural Plans – Plans drawn to a scale not smaller than ¼" equals 1'-0" shall be submitted showing interior floor plans and construction details in a manner sufficient so that the Board shall have been provided with enough data that, along with specific dimensioning of the plans, will give the Board basis for determining whether the overall plan will comply with the terms of the Declaration. A cross-sectioned view of the improvements shall also be provided.

D) Landscaping Plans – Plans drawn to the same scale as the aforementioned Detailed Site Plan shall be submitted showing proposed landscaping of the site. A minimum of five (5) healthy and reasonably well established plants, commonly known as "foundation plantings" (such as Holly trees or bushes, Junipers, Euonymus, or similar "evergreen family" plants) shall be installed and maintained in well-defined planting beds along the foundation walls of the dwelling in all locations facing any street. In the event that a dwelling is located on a corner where two streets intersect, an additional minimum of five (5) foundation plants shall be installed and maintained on the side of said

dwelling facing the secondary street.

In general, the land area of any lot not occupied by structures, walkways, driveways, or paths shall be planted with grassed areas, trees, shrubs, or other ground covering or landscaping elements in conformance herewith. Under no circumstances may any hedges, fountain or mass plantings of any type be erected or planted in front of the front wall line of the dwelling.

II. Architectural Styling – So that there is a general compatibility and continuity among house types within the Subdivision, a harmonious blend of architectural styles is desired. In general, traditional, craftsman, and ranch style housing will be encouraged to be built. Contemporized versions of traditional house types shall likewise be favorably considered, while radically contemporary house types will not be allowed.

Any dwelling, garage, or subordinate building proposed for approval shall be of all new construction.

No approval will be granted for placement on any lot within the Subdivision of any mobile home, motor home, dwelling having an A-frame type construction appearance, log house, geodesic house or dome, nor any dwelling or other improvement having a hexagonal or octagonal shape.

No approval will be granted for construction of any dwelling or other permitted structure having a flat roof or a roof pitch of less than five inches (5") of roof elevation for each one foot (1'-0") of roof span (otherwise commonly referred to as a 5/12 pitch), except that limited roof areas (such as at porches, garages and morning room projections) with a pitch of no less than four inches (4") of roof elevation for each one foot (1'-0") of roof span (4/12 pitch) can be approved when necessary due to architectural obstructions to a steeper pitch (such as a conflict with an upper story main structure window sill).

No approval will be granted for construction of any dwelling or other permitted structure having a primary side wall elevation height of less than eight feet (8'-0").

No dwelling or other permitted structure shall be approved for erection on piling or pylons.

The elevation of no dwelling or other permitted structure shall exceed thirty five feet (35'-0") in height measured from the centerline pavement surface of the nearest street right-of-way at a point which would bisect or divide the center of the front lot line.

III. Exterior Building Material Types – In general, most quality exterior factory produced building materials shall be allowed. Such materials include vinyl extruded siding, cedar or other types of wood siding, brick, concrete masonry units of proper scale, and various types of horizontal cementitious siding. Exterior materials that will generally not be deemed as being acceptable include flakeboard paneling, thin wood (less than ½" thick) siding, log cabin style siding, vertical metal siding or paneling, and thin Masonite siding and/or paneling. Storm doors, must be full view or ¾ view with clear glass and no grid (single horizontal bar for self-storing type is acceptable) in white, clay or black.

IV. Housing Colors – In general, so as to assure compatibility with surrounding structures, yet to establish some variation within the Subdivision, no more than two (2) adjacent dwellings shall have the same exterior color scheme. Preferable colors include "soft" whites, earth-tones (light brown, beige, taupe, etc.) grey, and light blue. In general, vivid colors (purple, bright red, bright yellow, etc.) will not be found to be acceptable.

V. Dwelling Orientation – The Board shall have absolute discretion to regulate the placement, in relationship to each other, of any dwelling(s) or other improvements located, or anticipated to be located, upon adjoining lots. In general, the main dwelling erected and maintained upon any lot in the Subdivision shall front or face toward the street providing vehicular access to the lot.

VI. Driveway Requirements – All dwellings must have asphalt or concrete driveways installed over solid subsoils and/or crushed stone sub-bases, so as to provide off-street parking for at least one

(1) motor vehicle. Driveway aprons leading from the street to the front property line must be constructed of concrete or asphalt material. Unless special permission has been granted by the Board, all driveways must be located not less than ten feet (10'-0") from any side property line.

