Grand Reserve

Architectural Design Guidelines

AMENDED 2/20/2020
# Grand Reserve Design Guidelines - Third Edition

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I. INTRODUCTION

The Grand Reserve Community Homeowners Association (HOA) Board of Directors with the assistance of the Grand Reserve Community Architectural Review Committee (also referred to in this document as the “ARC” and/or Committee), is pleased to present the Architectural Design Guidelines for consideration by the Grand Reserve Community. These guidelines give residents a consistent standard to follow as the foundation to use in planning any exterior changes to their property. We hope this document helps continue to build a community that will allow freedom for individual tastes, while maintaining the overall aesthetic tone of a vibrant, engaged, supportive and welcoming neighborhood.

Please retain this copy as part of your permanent papers to refer to now and in the future. These guidelines should also be made available to prospective buyers of your home.

Please read and follow these guidelines. Written approval from the ARC is required prior to the start of any exterior changes. Do not commit to labor or materials until you have received this written approval.

The Architectural Review Committee has the exclusive right to approve or deny plans, at its sole discretion. Absent an approval from the ARC any proposed alteration or improvement may not be commenced. Architectural Review Committee decisions may be appealed to the Board of Directors if a homeowner disagrees with an ARC decision.

Please direct your questions regarding these guidelines to The Grand Reserve Community Architectural Review Committee. The committee can be emailed at arc.delwebb.gr@gmail.com. The Grand Reserve Community Homeowners Association Board of Directors and/or the Architectural Review Committee reserves the right to modify or amend these guidelines from time to time as it deems desirable or necessary.

Sincerely,

The Grand Reserve Community Architectural Review Committee
II. PURPOSE AND POLICY

In a planned community such as the Grand Reserve Community, the question naturally arises as to how to maintain a harmonious feel as the community matures. The following guidelines attempt to provide a meeting ground between private interests and the broader interest of the Grand Reserve Community as a whole. As such, the Grand Reserve Community Architectural Design Guidelines are intended to serve as a consistent set of guidelines and the foundation for planning exterior changes to the properties in Grand Reserve Community. These guidelines are developed to better understand the Declaration of Easements, Covenants, Conditions and Restrictions (CC&R’s) of Grand Reserve Community. This document does not replace or supersede the CC&R’s. The Grand Reserve Community CC&R’s are the legal and binding authority over any of the following stated guidelines. For items not specifically mentioned in this document, please refer to the CC&R’s. The Declaration of Easements, Covenants, Conditions & Restrictions can be found on the Grand Reserve website under Resource Center -> HOA Governing Documents -> GRMA Declaration (Recorded) and CC&R’s.

The Grand Reserve Community Association requires the Committee's prior written approval of any exterior change, addition or alteration to any property. Such changes include (but are not limited to) any building, wall, structure, color change, landscape design or lawn type change that may be added or altered. Exterior alterations also include interior improvements that affect the exterior of the home (fireplace venting etc.) It further requires that the plans, specifications and location showing the nature, kind, shape, height, finish(es), colors, and/or materials be approved in writing as to the harmony in external design and location in relation to surrounding structures, topography and general plan of development for Grand Reserve Community.

The ARC is charged with conducting the review of all applications for exterior changes, making site inspections of requested modifications (before and after if required), offering recommendations or changes to the Board of Directors with regard to the Architectural Guidelines, and with rendering a decision to the applicant in writing in a timely manner. Per the CC&R’s, the Committee is allowed up to 30 business days to act on an application; however, most applications should be processed within 15 days of receipt. As fellow residents, the Committee understands the need to review and process applications in a time efficient and professional manner. Homeowners are encouraged to plan for a 30-day review process and should not commit to labor or materials until they have received written approval.

Your cooperation and adherence to these guidelines is appreciated. It is imperative that each homeowner plan to allow for the ARC to evaluate each application based on this timeline. The ARC will hold meetings as needed to review requests. The ARC board will communicate its decision and explanation via email or letter.

Each ARC request will be reviewed and approved on its individual merits. Previous approval of a similar request does not guarantee future approvals on current or additional properties. Some approvals may include stipulations that ensure adherence to the guidelines. The ARC will notify the homeowner of the approval, suggested modification or rejection of the request.

After approval, construction equipment, materials, mulch, pavers, etc. should be delivered and placed entirely within the borders of your property and not stored on the street during your project. A Unit Owner is responsible for cleanup of any improvement project undertaken. All debris, sod, soil and unused materials shall be removed from the Unit or surrounding area and hauled to the proper waste sites. If the project causes damage to any neighboring property, public or private, the Owner is responsible for any necessary repairs and restorations.
The Design Guidelines pertain to three distinct Grand Reserve Unit types and will differ depending on the Unit type:

1. **Condominium Units:** Each Grand Reserve Condominium Association Unit consists of a building (the house) and a parcel of land (the lot) containing the house. See the Grand Reserve Condominium Association Master Deed ARTICLE 5, §5.1 for the recorded definition of a Condominium Site Unit. The Design Guidelines and the process for approval of an alteration or modification of the exterior of a Unit, including the residence and landscape areas, applies to Condominium Units.

