

Architectural Guidelines

Morgan Stallion of Buckner Farm
Community Association

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BUCKNER FARM COMMUNITY ASSOCIATION, INC.

ARCHITECTURAL GUIDELINES

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I make a notion that we allow homeowners to use replacement windows without moutons providing they are the same style windows as the original.

Jenny Hildman, Pres.

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COMPOSITION OF THE ARCHITECTURAL COMMITTEE

The Architectural Committee consists of three (3) regular and two (2) alternate members. A member is not required to be an Architect or to meet any other particular qualifications. In the absence or disability of any regular member or members the remaining member or members may designate the alternate members to act as substitutes.

The Architectural Committee members are appointed and removed by the Board of Directors by the adoption of a resolution at a Board meeting identifying each new member appointed to or removed from the committee. The term of appointment is for a period of three (3) years and until the appointment of a successor. Any new member appointed to replace a member will serve that member's unexpired term.

The duties of the Architectural Committee are to consider and act upon applications for alterations submitted to it, to adopt Architectural Committee Rules and to perform other duties imposed upon it by Buckner Farm Community Association, Inc.'s restrictions.

The Architectural Committee shall meet as needed to perform its duties. The vote or written consent of any two (2) regular members shall constitute an act of the committee. The committee shall keep and maintain a written record of all actions taken. Members are not compensated for their services. This is volunteer work by Association members.

For additional information about the Architectural Committee, refer to Buckner Farm Community Association, Inc.'s Declaration of Covenants, Conditions and Restrictions dated September 10, 1996.

AREA COMMITTEES

Due to the number of residences located within Buckner Farm Community Association and the individual styles of each village within the community, the Architectural Committee may designate Area Committee based upon architectural styles of residences in each area to assist the Architectural Committee in performance its duties.

Area Committee are composed of volunteers who are genuinely interested in maintaining the integrity of the architectural style in their areas. The Area Committee will choose a person who will present the views of the committee to the Architectural Committee.

The main purpose of the Area Committee is to present a forum for interested homeowners to provide their views to the Architectural Committee. The Architectural Committee may ask for information from the Area Committees concerning proposed rules and regulations. The Architectural Committee may give alteration applications to the Area Committees to obtain their comments.

Area Committees are not required by Buckner Farm Community Association, Inc.'s Declaration but depend solely on the interest and participation of the residents of Buckner Farm. The Area Committees may or may not exist at any given time.

It is the hope of the Architectural Committee that the interest will exist to make the Area Committees an asset to Buckner Farm. A resident may contact the Architectural Committee members or the Association Manager to find out which Area Committees are active.

APPLYING FOR APPROVAL OF EXTERIOR ALTERATIONS

1. Homeowner obtains application from the Association Manager.
2. Homeowner returns completed application to Association Manager.
3. Association Manager logs in application and supporting documents. If application is incomplete, the Association Manager should not accept it without warning the Homeowner that it may be rejected because it lacks required or needed information. If the application is complete, or the Homeowner insists, the Association Manager will accept the application, log it in the Architectural Committee Log Book and give the Homeowner the required receipt form. The Homeowner will be advised that an answer to his application will be due forty-five (45) days from the date of the receipt of the application.

4. The Architectural Committee will meet as needed. The Association Manager will give all applications to the Architectural Committee prior to scheduled meetings.
5. All applications will be returned to the Association Manager for retention in the Association's files. The Homeowner will receive notification of the approval or disapproval of his application from the Association Manager.

WHAT MAKES AN APPLICATION COMPLETE

An application is complete when it provides the Architectural Committee with enough information to completely analyze the alteration applied for. Besides filling in all the required information on the application form, the homeowner will probably need to submit supporting documents. Some examples of supporting documents are as follows:

Description of Alteration: Required for all applications, can be a detailed or simple statement depending on the complexity of the alteration and number of supporting documents.

Copy of Physical Survey: Required for all applications proposing the addition of new structures, relocating structures or making landscaping changes. This will allow the Architectural Committee to see how the proposal will affect neighboring property.

Description of Materials: This will allow the Architectural Committee to maintain uniformity within the area.

Contractor's Proposal: This item is not required, however would provide the Architectural Committee with the maximum amount of information.

This list is not all-inclusive but shows some of the documents that the Architectural Committee may require to support the applications.

WHAT TO DO IF APPLICATION IS DISAPPROVED

If an application is disapproved, the homeowner has the right to appeal the decision to the Board of Directors. The homeowner should contact the Association Manager for the procedures to file an appeal.