Impervious surface areas to be located within the lot boundaries must be constructed of concrete, interlocking concrete paving units, or asphalt installed over a crushed stone base installed over compacted soils.

VI. General Policy Guidelines

A) Mail Boxes – Individual mailboxes are prohibited for all townhouse units. Townhouse units shall be served by centrally located exterior multi-mailbox systems meeting the requirements of the United States Postal Service. All mail boxes at duplex and single family dwelling within the Subdivision shall be mounted on a single post made of white vinyl material. Installation of new or replacement mail boxes shall comply with all applicable standards enforced by the United States Postal Service and in accordance with the regulations of the Delaware Department of Transportation and the City of Dover as well as the terms of this section. No masonry supported mail boxes or masonry mail box structures shall be permitted.

B) Signs, Banners, Flags, etc. – Without the prior written consent of the Board, no sign, banner, flag, billboard or advertisement of any kind, including, without limitation, informational signs and those of contractors and subcontractors, shall be erected on any lot. If permission is granted to any owner to erect a sign on a lot, the Board reserves the right to restrict the size, shape, color, lettering, height, material and location of the sign. No sign shall be nailed or otherwise attached to trees. Lot owners may not erect any sign on a dwelling or other structure on a lot or on any of the Common Facilities.

C) Antennae and Satellite Receivers – No antenna, satellite receiver (commonly referred to as a "dish") or other device used to receive direct broadcast satellite ("DBS") services which is one meter (39.37") or greater in diameter shall be erected or placed on any lot or open space or be attached to the exterior of any structure. All of same must comply with the provisions set forth herein and with Section 207 of the Telecommunications Act of 1996 and the Over-the-Air Reception Devices rule adopted by the Federal Communications Commission as same may be amended from time to time. Any antennae, dishes, or other devices used to receive television broadcast services ("TBS") and multichannel multipoint distribution services ("MMDS") shall be permitted, but must be erected, placed, or attached so that the satellite antenna, dish, or device is not visible from the front of the lot; however, if such placement impairs clear reception, written permission from the Board may be requested with respect to an exemption upon submitting a statement of such impairment and a plan for placement of the reception device.

D) Outside Decorations – Outside decorations, including, but not limited to, statues, sculptures, painted trees, bird baths, lawn ornaments, replicas of animals, or other decorative objects larger than 12" by 12" may not be affixed to or placed on any lot, dwelling, secondary building, or play structure. This restriction does not apply to a reasonable number of holiday season decorations such as lights and/or ornaments, so long as same are installed no earlier than November 15th of any year and removed no later than the immediately following January 15th.

E) Clotheslines, Draperies, Awnings, etc. – No clotheslines and no outdoor clothes drying or hanging shall be permitted in the Subdivision, nor shall anything be hung, painted or displayed on the outside of the windows (or inside, if visible from the outside) or placed on the outside walls or outside surfaces of doors of any of the lots, and no awnings, canopies or shutters (except for those approved as part of and installed during the initial home) shall be affixed or placed upon the exterior walls or roofs of lots, or any part thereof, nor relocated or extended, without the prior written consent of the Board. Window air conditioners are prohibited.

F) Outbuildings – On the duplex and single family lots, one storage shed no larger than 120 square feet (measured using maximum exterior dimensions) and with a maximum height at any point of fifteen feet (15') shall be allowed within the rear yard of any lot. Said shed must not be located any closer than five feet (5') to any property line. Outbuildings shall comply with all the following requirements:

- (1) No metal, vinyl, or plastic building or structure shall be approved.
- (2) The building shall be of a construction type compatible in appearance with the dwelling.
- (3) The building shall have the same exterior and roof colors as the dwelling.
- (4) The building shall be permanently attached to the ground by means of a continuous masonry foundation wall, concrete slab, or acceptable pier and footing foundation that is appropriately designed so as to withstand the forces of wind uplift and wind shear that may be imposed on the structure over time.

Sheds are not permitted on the townhouse lots. No other outbuildings, including, but not limited to, detached garages, gazebos, dog houses or other animal enclosures, or other detached exterior building, addition, or improvement shall be permitted on any lot in the Subdivision.