2. **Attached Townes Units (Duplexes):** An Attached Townes Unit consists of its interior only while the structure, exterior and adjacent lands are part of the common elements of The Townes at Grand Reserve Condominium Association. See the Townes at Grand Reserve Condominium Association Master Deed ARTICLE 5, §5.1 for the recorded definition of a Townes Attached Unit. The exterior of the buildings and landscape area are common elements that cannot be altered or modified by Unit Owners, except as provided in these Guidelines.

3. **Detached Townes Units or Manor Units:** A Detached Townes Unit consists of the exterior and interior of the Unit structure while the adjacent land is part of the common elements of the Townes Condominium at Grand Reserve Association. See the Townes at Grand Reserve Condominium Association Master Deed ARTICLE 5, §5.1 and the FIRST, SECOND and THIRD Amendments to the Townes Master Deed for the recorded definition of a Townes Detached Unit. Manor Units may not alter or modify the landscape areas, except as provided in the Design Guidelines.

4. Unit or Units when used alone refer to all the above.

The Design Guidelines make it clear to which Unit type(s) a guideline applies. Owners allowed to modify or alter their Units as permitted in the Design Guidelines must comply with the following:

### III. ALTERATIONS AND MODIFICATIONS THAT DO NOT REQUIRE WRITTEN APPROVAL

Unless otherwise provided in the Design Guidelines, Owners may generally conduct the following activities and make the following improvements without obtaining prior approval in accordance with the cited provisions of the Design Guidelines.

1. Planting of annuals or other plants that are seasonal in nature in Designated Planting Area.
2. Seasonal decorating.
3. Place a bird feeder, bird bath or bird house in designated private area or Designated Planting Area.
4. Place shepherd hooks in Designated Planting Areas only.
5. Only self-supported window, deck and patio flower boxes may be placed on windows, decks or patios. Window boxes may be filled only with live plants from May 1st to November 1st.
6. Owners may have barbecue grills located on the patio or deck in the rear yard private area of any Unit.
7. Up to 2 decorative flags are allowed (24” x 36”).
8. Patio furniture may be stored and protected on decks or patios.
9. Seasonal protection of landscaping.
10. Owners of Condominium Units and Manors Units may repaint the outside areas of their Unit with the original color. A change of color would require approval. Owners of Townes Units may not paint the exterior.

11. Maintenance and upkeep - all materials used in maintenance and repair must be the same as the original materials installed by the developer. Any deviation from the original colors and/or materials must go through the Architectural Review Process.

IV. PROHIBITED STRUCTURES
Design Guidelines state that the following structures shall be prohibited from use in Grand Reserve, except when constructed by the Master Association as a Common Element:

1. Stand-alone flagpoles
2. Storage buildings or sheds
3. Clothes lines or clothes poles
4. Stand-alone garages and secondary garages
5. Tents of a permanent nature, including screened in pergolas
6. Permanent swimming pools
7. Fencing above ground
8. A bird house exceeding the roof eave in height
9. Artificial vegetation
10. Accessory buildings, including gazebos, greenhouses and guest houses
11. Permanent children's play equipment, & permanent or portable basketball goals
12. Horseshoe pits

V. REVIEW CRITERIA
The intent of the ARC and these standards and guidelines is to continue to build a community that will allow freedom for individual tastes, while maintaining the overall aesthetic and cultural tone of a vibrant, engaged, supportive, welcoming neighborhood. Each application will be evaluated on its individual merits.

In general, the Committee’s decisions are based on the following standards as guidelines:

Aesthetic Considerations
The color, form, shape, style, scale, size, material, will be included in consideration.

Validity of Concept
The basic idea of the exterior change must be sound and appropriate to its surroundings.

Landscaping and Environment
The exterior change must not adversely impact the natural landscape or the man-made environment.

Relationship of Structures and Adjoining Property
The proposed change must relate harmoniously to its surroundings and to existing buildings and terrain that are visually related to the change.

Workmanship
The quality of work must be equal to or better than that of existing structures.
VI. APPLICATION, REVIEW, APPEAL, and CORRECTION PROCEDURES

OBJECTIVES
The Architectural Review Committee, in examining each application for design approval, considers whether the exterior change follows the Covenants, Conditions, and Restrictions (CC&R’s) for the Grand Reserve Community and the Architectural Design Guidelines outlined in this document.

The main objective of the Committee and these guidelines is to preserve and enhance property values in the community and to maintain a harmonious relationship among structures, vegetation, topography and the overall design of the community.

APPLICATION PROCEDURES
As stated in the CC&R’s, the following procedures shall be utilized:

1. Complete the Application form and attach all required exhibits.
   a. Completed Application.
   b. Plot Plan: Sketched with the location & measurements of your request. These can be obtained at Grand Blanc Township or the front desk at the lodge (if on file).
   c. Construction Drawings: (if applicable) with dimensions listed.
   d. Landscape Drawings (if applicable): Include a ‘Plant/Tree List’ with planting height, mature height & spread size and dimensions.
   e. Photo of Home: Sketch the area to be modified on the photo.
   f. Product Information (Brochure or Print out): Mark the Type of Material, Style & Color selection for project.