Before filing the appeal, however, the homeowner should first consider why the application was disapproved. If the homeowner is willing to accept changes recommended by the Architectural Committee (if they are made), the homeowner can submit an amended application using the previously submitted application as a supporting document, and indicating the changes that will be made to make the application acceptable. If information was missing from the application, the homeowner should resubmit the application with the required information. In any event, any applications resubmitted will start the forty-five (45) day period again.

WHAT IF I DON'T WAIT FOR APPROVAL?

If you start alterations without first obtaining written approval of your plans, you do so at your own risk. If you fail to submit an application, or if your application is turned down or modified, you may face the cost of removing the alteration plus the cost of litigation. These circumstances may also arise if your property has been altered without approval before you purchased it.

In cases such as those above, every effort is made to work out a reasonable solution to the problem.

WHAT IS THE PROCESS FOR COVENANT ENFORCEMENT?

Enforcement of the covenants is the job of every resident, but the routines are carried out by the Architectural Committee and the Association Manager. When architectural complaints are brought to the attention of the Architectural Committee and the Association Manager, they are kept confidential and are reviewed as promptly as possible. If a complaint is found to be a violation, the property owner is contacted by a formal letter and asked to correct the problem, either by removal or submission of an application or by repair in case of a maintenance problem. Most problems are corrected at this stage.

HOW CLOSELY MUST I ADHERE TO THE GUIDELINES IN THIS BOOK?

The covenants give to the Architectural Committee the responsibility to set rules and procedures for architectural control, and the power to interpret the covenants and allow exceptions to their restrictions. The guidelines presented here have been written by the Architectural Committee as a part of their first responsibility.

Based upon the policies and previous decisions of the committees, the guidelines will tell what is most likely to be approved in typical circumstances, and also give you important information on how to prepare your application. (See sample application in the back.)

Special circumstances regarding your property may allow the approval of an application which might be denied at another location, or the denial of one which might be approved elsewhere. The fact that your plan has been approved for use at another location does not mean that it is automatically approved for you.

MAJOR BUILDING ADDITIONS

A full application is required including drawings of the proposed addition and a copy of the homeowner's physical survey.

1. Major building additions include, but are not limited to, greenhouses, porches and room additions.
2. In order to be an esthetically pleasing, the design of major additions should be consistent with the existing shape, style and size of the dwelling in the following ways:
 - a. Siding, flooring and trim materials should be the same as, or compatible with, the existing materials of the dwelling in color and texture.
 - b. New windows and doors should be compatible with those of existing dwelling in style and color. These should also be located on walls at the same approximate height as those of the existing dwelling and be trimmed in a similar manner.
 - c. Roof eaves and fascias should be the same depth, style and approximate height as existing eaves and fascias. New roofs should be the same approximate slope as those existing on the dwelling.
3. The following conditions shall determine the acceptability of additional locations:

- a. Additions should not significantly impair the view, amount of sunlight or ventilation of adjacent residences or the public's use or enjoyment of open space. New windows, doors or viewing areas from the addition should not infringe upon existing internal or external private areas of adjacent residences.
 - b. New additions should not create situations in which adjacent neighbors will have difficulty adding to, modifying or maintaining existing dwellings.
 - c. Additions must not adversely affect drainage conditions on adjacent properties through changes in grade or other significant run-off conditions.
4. Breaking Ground. Before any digging is initiated the applicant must call MISS UTILITY 1-800-552-7001 for existing locations of utilities.

MAINTENANCE

No improvements, alterations, repairs, change of paint colors, excavations or other work which in any way alters the exterior appearance of any property within Buckner Farm can be made or done without the prior approval of the Architectural Committee.

No building or structure upon any property within Buckner Farm shall be permitted to fall into disrepair and each such building and structure shall at all times be kept in good condition and repair and adequately painted or otherwise finished. Please refer to Painting and Staining.

DEFINITIONS

VISIBLE FROM NEIGHBORING PROPERTIES. "Visible from Neighboring Property" shall mean, with respect to any given object, that such object is or would be visible to a person six feet tall, standing on any part of such neighboring property at an elevation no greater than the elevation of the base of the object being viewed.

ANTENNAS

Antennas, satellite dishes and like devices can have a sizable detrimental effect on a community's appearance. As per the Declaration, "No outside antennae shall be erected on any lot or other portion of the Property except with the consent of the Architectural Committee."

Applications must show specifically the placement of the proposed device. Generally, these devices should not be visible from neighboring properties.