G) Decks and patios – Decks and patios constructed of quality factory produced natural or manmade materials, in finishes and colors approved by the Board, are allowed so long as the finished surface of the deck is not higher in elevation than the first floor level of the dwelling on the same lot. Decks and patios shall not be located in the front yard of a lot.

H) Fences – Fences shall be prohibited on all townhouse lots and within the front yard area of any lot and in general, shall not be any closer to the front of a lot than the corner of the primary rear plane of a dwelling on any lot. Except for fencing along the rear lot line on certain lots as delineated hereinbelow, fence height shall not exceed four feet (4'-0") and shall not be of a "privacy" type design. Allowable fencing styles shall be those which are aesthetically pleasing when installed in a residential setting, including, but not strictly limited to, a post-and-rail or a post and vertical picket design. All fencing shall be of white PVC material. Along the rear lot line **only** on Lots 284 to 293, Lots 7 to 15, and Lots 23 to 33, a fence up to six feet (6'-0") in height and of a privacy style specified by the Board shall be allowed. It must be noted that all of the fence regulations stated herein are also subject to, and could be superseded by, the rules, regulations, and laws of the City of Dover.

H1) Privacy Partitions and Trash/Re-cycle Can Corrals at townhouse lots – One eight (8) foot long and six (6) foot high privacy partition will be allowed in the rear yard of townhouse lots along and offset 2" from each interior (middle unit) lot line (so no encroachment onto an adjacent lot occurs) and aligned with the end wall of end townhouse units, in accordance with the standard detail shown on Exhibit A of this document. An exterior alteration application must be submitted for approval prior to installing a privacy partition. One trash can corral sized four (4) feet deep by six (6) feet long by four (4) feet high with one open or gated six(6) foot side will be allowed in the rear yard of townhouse lots with post, panel and rail components matching the privacy partition components shown on Exhibit A of this document. An exterior alteration application must be submitted for approval prior to installing a trash/recycle can corral showing the proposed location of corral on the lot. Such corrals must be located at least five (5) feet away from the alley paving, and at least two feet away from all property lines.

H2) Trash/Re-cycle Can storage at single family and twin lots - except on days when the City collects trash and recycling, all trash and recycling containers must be stored out of sight from the street in one of three acceptable locations:

1. Inside a garage.
2. Behind the house against the rear house wall.

3. On the side of the house if located in a white vinyl "corral" built against the side of the house, with a gate to fully enclose, or an opening facing the rear of the lot so that the containers are not visible from the street. Such a corral shall not be higher than four (4) feet, and shall not project from the house more than four (4) feet and shall not be longer than eight (8) feet. Such corral shall be constructed of white vinyl with solid privacy type panels similar to the townhouse privacy partition shown in Exhibit A.

I) Swimming Pools – No above-ground swimming pool shall be constructed or maintained on any lot, except that inflatable wading pools for children, not exceeding two feet (2'-0") in height, shall be permitted temporarily, but must be removed from the lot at the end of each summer season. An above-ground hot tub or whirlpool shall be allowed so long as the overall outside dimension (diameter in the case of a round unit) does not exceed eight feet (8'-0") and the height does not exceed forty inches (40"). In-ground swimming pools are allowed but require prior written consent and design approval by the Board.

J) Maintenance Issues – The owner of each lot shall be responsible for the maintenance of grass and weeds thereon and shall mow said lot at least twice during each of the months from March through November of each year. In no event shall grass or weeds exceed a height of six inches (6").

On any lot, any and all trees, shrubs and/or landscaping planted or provided by the Declarant or its successors or assigns, or any "street tree" planted in front of a lot (and/or side of a lot in the case of a corner lot) within the public right of way, must remain undisturbed for a minimum period of ten (10) years, except for the ordinary maintenance, feeding, and disease control thereof. Street trees shall be maintained in perpetuity by the lot owner. No hedge or similar barrier or mass planting shall be erected or permitted except to the rear and side of the principal structure on such lot. All shrubbery, trees, and hedges on each lot shall be kept in a neat and presentable appearance at all times. Each owner shall act to ensure that the Property outside the dwelling on each lot shall remain open to light and air.

K) Miscellaneous Restrictions – Unless conditionally approved by the Board, no trampolines of any kind shall be erected or maintained on any lot.

Tennis or other outdoor game courts shall not be installed on any lot.

No vegetable gardens shall be kept or maintained on the front yard or side yards of any lot.