2. No application will be accepted for consideration if not submitted via the application form and accompanied by appropriate documentation. This will result in an automatic denial.

3. Turn in the completed application to the Lodge for the ARC. Incomplete applications will require that you submit additional information before they are accepted and reviewed.

4. If the ARC has any questions, or needs clarification, the questions will be sent to you via email or phone. When the result has been determined, you will receive your official letter via e-mail or one can be picked up at the front desk.

5. If construction does not commence on a project for which Plans have been approved within one hundred twenty (120) days of such approval, such approval shall be deemed withdrawn, and it shall be necessary for the Owner to resubmit the Plans to the ARC for reconsideration. If construction is not completed on a project for which plans have been approved within the period set forth in the Design Guidelines or in the approval, such approval shall be deemed withdrawn, and such incomplete construction shall be deemed to be in violation and subject to the enforcement provisions of the CC&R’s.

6. Owners are advised that the Township or County may require certain permit(s), depending on the proposed change, alteration or addition. It is the Owner’s responsibility to comply with permit requirements. The Owner shall provide the ARC with copies of any...
such required permits if so requested. Owners should contact the Grand Blanc Township Building Department for further information.

7. Prior to submitting a request for a permit to be issued by the Township, the Owner will obtain the approval of the ARC of any plans, changes, alterations or additions.

8. Any permit or approval issued by the Township shall in no manner whatsoever bind the Architectural Review Committee with respect to approval or denial of any application for items submitted for consideration. The Committee is fully independent and has full authority for approval or denial of any such matters.

9. If the plans submitted by an Owner require a building permit, the approval by the Architectural Review Committee is not a guarantee that such plans will be approved by the Township.

**REVIEW PROCEDURES**

The Committee may inspect work in progress and request (either orally or in writing) that the applicant correct any noncompliance.

The ARC will vote on applications, rendering one of three possible decisions: Approved, Approved with Stipulations, or Denied.

If the application is "Approved with Stipulations" or "Denied", the Committee will provide, in writing, the reason(s) why the project was not approved as submitted. Applications that are "Approved with Stipulations" may proceed only if the noted conditions are completed and addressed. All submitted applications and decisions are to be retained and archived by the ARC.

Any construction, alteration or other work done in violation of the Design Guidelines shall be deemed to be non-conforming. Upon written request from the ARC or the Board of Directors, Owners shall, at their own cost and expense and within such reasonable time frame as set forth in such written notice, cure such nonconformance to the satisfaction of the requester or restore the property, Dwelling and/or Unit to substantially the same condition as existed prior to the non-conforming work. Should an Owner fail to remove and restore as required, the Master Association or its designees shall have the right to enter the property, remove the violation, and restore the property to substantially the same condition as previously existed. All such costs, together with the interest at the rate established by the Board of Directors (not to exceed the maximum rate then allowed by law), or a service charge established by the Board of Directors may be assessed against the benefited Unit and collected as provided in the CC&R’s.

Unless the Owner has received written approval from the Committee to modify the proposed change, all parts of the approved project must be completed as approved and in a timely manner. In the event of either a failure to begin or a failure to complete the approved work by the deadline stated in the approval, the Master Association shall be authorized to remove or complete the project at the expense of the Owner as specified in the governing documents (Sec. 11.08 Grand Reserve CC & R’s).

The Owner shall be responsible for acts by any contractor, subcontractor, agent, employee, or invitee. Contractors and workers who fail to comply with these terms may be excluded from the Community. In such event, none of the Master Association, its officers, or directors shall be held liable to any Person for exercising the rights granted by this paragraph.
The Master Association is primarily responsible for enforcement. In addition to the foregoing, the Master Association has the authority and standing to pursue all legal and equitable remedies available to enforce these provisions and the decisions of the Architectural Review Committee.

APPEAL PROCEDURE
If the applicant disagrees with the decision of the Committee, the appeal process is as follows:

1. A written appeal to the Master Association Board within fifteen days after receipt of a notice of disapproval.
2. Date and time of the appeal hearing is established by the Master Association Board, this is normally the next scheduled Board meeting. A decision of the Board is required to reverse a Committee decision.

CORRECTIONS
Any modifications found to be in violation of these Design Guidelines must be corrected in a timely manner. If a violation is identified, the Owner will be given a courtesy notice by the Community Manager, and 15 days in which to correct the issue. If the violation is not corrected within the time frame given, the Community Manager will proceed according to the guidelines specified in the CC&R’s. This could result in a lien being placed on the home.