ATTIC VENTILATORS, EXTERIOR

Because any attic ventilator exteriorly installed on a home will be visible from neighboring properties, all such ventilators require an application for variance. The following guidelines are intended to help balance individual economic interests with neighborhood esthetic concerns:

1. No part of the ventilator should be visible from a street.
2. The ventilator should protrude no more than twelve (12) inches above the roof surface.
3. To camouflage the ventilator, all exposed parts should be painted the color of the surface the ventilator penetrates.
4. Blocking air flow through the ventilator should be accomplished from the inside of the home.

AWNINGS AND TRELLISES

Awnings and trellises can effectively control glare and excessive heat build-up on windows and doors. As a result, they may reduce both energy consumption and utility costs. However, these sun control devices can have a considerable effect on the appearance of both a home and the surrounding neighborhood.

Hence, whenever the proposed awning or trellis will be visible from neighboring properties, a variance application must be filed.

The Architectural Committee will review these applications based on the following:

1. Compatibility with the home's architectural character, ie., style, color and materials, preferable cloth and/or wood.
2. Design of the sun control device should be straight forward without decorative fringes, etc.
3. Consistency with the visual scale of the home to which the devices will be attached.
4. Effects of awning or trellises on views, sunlight and natural ventilation of neighboring properties.

If the proposed awnings will be removed for winter storage, pipe frames also must be removed. Generally, wood trellises should be left unpainted and allowed to weather. However, front yard trellises should be painted to match the home.

BASKETBALL BACKBOARDS

Use of basketball backboards not attached to a home, are not permitted on any residential property within Buckner Farm. Backboards may only be attached to the front of the house over the garage after application and approval from the Architectural Committee.

BOATS, TRAILERS, TRUCKS, RECREATIONAL VEHICLES & MOTOR VEHICLE REPAIRS

The covenants state "Outside storage or parking of commercial or recreational vehicles, camper bodies, boats and trailers shall be prohibited except as may be permitted by the Architectural Committee (unless prohibited altogether by the applicable zoning requirements).

The covenants also state, "Unless used in connection with the construction or sale of Units by the Developer, or maintenance of the Property, the following shall not be permitted to remain overnight on the Property:

- a. any vehicle which cannot fit into a garage of the size constructed by the Developer with the Units;
- b. commercial vehicles of a weight of two (2) tons of more, unless garaged;

- c. unlicensed vehicles of any type, unless garaged;

Three-quarter (3/4) ton and smaller pick-up trucks will not be considered "trucks" for the purpose of this regulation, and therefore, will not require an application to be parked so as to be visible from neighboring properties for more than twenty four hours. However, neither combustibles nor unsightly materials nor any other nuisance material may be stored in the truck bed.

Homes with garages need not apply for variances for boats, trailers, RV's or repairs provided the vehicle or repair is contained entirely within the garage, ie. the garage door must close completely. None the less, a city permit may be required. Contact the Building Codes Office of the City of Virginia Beach.

No vehicle may be parked on blocks.

DECKS

A complete application is required for a deck only if it will be visible from neighboring properties. Applications should include the following:

1. A description of the materials to be used.
2. An illustration of the proposed deck, including railings and stairs, dimensions and height above grade.
3. An explanation of any relocations of windows or doors, meters, and heating/air conditioning units.
4. A description of any changes in exterior lighting (refer to residential lighting).
5. A description of plantings to be removed for construction of or added in conjunction with the deck.

The Architectural Committee recommends that all visible portions be wood and that the wood be left natural and allowed to weather. Owners of contemporary homes, however, may choose to match the decks to the home's siding colors. Finally, existing decks will not set precedent for future decks.

The City of Virginia Beach requires a building permit be obtained prior to constructing a deck. Contact the Permits and Inspections offices for more information.

DRIVEWAYS

Owners of homes in Buckner Farm are responsible for maintaining their respective homes driveways. Driveways are to be paved.

No application is required for driveway repairs, however, repairs must not alter driveway dimensions and they must be made with the same material as the original. In order to limit future maintenance problems, care should be taken to select the proper material.

Variance applications are required for any additional driveways or extensions of existing driveways. A physical survey should be submitted along with the application. This requirement does not apply to additions or extensions made by the builder at the original sale.

DOG HOUSES & DOG RUNS

Unless visible from neighboring property, dog houses and/or runs do not require a variance application be filed.

All dog houses and runs must be located behind the rear foundation line and within a fenced yard. They should be positioned so as not to create a nuisance. If the dog house is visible from neighboring property, it should be painted and roofed to match either the home or the home's shed.