No portable basketball hoop may be erected or maintained on or about any lot at any time. At twin and single family lots, permanent basketball hoops may be erected and maintained by a lot owner, subject to the Board's approval. Permanent basketball hoops are not allowed on townhouse lots.

All windows from the exterior of a dwelling or secondary building constructed shall show white or off-white color or a color compatible with the color of the exterior finish of the dwelling. All garage doors shall be the same color as the trim color of the dwelling to which they are affixed.

No solar energy panels or collectors shall be installed, constructed, placed, or maintained on the front or side yard of any lot or on the front, side, or roof of any structure on the lot, unless written permission from the Board is obtained with respect to an exemption if proof can be provided that to place such panel or collector elsewhere would add significantly to installation costs, and/or inhibit the ability to receive sufficient solar exposure.

No day care, kindergarten, or preschool will be permitted on any lot.

Except in the event of a casualty loss or permitted remodeling or alterations of the improvements, dwelling and/or structures on a lot as authorized and approved in accordance with these Guidelines or the Declaration, no dumpsters or other debris containers or receptacles, other than customary residential garbage containers, shall be permitted to be placed, stored, or maintained on any lot, street, right of way, or sidewalk on either a temporary or permanent basis. Any request for the temporary placement of dumpsters or other debris containers or receptacles by the owner of a lot shall be submitted in writing to the Board, which approval shall contain reasonable restrictions, limitations and conditions as to the size, location, and duration of any such temporary placement of dumpsters or other debris containers or receptacles.

A written request shall be required by the owner of a lot to the Board to allow storage pods, large shipping boxes or similar containers (the "Storage Containers") to be placed, stored, and used on an individual lot within a driveway area on a temporary basis (not to exceed ten [10] calendar days), and then solely in connection with any moving relating activities or other short term event or circumstance directly related by the owner of such lot. Any approval by the Board allowing temporary use of the Storage Containers as outlined in the immediately preceding sentence shall contain reasonable restrictions, limitations, and conditions as to the size, location and duration of any such temporary Storage Containers, which may include an extension of time by the Board upon a showing by the lot owner of extenuating circumstances beyond the reasonable control or responsibility thereof.

L) Construction Requirements and Occupancy – All parties constructing improvements within the Subdivision shall be required to have construction waste receptacles (commonly referred to as "dumpsters") placed on any construction site directly adjacent to the location of such construction activities. Dumpsters properly sized for each project shall be installed and serviced during the full construction period by a professional waste service provider. The parties constructing improvements at each site shall continuously and conscientiously dispose of all construction waste materials, debris, and other such matter in the said dumpsters. Dumpsters shall be emptied on a regular schedule during the course of construction activities, and same shall be removed from the site promptly upon completion of construction. No trash piles at construction sites shall be allowed at any time. Likewise, burning of any construction debris, materials, and waste shall be prohibited.

All construction equipment, storage trailers, and construction materials shall be located on the lots only where the construction is actually taking place. Use of adjoining property or rights of way for such purposes shall be prohibited.

All parties constructing improvements within the Subdivision shall be required to continuously monitor the construction process to ensure, for example, that no concrete chutes of concrete supply trucks are washed out in the Subdivision, that no construction traffic shall be allowed in any areas other than directly upon the property being developed, and that all mud, dirt, and debris that may be generated during the course of construction at any site does not get tracked out on roadways, in rights of ways, upon or at property owned by others.