Further, Owners and/or their agents are responsible for correcting any open violations prior to selling their home.
VII. DESIGN AND CONSTRUCTION GUIDELINES

This section of the guidelines provides specific guidance regarding particular design situations that have been or may be encountered in Grand Reserve Community. These guidelines are not meant to be exhaustive or all-inclusive. They represent generally acceptable methods for achieving the required objectives and standards necessary for project approval. For items not specifically referenced, please refer to the CC&R’s. Homeowners are encouraged to use and develop their properties for their own personal enjoyment.

Animal Habitats and Structures
Dog pens, dog runs and dog houses are not permitted. Pet pens for temporary day use only are permitted and must be stored at night.

Antennas and Satellite Dishes
Subject to the rules adopted by the Federal Communications Commission for Over-the-Air-Reception Devices (“OTARD”), Antennas, satellite dishes or other devices for the transmission/reception of television/radio (including amateur or ham radios) will NOT be allowed without approval, unless expressly permitted by the OTARD rules. Satellite dishes and compact reception panels must be installed on the rear roof of the structure at a location not visible from the street if possible. Satellite dishes must be no larger than one meter in diameter. Compact Reception Panels designed to receive satellite or TV signals must be no larger than one meter measured on a diagonal, nor more than one inch (1”) thick. Television antennas shall ideally be installed inside the attic of the structure. Communication towers are not permitted.

Dishes and antennas must be placed on the rear roof of the home so as not to be seen from the street, and with the least possible public exposure. If reception is not available when a dish is placed out of view from the street, the homeowner must contact the ARC and propose an acceptable location and screening to soften the visual impact. Documentation from the satellite company stating that the required location does not receive proper signal is required. Locations for satellite dishes and other electronic devices and wires need to be approved by the Committee.

Awnings and Furniture
Awnings and other manufactured screens and shade devices must be approved by the ARC, must appear as an integral part of the building elevation and must be made of materials that complement the home and the neighborhood. Roof mounted installation is prohibited. Such devices are permitted on the side and rear of the home only. Colors and materials must be consistent with the home and Community standards. No advertising or logos are allowed on such devices. No unsightly condition shall be maintained on any patio, porch or deck. Only furniture and equipment consistent with the normal and reasonable seasonable use of a patio, porch or deck shall be permitted to remain on such area. Outdoor furniture shall be of high quality and shall consist of typical deck, porch or patio furniture. The use of couches, car seats or other non-traditional outdoor furniture or equipment is prohibited.

Residents may store patio furniture, chairs, tables, planter boxes, pots, statues and artifacts in a garage or home interior. Plastic or lightweight aluminum framed outdoor furniture must be stored indoors. Between November 1st and May 1st residents may, without prior approval, store and protect outdoor patio furniture, chairs, tables, planter boxes, pots, statues and artifacts by storing them as follows:
Only wood, wicker or metal based outdoor furniture may be stored on patios and decks.

1. Chairs should be stacked when possible.
2. No more than eight pieces of patio furniture are permitted to be stored outside between Nov. 1 – May 1. Planter boxes, pots, statues and artifacts may be stored on the chairs or tables to weigh the tables and chairs down against movement and must be located entirely under the cover.
3. Any protective covering must be water resistant and the color should match the home’s exterior as much as possible. Covers shall be form fitted to the chairs, tables, gliders, chaise longues, grill/barbecue and similar items. The covers shall be secured to avoid removal by the forces of the wind.
4. The use of tarps, canvas, sheet plastic or any non-fitted covering is prohibited.
5. The Owner shall place the stored components on or under their deck or on top of their patio as close to the dwelling unit’s rear wall as practicable. Items must be secured to prevent movement by the wind and to minimize visibility by other units.

**Barbecues**

Built-in and portable barbecue units shall be for cooking only and must be located within the rear yard Private Area of any unit, must be kept on the patio or deck of a Unit, and must be designed as an integral part of the home. Location must be carefully planned to minimize smoke or odors affecting neighboring properties. All barbecues must be located at least four feet (4’) from any wall of the residence. All outdoor fires must be natural gas, propane, charcoal or wood if a portable fireplace is used. Propane tanks shall be stored above ground, preferably within the barbecue base. If the propane is stored visible to another Unit or from the road it shall be limited to twenty (20) pound maximum size. Outdoor wood burning is prohibited except at approved events at the Community Center or in a portable fireplace. Outdoor fireplaces must be kept on patio or deck of home and have a wire screen mesh, be freestanding and be kept in good working condition.

**Decks & Patios**

Deck and Patio plans require the prior approval of the ARC. Decks including stairs may not exceed the width of the house. The structure should be consistent with the size of your home and yard and must not be unduly out of proportion with the rest of your home.

**Exterior Lighting**

Exterior and pathway lighting must be approved by the ARC. A lighting layout plan for low voltage fixtures must be submitted to the Committee for review and approval. The submittal must include a plan of existing landscaping and hard surface locations, proposed light fixture locations, and manufacturer and light type.

