

TANTERRA ARCHITECTURAL GUIDELINES/ Effective 9/21/2006
Revised as amended on 9/26/2018 and EFFECTIVE on 1/1/2019
(All changes require submission per By-Laws which includes the below Items)
Reference Article VI of the Covenants

Outdoor Shed 12'x16'x12' high (No larger than)	Location must be in backyard or side of house. Will need to get County Approval Color should match house If on side of house – should be behind fence Cannot extend beyond end of house
Windows	Windows must all be the same style No Grates/Grated windows Window color must be consistent No external shutters
Doors	Color coordinated with house (Color must be approved) No Grates Storm Doors allowed
Siding	Siding or Stain-Paint (One color on siding) Horizontal or Vertical Allowed Must be complete house if siding Color coordinated with trim and doors Earth tone colors – No White Houses All changes on siding, trim etc. MUST be approved
Garage Doors	A two-car garage must be two doors with post in the middle Color coordinated with house If windows are part of the doors no grates allowed
Stain	Earth Tone Colors–No White Houses (One color on siding) Trim must be color coordinated No gloss, semi-gloss paint or enamel All changes MUST be approved. Samples MUST be Provided on wood (small piece) or on the house (small area).
Roofs	Color coordinated with color of house Shingles – Asphalt, Wood, Synthetic (no slate or tile)
Driveways	Asphalt or Concrete / Driveway needs to be one type Additions Individually approved No Gravel Driveways

Additions to House	Individually approved Architecturally similar to neighborhood Must have same roof lines Must have overhangs same as existing house
Fences	Wood – No Chain Link Not to be installed in front yard Cannot extend beyond end of house Good side of the fence has to be facing out
Carports	This area is not to be used as a storage unit. Items not allowed in carports are lawn mowers, yard tools, gas cans, ladders, oil cans, furniture, a collection of many items. Items allowed are a bike or two, trash cans, and a <u>FEW</u> miscellaneous items. We support the enclosing of the carport into a garage for further use.
Antennas/Dishes	Install on back side of house
Solar Panels	Must be placed on roof. (Never to be placed on the ground)
Gutters & Downspouts	Color coordinated with house colors
Signs	No business signs (cannot advertise a business of the Homeowner) Political signs allowed during campaign/Must be removed 48 hours after election Contractor signs when house is being worked on are allowed. Must be removed 2 weeks after work is completed.
Portable Storage Units	Needs to be in driveway while on property. Only allowed to have for 30 days. Anything longer needs exception from Architectural Committee.

The above rules are not exclusive. See sections VII and VIII of the Tanterra Re-Styled Declaration of Covenants Conditions and Restrictions for additional rules.

Where existing rules do not cover a specific proposal by a homeowner, the Architectural Committee has the right to apply its own judgment and its own interpretation of the rules and overall plan of the architectural appearance so long as they are reasonable and consistent with the overall design plan. If there is no existing rule all homeowners are still required to submit an Architectural Request Form prior to beginning any work on the outside of the house.

NOTE: Architectural Changes that do not meet these guidelines and were completed prior to the above date (9/21/2006) are considered grandfathered. Should Grandfathered homes want to make changes; the proposed changes will have to meet these set of guidelines. In addition those homes that are Grandfathered should they sell their homes without fixing the Grandfathered guideline will be required to inform the new homeowner that they are responsible for updating should they make any changes to the item.