FENCES

In a new home community, fences can easily create an unattractive patchwork appearance. Therefore, any modification to builder installed fencing as well as any addition to such fencing requires an application from the Architectural Committee. Although the Architectural Committee may make exceptions for end homes, front yard fences generally will not be permitted. Fencing on lake lots will be approved only if it does not obstruct water views of adjoining homeowners.

No chain link or barbed wire materials shall be used. Every application for yard fencing must be accompanied by the appropriate physical survey.

Modifying builder fencing includes, but is not limited to, removing slats, staining fences, increasing or reducing fence height and installing additional fencing to enlarge the enclosed area. When enlarging existing fenced areas, new fencing must be identical to original fencing. An appropriate drawing of proposed extension as well as a copy of the original physical survey must accompany each application.

No fence may be installed across, around or through pedestrian access or landscape easements as shown on plat surveys without Architectural Committee approval. Proposed fencing on utility access may be removed at the owners expense by the utility company unless written permission is granted by said company and Architectural Committee permission is granted.

The fence style approved for the exterior lots within Morgan-Stallion of Buckner Farm is the three rail white vinyl fencing as displayed throughout the community. Fence heights will not exceed four (4') feet. Fence styles which will be considered for approval for the interior lots within Morgan-Stallion of Buckner Farm include the three rail white vinyl fencing, board on board dog ear style and three board dog ear style wooden privacy fencing. Wooden fence heights shall not exceed six (6') feet in height. Fences should be set a minimum of ten (10') feet from each front corner foundation point of the home. Only clear stains and preservatives will be permitted on wooden fencing. If you own from Lot 17 through Lot 31, then wooden privacy fence as described above or 3-rail white vinyl fencing will be allowed.

Finally, repairs to original or Architectural Committee approved fencing do not require an application. However, damaged fencing should be repaired within thirty (30) days of damaged occurrence, and repairs must duplicate the original or approved fencing.

GRILLS, PERMANENT

Permanent grills which are visible from neighboring property require an application to the Architectural Committee. If the grill is not visible from neighboring property, no application is necessary.

In general, grills should be located both behind the home's rear foundation line. For necessary city permits, contact the City of Virginia Beach Permits and Inspections offices.

GUTTERS AND DOWNSPOUTS

Proper home maintenance requires that gutters and downspouts be kept in good repair. When replacing existing gutters and/or downspouts or portions thereof, no variance application is necessary. However, an application is required if in any way altering, eg. changing color or relocating the existing systems.

Prior to installing gutters and/or downspouts additional to those present at time of original sale, a variance application must be filed with the Architectural Committee.

HEATING AND AIR CONDITIONING SOURCES

Before installing an external heating and/or air conditioning unit additional to that installed by the builder, a variance application must be filed with the Architectural Committee. An application is also necessary when relocating the builder installed unit. Window and wall units which will be visible from neighboring property are strongly discouraged.

LANDSCAPING

Application is required if any deviations from the builders original landscaping plan is to be made. This does not mean the addition of plants to existing beds. Addition of new beds, trees or other significant landscaping requires approval.

It is the homeowners responsibility to keep all shrubs, trees and grass neatly trimmed, properly cultivated and free from all trash, weeds, and other unsightly materials. The homeowner is also required to maintain the grass located behind fences and easement property.

The Architectural Committee will consider each application on an individual basis.

LIGHTING, RESIDENTIAL

1. a. General. The replacement of an existing light fixture, if accomplished with a realistic match to the old fixture does not require approval from the Architectural Committee.

If a change in style, size, shape, color or positioning is desired, or if additional light structures are to be installed on existing structures, an application is required.

b. Permanent Exterior Lighting and Wiring. Permanent exterior lighting and wiring requires a full application. All exterior lighting should be installed so as not to shine on adjacent property or public space and should be esthetically planned for each location.

2. Security Lighting. Flood lights and various types of high output lights fall under this group. Exterior lighting of this group should be considered more carefully because of the impact on neighboring properties.

Light fixtures of this type should be carefully aimed so that they illuminate only a specific area, such as a doorway. Some high output light fixtures may have to be shielded in a manner similar to some street light installations to prevent unwanted or excessive intrusion of light from one property to another. A full application is required.

3. Temporary Lighting. Decorative holiday and festival lighting does not require approval, however, holiday lighting shall not be operative prior to the 26th of November in any year, not later than the following 7th of January. It must be totally removed by January 22nd.