1. Low-voltage and decorative lighting are allowed, subject to prior approval of the ARC, only within the Private Area of Condominium Units and within the approved Designated Planting Areas of Townes Units.
2. Post-mount light fixtures are not permitted.
3. All lighting installed on Units should be low level and recessed to shield the source of the light. Low voltage fixtures shall be located and aimed carefully. Tree mounted down lights are not allowed.
4. Low voltage light fixtures may not exceed thirty inches (30”) in height. Fixtures may be incandescent, metal halide, mercury vapor, or high-pressure sodium, gas or light
emitting diode (LED) lamps. Colored lamps are not allowed. When gas lamps are installed, all gas line extensions and installation must adhere to local codes.

5. Junction boxes, wiring and other lighting hardware shall be placed below grade or screened by landscape material to minimize daytime visibility.

When submitting your application please include details regarding the materials of construction, height, and approximate location on your lot plan.

**Exterior Porch and Step Safety Railings**
Railing may be constructed of commercially available extruded aluminum, fiber glass, PVC, wrought iron or post materials matching the standard for decks. The porch railings and or step railings must comply with all height and safety standards imposed by any regulatory entity.

**Exterior Painting**
All exterior painting projects that include a change from existing colors require approval from the Committee.

Paint swatches (paint chips) must be included with the application. Primary and trim colors should be consistent with the community. Final paint application must match the paint chip that was submitted.

**Fences/Retaining Walls/Hardscape Borders**
Above-ground yard fences of any type are not allowed.
Walls will be allowed only within the rear yard portion of the Private Area and only if they are adjacent to a patio. Walls within the rear yard portion of the Private Area and adjacent to a patio must be no further than three feet (3') from the edge of the patio to the inner edge of the wall. No walls are allowed in front or side yard areas. Retaining walls to support landscaped areas and at significant grade changes may be approved as part of any landscape plan at any location on site, and to such height above the natural grade as approved. Retaining walls must be constructed of block or stone materials of a color compatible with the design of the residence. No wall may exceed forty-eight inches (48") in height. All walls must have ninety-degree (90°) corners and run parallel and perpendicular to the primary wall surfaces of the home as originally constructed. On sloping terrain, the top and bottom of all wall sections must be level, and the wall segments must be stepped down in equal increments not to exceed eight inches (8") each to adjust to the changing grade. No wall will be constructed that is in conflict with the drainage pattern as established for the Unit. All walls must be of approved masonry design, constructed of brick, cultured or natural stone, or masonry block. A site plan showing wall alignment must be submitted to the ARC for approval prior to construction in accordance with the review procedures described in the Design Guidelines. It is the intent of these provisions to preserve view corridors and access for efficient maintenance, and to protect drainage patterns established with the original Unit design. Landscape plans which have the effect of creating "live fencing" outside the area eligible for walls as described above will therefore not be approved.

With prior approval vegetative screening walls consisting of evergreens or shrubbery planted in a line to provide privacy or screening of a patio or deck may extend up to twelve feet (12’) from the rear wall. Such wall must be constructed in a line perpendicular to the rear wall. The wall area shall be in a mulch bed area connecting to any rear wall Designated Planting Area.
Invisible Fence
Invisible fencing may be used for the restraint of pets. All wiring must be buried no less than six inches (6”) inside the Unit line. No alterations of the yard grade shall be permitted. The Master Association shall not be responsible for repair to any system that is damaged by normal maintenance of the yard by the Master Association or its designee. The homeowner will be responsible for any damage to the landscaping, sprinkler system, utilities, telephone/cable/TV and/or internet lines caused by the installation of the invisible fence. Regardless of the method of restraint used, pet owners are responsible for assuring that their pets do not run free. Pet owners are liable for any damage to persons or property caused by their pets. Invisible fences shall be wholly located in the rear and side yards of the Unit behind the home’s front line. A home’s front wall line is measured from the dwelling area front wall and does not include the non-habitable garage area. When the garage front wall extends closer to the street than the home and the garage has a side entry personnel door, the invisible fence may be extended up to three feet (3’) past the entry door. On any lot bordering a public sidewalk or walkway, all invisible fencing must be at least fifteen (15) feet away from the sidewalk.
Attended Townes and Manor Units do not have lot lines. Invisible fence installations in the Townes shall honor the above location regulations using “Imputed Unit Limits.” See Appendix H for Illustration of Imputed Unit Limits Requirements.

Should an Owner request and be approved to locate an invisible fence into any private or public easement, they proceed at their own risk and acknowledge that if any person legally working in the easement damages the invisible fence neither that person nor the Master/Neighborhood Association(s) will be responsible to repair or replace the damaged fencing.

Flagpoles
Flags, not to exceed approximately 3’ x 5’, are allowed only when flown from holders attached to the front of the house. Free standing flagpoles either alone or part of a monument are not allowed anywhere on the property. Under no circumstances are flags with obscene or inappropriate wording or images allowed. Flags displayed must be maintained and worn flags should be disposed of properly.