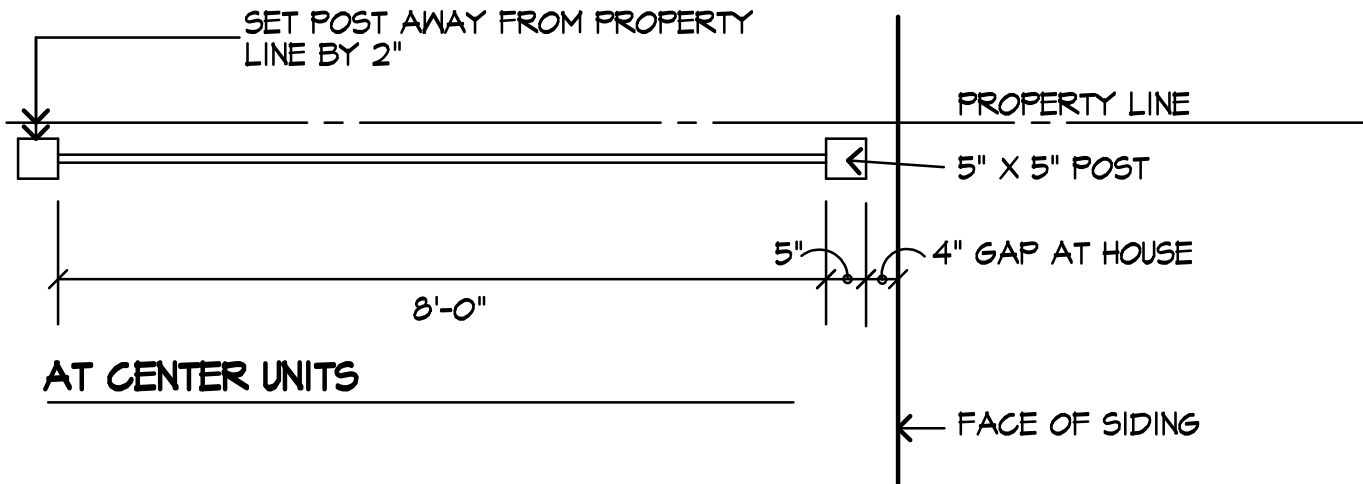
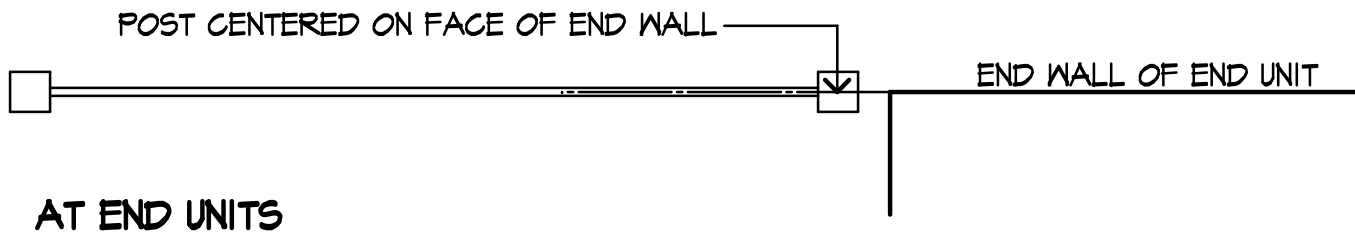
All construction sites shall have temporary (portable) toilet facilities installed and serviced during the full construction period by a professional portable toilet service provider. Such toilet facilities shall be placed prior to the commencement of any construction activities at each lot. The portable toilet shall remain at the site until such time as dwelling construction is fully completed and the improvements are connected to the public sewer system on a permanent basis.

Once construction or demolition of any improvement has been commenced on any lot, such activity shall proceed without delay until same is completed, except where such completion is impossible or results in great hardship due to strikes, fire, national emergency, or natural disaster. Cessation of progress of the construction or demolition process once started, and before completion thereof, for a continuous period of forty-five (45) days, shall be unequivocal evidence of an attempt to abandon same in a partially completed or demolished condition, and, as such, shall be considered as a public nuisance.