4. Breaking Ground. The Architectural Committee requires that before any digging is initiated, the applicant must call Miss. Utility at 1-800-552-7001 for existing location of utilities.

MAILBOXES

Mailboxes shall be of a construction and type as approved by the U.S. Postmaster and the Architectural Committee and should be placed on or near the property line in accordance with specifications established by the post office. Mailboxes shall be maintained at all times. Repairs to the mailbox should be made in a timely fashion and should not deviate from the original design. Any deviations in mailbox styles require an application and approval from the Architectural Committee.

PATIOS AND WALKWAYS

Patios and walkways should be of a natural color and/or natural wood. It should also disturb existing contours as little as possible. Walkways which shall be extended outside of existing fences will require an application.

PAINTING AND STAINING EXTERIOR

In accordance with the covenants and to ensure a continued attractive neighborhood appearance, exteriors of all homes and of accompanying structures must be kept neatly and adequately painted and/or stained.

If a home or other structure is to be repainted or re-stained with either the original builder color or a previous Architectural Committee approved color, no variance application is needed. However, the old and new colors must match; they must have both the same manufacturer and the identical name or number. If either manufacturer or name/number differs, then a color change is involved and an application is required.

Hence, to both avoid unusual colors and maintain visual harmony within Buckner Farm, changes in either paint or stain colors generally are not permitted. There is an exception to this rule: if either or both the original paint or stain color is no longer available, a color change will be permitted. However, the Architectural Committee cannot approve a particular color change for a given home unless all other homes within the given home's neighborhood approve in writing the change.

Obtaining the necessary approvals is the responsibility of the applying homeowner. Approvals shall be submitted to the Architectural Committee along with the variance application. The Committee recommends that new stain and/or paint colors approximate the original colors as closely as possible. Decisions on stains will be based upon the "final color" (the product of the new stain over the existing color stain).

Any change in siding and/or trim color requires a variance application to be filed. This is true even if the old and new colors differ only slightly.

The Committee will consider color change applications on the basis of the following:

1. The material used to affect the change, ie. the type of paint or stain to be used.
2. The effect of the proposed color combination on neighborhood appearance.

More specifically, the Committee will review the proposed combination itself, the new combination in conjunction with the home's original color, and the visual effect of the proposed colors on the immediate neighborhood. In general, the Architectural Committee recommends that proposed colors be of the same theme the subdivision of which the home is a part. The Committee also advises using no more than three (3) different colors on a particular home.

RESIDING AND RESTYLING

The covenant requires all structures to be properly maintained. In addition to keeping siding adequately painted or stained, siding itself must be kept in good repair.

Whether siding is to be wholly or partially replaced, no application is necessary so long as replacement siding is identical to the original siding with respect to not only material but also dimension. If replacement siding will be a type other than the original, a variance application is required.

The Architectural Committee's primary concerns will be the suitability of the new proposed siding material and the visual effect of the new material on neighboring homes. To preserve visual continuity, new siding should resemble original siding as closely as possible.

Replacement siding must be painted or stained the original builder color or a previously approved color. Otherwise, an application for color change is necessary.

Restyling is any relatively permanent change which alters the exterior appearance of a home. It includes the addition of or change in porches, porch railings, shutters, storm doors, security doors and windows, etc.

Unless the proposed alteration will not be visible from neighboring property, a variance application must be filed. The application should be thorough and should include a detailed plan specifying the materials to be used, paint and/or stain colors, dimensions and any other pertinent information. A sketch of the completed project should also be provided.

The Architectural Committee will review each plan based upon the appropriateness of the alteration, the suitability of the proposed materials, and both the physical effects and the visual impact of the alteration on neighboring properties.

The Committee advises fashioning alterations in accordance with the home's original style. Alterations should have minimal physical and visual effects on neighboring and adjacent properties. Finally, check with the City of Virginia Beach Permits and Inspections offices for necessary permits.

RESIDENTIAL IDENTIFICATION SIGNS

No more than two (2) sets of residential identification signs, ie. house numbers, are permitted on a particular home. The total face area of each set of numbers may not exceed seventy-two (72) square inches.

In an emergency situation to aid police, fire and rescue personnel in locating a residence, the Architectural Committee recommends that each home have house numbers that are both prominently displayed at all times and adequately illuminated at night.

For specific regulations governing political signs, for sale and rent signs, zoning signs, and so on, please consult the covenants and the Buckner Farm sign policy.