This provision does not apply to any U.S. flag covered by MCL 559.156a which allows an Owner to display a single U.S. flag of a size not greater than 3’ x 5’ anywhere on the exterior of the Owner’s condominium unit, nor does it apply to any U.S. flag covered by the Freedom to Display the American Flag Act of 2005, 4 U.S.C. § 5.

Generators
Generators may be approved if they comply with the requirements in Appendix I.

Holiday Decorations
Consideration of neighbors should be exercised when decorating for any occasion. All holiday lighting should be considered temporary and may not be installed prior to (30) thirty days before the holiday and must be removed within (10) days after the holiday. Sound is not allowed. While holiday decorations do not have to be approved, the ARC reserves the right to act as listed in Article IX in the CC&R’s.

Landscaping
The Master Association is responsible for all lawn and landscape maintenance to the Units and the general common element landscape areas except Designated Planting Areas as described
Owners are permitted to “opt out” of having bushes trimmed, weeds pulled, and/or mulch maintained with the understanding that Owner is responsible for trimming all bushes, weeding and mulch maintenance to a standard acceptable by the community. To “opt out” Owner is to post signage (available from Community Manager) in a location designated by the Master Association. No adjustment in the monthly maintenance fee shall be allowed to any Unit Owner “opting out” and assuming such maintenance obligation(s). Landscaping maintenance and replacement must be in accordance with the Community Wide Standard described below and in conformity with the following requirements:

1. Landscape improvements may only be installed after approval by the Architectural Review Committee. Any Owner installing or causing the installation of any landscaping improvements will be responsible for all costs associated with maintenance and replacement of the landscape improvements and for all costs associated with repair or replacement of any landscaping, driveways or other areas damaged as a result of such installation. Common Element repair and maintenance shall be performed by the Master Association and assessed to the responsible Unit Owner.

Designated Planting Areas must not be constructed within any easement. A circular and/or one kidney shaped owner constructed Designated Planting Area(s) is/are permitted in the rear yard of Condominium Units with prior approval and must be located outside of any easement, not within ten feet (10’) of any drainage way or swale, and must be located behind the Owner’s Unit.

Owner constructed Designated Planting Areas are allowed in the side and rear yards of Manors and Attached Townes Units. The Designated Planting Areas shall not extend more than seven feet (7’) into the side yard and in the rear yard shall not extend more than ten feet (10’) beyond the furthest structure penetration or eight feet beyond any deck or patio into the rear yard area. In no case shall the planting area exceed the maximum depth of twenty feet (20’) at the deepest point.

2. Manor and Attached Townes Units occupy land owned by the Townes at Grand Reserve. Permission to establish a Designated Planting Bed/Area, or a deck or patio, does not transfer any property ownership rights for the land occupied by the alteration/modification from the Association to the Unit Owner.

3. Individual plantings of annuals and other plantings which are seasonal in nature and are planted within the Designated Planting Areas shall not exceed thirty six inches (36”) in height if located in the front of the Unit and ninety-six inches (96”) if located in side and rear yards of the Unit and do not require the approval of the ARC. The Committee reserves the right to limit the number of annual and seasonal plants.

Any areas that are planted with annuals, seasonal plantings and perennials must be maintained by the Unit Owner in accordance with the maintenance standards comprising the Community-Wide Standard.

4. The ground surfaces of all portions of the Unit outside the planting beds areas, driveways and walks shall be covered with turf. Circular or kidney-shaped Designated Planting Areas shall leave at least ten feet (10’) of turf between the Designated Planting Area and any structure, deck, patio or other planting area to facilitate access for lawn care.
equipment. Approved beds adjoining a structure, deck or patio must be shaped to facilitate access by lawn care equipment (no sharp angles).

5. The driveways in the Grand Reserve Community will be constructed of Portland cement concrete. No additions to the driveways in the Community by Unit Owners are allowed. Unit Owners are advised that concrete pavements can be damaged by heavy loads, such as large lumber loads, and that the driveways and sidewalks should be protected from such damage.

6. Owners are responsible for all cleanup of any Owner initiated project. All debris, sod, soil, etc. is to be removed and hauled to the proper waste sites outside of the Community. Dumping waste in common areas or in any other area of the Community is prohibited.

7. If an Owner-initiated project causes any damage to a neighboring property or common area, the Owner is responsible for all repairs to and restoration of such damaged area. Before beginning any project that may encroach on a neighbor’s property or common element, Unit Owners should obtain written permission from either the adjoining Owners or the Master Association.

8. Committee approval is not required for most plantings or biodegradable landscaping treatments (i.e. mulch) if the existing landscape scheme is maintained. In the case of mulch, please use dark brown double shredded hardwood.

9. A “from seed” replacement of your entire front yard grass is not allowed. Replacing your entire front yard grass requires sod planting.

10. Significant changes to the existing landscape scheme such as building of mulch beds, retaining walls, etc. will require ARC approval.

11. No Owner or Occupant may mow, fertilize, apply pesticides to, maintain, alter or modify any Open Space Areas, Wetland or wetland buffers without the prior written approval.