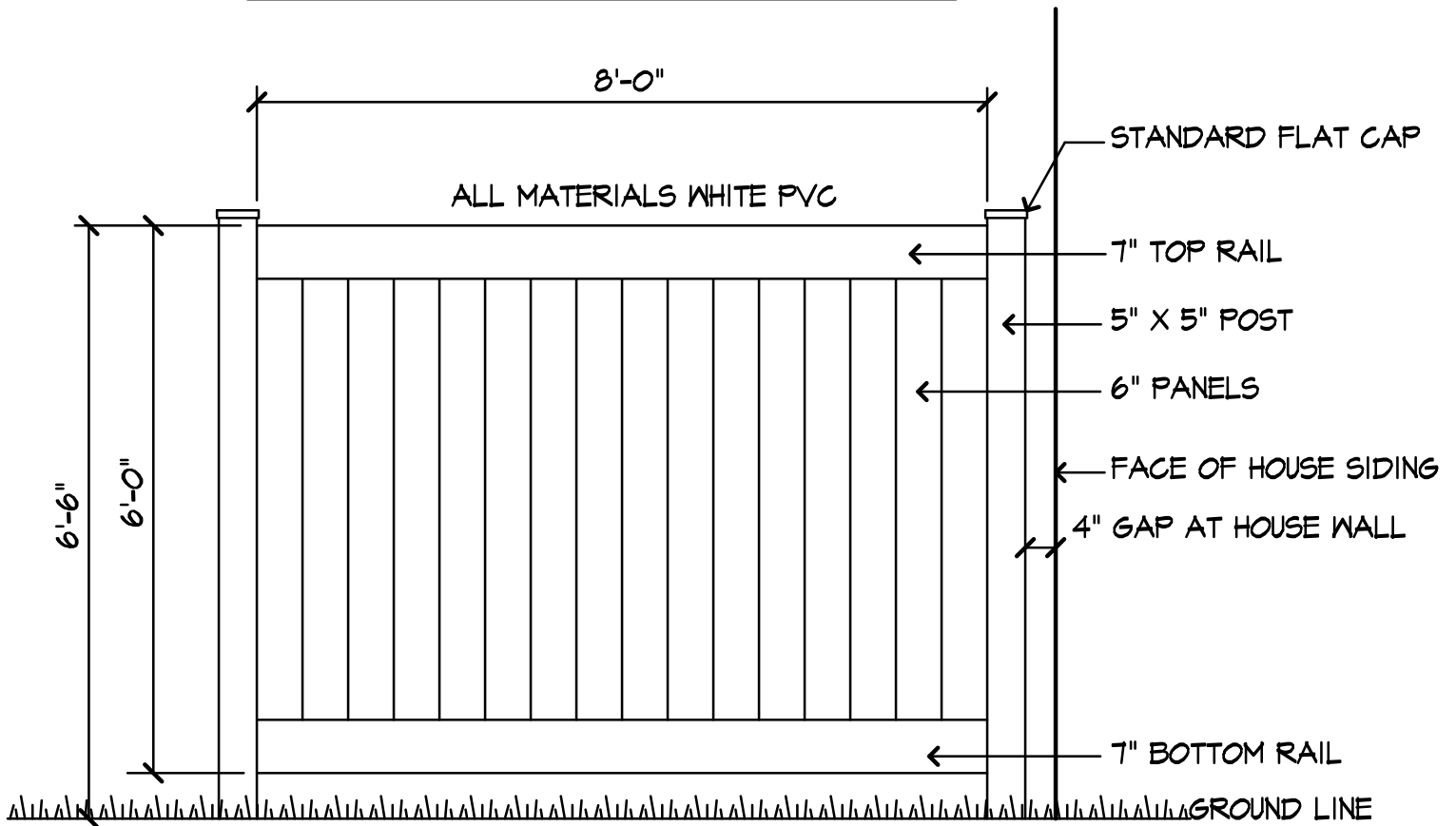
No residence shall be occupied until the same has been substantially completed in accordance with the plans and specifications related thereto and only after a final inspection of the improvements has been made, and a proper use and occupancy permit has been issued to the lot owner by the applicable governmental authorities.

M) Plan Review and Certificates of Approval – The Board will endeavor to timely perform a preliminary review of complete and otherwise qualified submissions and will inform the applicant of revisions required, if any. Upon receipt from the applicant of an acceptable final submission, the subcommittee will issue a certificate of approval conditioned upon issuance of a valid building permit by the City of Dover governmental authorities.

Upon approval of the aforesaid plans, as evidenced by the issuance of a certificate of approval of same by the Board, the lot purchaser, lot owner, or speculative home builder (or any other party having secured such approval to erect improvements within the Subdivision) shall have **six (6) months** in which to commence construction in accordance with such approved plans, and that construction shall be completed **within twelve (12) months** thereafter. The aforementioned time constraints appearing in the immediately preceding sentence shall not apply to any home building entity acquiring more than fifteen (15) lots within any calendar year upon which to construct homes so long as such building entity has had all of its prototypical house plans approved by the Board in advance of the commencement of construction on any lot. In the event that a lot purchaser, lot owner, speculative home builder, or other party fails to timely commence construction as aforesaid, the applicant must re-apply to the Board for review of the plans prior to the commencement of any construction.



PRIVACY PARTITION - PLANS



PRIVACY PARTITION - ELEVATION

**CLEARVIEW MEADOW DESIGN STANDARDS
EXHIBIT A**

OCTOBER 3, 2017