ROCK GARDENS

Since installation of a rock garden constitutes a change in landscaping and because these gardens may create new and possible undesirable drainage patterns for adjacent properties, rock gardens require an application for variance.

The Committee recommends that rocks be left their natural color, ie. that they not be painted.

SHEDS AND TOOL STORAGE

A shed or other storage structure in addition to that constructed by the builder requires a variance application only if it will be visible from neighboring property. The application should include a detailed plan specifying the proposed structure's lot placement, its dimensions, and the materials to be used. A sketch of the completed structure is also necessary.

The Committee recommends utilizing like building and roofing materials so that the shed style and the home style will be compatible. It should be unembellished.

The City of Virginia Beach requires that a permit be obtained prior to beginning construction. Contact the Permits and Inspections offices.

SMOKESTACKS AND CHIMNEYS

Whenever an additional chimney or smokestack is to be built, an application must be filed with the Architectural Committee. In such instances, special care is needed to arrive at an architecturally suitable design. Due to differing home styles and placements, the Architectural Committee must consider applications on a case-by-case basis.

The following are some generalized guidelines:

1. New chimneys should resemble original chimney with respect to style, material, etc.
2. When a chimney is to be added on the same end of a home as the original boxed-in chimney is located, both flues should be run through the same enclosure.

SOLAR COLLECTORS

Due to the large visual impact solar panels can have on a community, solar collectors generally are discouraged.

The proposed panels should have a minimal visual effect on the immediate neighborhood. They should not be readily visible from a street. They also should lie flat on the home's roof. Existing solar panels shall not set precedent for future solar devices.

STATUES, FOUNTAINS & ORNAMENTS

Any statue, fountain and/or ornament, including but not limited to window boxes, weather vanes, bird baths, etc., requires a variance application only if it will be visible from neighboring property.

Proposed statues, fountains and ornaments should blend with the architectural style of the home and should have minimal visual and physical impact on neighboring properties.

Approval for the display of United States flags is not required so long as the following conditions are met:

1. Only United States flags of an appropriate size (no larger than four by eight feet) may be displayed.
2. Flag must be displayed in accordance with generally accepted rules for display of the flag.

SWIMMING POOLS, HOT TUBS & SPAS

If a pool, hot tub or spa is contemplated, a variance application must be filed. The Architectural Committee will examine planned excavation, drainage and, if the pool, hot tub or spa will be visible from neighboring property and surrounding landscaping.

All pools, hot tubs and spas must comply with city codes. Above ground pools are prohibited.

Regarding hot tubs and spas, the Architectural Committee recognizes both their popularity and their potential suitability for the home.

Consideration for application review are:

1. Whether installation requires excavation, and if so, the effect of excavation upon adjacent properties.
2. If the tub or spa will be visible from neighboring property, the visual effect on adjacent properties.

The City of Virginia Beach requires one to obtain a building permit prior to installing a pool, hot tub or spa. Contact the Permits and Inspections office.

Remember that any structure to be built in conjunction with the proposed pool, hot tub or spa (eg. trellises, decks, etc.), not only may require a building permit, but will also require a variance application if the structure will be visible from neighboring property.

SWINGSETS, SANDBOXES & OTHER PLAY EQUIPMENT

Play equipment which will not be visible from neighboring property does not need an application for variance.

If the proposed equipment will be visible from neighboring property, however, a complete application is required. The following guidelines are intended to assist in both planning the play area and filing the necessary application:

1. All play equipment should be located both behind the home's rear foundation line and within a fenced area.
2. Wood equipment should be left unpainted and allowed to weather.
3. Metal equipment should be painted an inconspicuous color, preferably either to match the home's siding or to blend with the home's rear fencing.

TRASH STORAGE AND COLLECTION

In any neighborhood, garbage and trash storage is particularly important. Improper storage can lead to not only a shabby appearance, but also health and odor problems.

The covenants require that all garbage and trash stored on properties within Buckner Farm be kept in covered containers and only visible for a reasonable amount of time to permit collection. Trash containers shall not be kept in either front or side yards.

To avoid rodent and other animal problems, it is particularly important that containers, especially plastic bags and boxes, not be put at the curb prior to the morning of collection when at all possible.

As far as incinerating leaves, etc., this is a violation of city code and is prohibited within Buckner Farm.

WOODPILES

Woodpiles do not necessitate filing a variance application. However, all woodpiles must be located both behind their respective home's rear foundation line.

OTHER ALTERATIONS

When a guideline is not available for the project you are proposing, a complete application should be filed.