12. The planting of perennial plants and trees requires prior approval. Trees that grow to a height that could endanger the Owner’s Unit or adjacent homes are not permitted. Plants and shrubbery must be maintained at maximum height below the window sill height if planted in front of windows, and less than ninety-six inches (96”) in height in side and rear yard planting areas.

13. No decorative rock shall be permitted as ground cover. Ground cover or inert material shall not be used to spell out names, nicknames, names of states, athletic teams, slogans, emblems, geometric patterns or any other communication. Stones, rocks and boulders shall not be used as bed edging material and are not permitted on turf areas.

14. Landscape architectural features may include such items as walls, benches, planters, yard lights, etc. as an integral part of a landscape architectural design. Drawings must be provided to the ARC, which clearly show the location, size, and materials planned for these features. In addition, a photograph of the home and the relationship of the feature to the existing or proposed landscape must accompany the submittal. Landscape architectural features will be located only in the Designated Planting Areas.
15. Any screening of ground-mounted equipment shall be of a material and color compatible with the design of the residence, provided, however, in no event shall plastic sheeting be used for screening. All screens, landscape structures or plant materials, shall be located a minimum of two feet (2') from the equipment to allow for adequate air circulation around the equipment, but may not encroach or trespass on a neighboring property. Natural screening materials used to screen generators, electric and gas meters, and automatic throw switches shall be at least 36” in height and maintained at not more than 60” in height. The screening materials shall be dense enough and of sufficient quantity to screen the equipment.

16. All tree pruning will be performed by the Master Association except for trees planted by the Owner within the specified homeowner planting beds. Pruning of trees will be in compliance with nursery standards. Tree topping, which leaves limbs and branches greater than one half inch (1/2”) in diameter exposed, is not allowed.

17. Between November 1st and May 1st residents can, at their expense, protect their plants or shrubs (front yard and back yard) by the use of specifically designed landscaping cones and/or burlap supported by stakes or wrapped around the plants. Anyone interested in using this type of winter protection for their plants or shrubs can do so at their cost without prior approval from the Architectural Review Committee as long as they do it within the time frame allowed. This landscape winter protection cannot be installed any earlier than November 1st every year and has to be removed by May 1st the following year. Please keep in mind that if you use stakes in the ground, there is a possibility of damage to a sprinkler line and you might be responsible for the repair once the water is turned back on.

**Lawn Art & Water Features**

Permanent (or semi-permanent – lasting longer than 30 days) yard features must be submitted for ARC approval. Included but not limited to are clay, masonry, metal or wooden objects including birdbaths, water features, animals, gnomes, cut out objects, and planters. Lawn art must be compatible with the overall architectural theme of the home. The Committee reserves the right to limit the number of objects in the Private Area. The Committee can also require screening.

The following apply:

1. Must be limited to designated planting areas.
2. May not be taller than 4 feet, except shepherd’s hooks which may not be taller than 8 feet.
3. Plastic statuary and yard ornamentation are not allowed.
4. Structures resembling buildings such as houses, barns, windmills, etc. are not permitted.
5. Fountains and water features are permitted within the rear yard Designated Planting Areas.
6. Not more than 16 flower pots are allowed per unit in designated planting areas, porches and patios. Self-supported and/or attached window boxes count as flower pots. See Appendix B for examples of pot placement.
7. No ornaments or statuary shall be affixed to the home.

Flower boxes may be attached to a Manor or Condominium dwelling with prior written approval.
Self-supporting window, deck and patio mounted flower boxes are permitted on all window ledges, decks and patios without approval of the Architectural Review Committee. In the Attached Townes Units, boxes must be self-supporting not relying on any permanent attachments or penetration of the Unit’s exterior structure. Window boxes must be filled with live plantings only between May 1 and November 1. Artificial vegetation is not allowed.

The combined number of yard art objects in the front yard plant area is limited to one (1) per ten-foot (10’) width of home frontage, not necessarily spaced ten feet (10’) apart.

**Mailboxes**

The Owner of each Unit is responsible for the costs of maintenance, repair and replacement of the Unit’s mailbox and, when necessary, the mailbox stand. The Association will provide and install approved mailboxes and/or stands and the Association will assess the Owner's Unit for its costs. Owners shall not install or maintain a separate receptacle for newspapers, magazines or other similar materials.

**Pergolas, Trellises, and Arbors**

Pergolas, trellises and arbors are allowed on all Units. The following applies to all Units, unless otherwise noted.

1. All pergolas, trellises and arbors must be constructed of vinyl or cedar and must be painted white or finished to match the trim color of the home. Construction drawings, elevations, and details must be submitted to the Committee for all pergola, trellis, and arbor applications.

2. Pergolas, trellises and arbors may only be constructed within the Designated Planting Beds or in connection with a deck or patio on the Unit. The width of any pergola, trellis or arbor may not exceed the lesser of (a) forty percent (40%) of the width of the home or (b) eighteen feet (18’).

3. Pergolas and shade structures must be structurally sound and anchored in accordance with local codes. Knee bracing or cross-bracing is prohibited on all sides of the structure. When framed, the highest point of a pergola may not exceed the eave height of the home. Pergolas or shade structures may not be attached to the home. Please see Appendix C for an example of a typical pergola.

4. One (1) or more trellises may be installed to shield a patio or deck if approved by the ARC. Trellises must not be attached to the home. Trellises used to screen decks or patios that have a height extending to the eaves of the home may have a maximum width of no greater than eight feet (8’). Each section of trellis must be separated by a gap or lower section of trellis at a minimum distance equal to the section of trellis. Applications for trellises that do not extend to the eave height of the home will be reviewed on a case-by-case basis to determine allowable width and configuration. Each trellis must be designed to support plants or vine growth and thereafter maintained with plants or vines growing on it, and must remain plumb, level, and structurally sound. The intent of these Design Guidelines is that trellises may not be used as substitutes for fences. Please see Appendix C for an example of a typical trellis.

5. One (1) arbor may be installed if structurally sound and in accordance with local building codes. Arbors must not be attached to the home nor exceed eight feet (8’) in height, four feet (4’) in width, and four feet (4’) in depth. The arbor must be designed to support plant or vine growth and thereafter be maintained with plants or vines growing on it. As all
arbors are different, approval will rest with the ARC. Please see Appendix C for an example of a typical arbor.

**Play Equipment**

No stationary play equipment (i.e. swing sets, play structures, play houses, permanent and/or portable basketball goals, sandboxes, trampolines, etc.) is permitted.

**Proposed Additions**

The height of any addition to an existing Unit must not be higher than the original ridge-line and the proposed eave line must be at the same height as the existing eave-line. No alterations or improvements can be made which provide a roof pitch that varies from the roof originally constructed.

The exterior of the buildings in the attached Townes Units cannot be altered except to add awnings, solar tubes, skylights, satellite dishes, and stand-alone power generators.

All materials used in maintenance, repair, additions and alterations shall match those existing as to color, composition, type, and method of attachment. The ARC may allow substitute materials if such materials are deemed by the Committee in its sole discretion to be compatible with the theme of the Community.

Any mechanical venting should be located such that it is at the rear of the unit, not visible from the road and with the least possible public exposure. Landscape screening should be installed to reduce visibility from the road.

When any additions, alterations or renovations are performed to an existing Unit, the established Unit drainage shall not be altered.

1. Any Owner or Occupant who changes the existing grading or drainage shall be liable for all costs and expenses of repairing such changes, or any costs, liabilities, damages or causes of action arising out of such changes.
2. All roofs must drain to the ground solely within the Unit. Any project, including sump pump hoses and downspouts that materially increase the drainage of storm water onto adjacent property, must receive prior written consent from the owner of the adjacent property. Drain lines, which direct roof drainage or sump pump water, must be approved by the ARC and will comply with the following standards:
   a. A drain line plan with pipe sizes, discharge locations, emitters, and existing drainage patterns must be submitted on a Unit plan of the property to the ARC for consideration.
   b. Sump pump ejector lines must drain into storm sewers, wetlands or storm water ponds.
   c. No discharges of storm water may be closer than five feet (5’) to any neighboring property.
   d. Drain line extensions may not discharge water directly perpendicular to a neighboring property or an existing drainage flow-line. Drain line alignments shall be set so that discharge water flows in the same basic direction as existing flow-lines on the Unit. Emitters, water disbursement, and/or erosion control measures must be provided to eliminate erosion of the soil on the Unit.
e. Roof drain downspouts, sump pump ejector lines, or any other surface runoff or groundwater may never be connected directly or indirectly to any public sanitary sewer system.

f. Gutters and downspouts must match those originally installed in color and composition.

**Signs**
Except as may be required by legal proceedings or noted below by exception, no sign will be erected or maintained on any property without prior approval by the Committee. Approved exceptions:

1. A single real Estate “For Sale” (or “For Rent”) sign of not more than six square feet. Artificial lighting or illumination of the sign is not permitted.
2. “Open House” signs are permitted only during the hours that the premises are open. Directional signs are not permitted.

**Solar Collectors**
Applications are required prior to installation. Solar collectors must be installed to be as inconspicuous as possible. Collectors must be placed on the rear of the home or on the side which has the least public exposure and may not be visible from the front of the home (may not rise above the roof peak). Collectors must be attached only to the roof, not free standing or ground mounted. Every effort must be taken to camouflage the plumbing and supports for the collectors. This camouflaging may require completely encasing the collectors. All metal parts must be painted to match roof coloring. There must be a minimum exposure of piping with no piping running down the side of the dwelling. Any tree removal required to permit increased solar exposure to the collectors must adhere to the tree removal guidelines.

**Storm Doors**
All storm door additions must be full glass or full glass self-store and must match the color of the doorframe trim, the color of the front door or be white. The kickplate must not exceed 12 inches in height measured from the bottom of the door. Security doors are prohibited.

**Swimming Pools, Spas, and Hot Tubs**
Above-ground and in-ground swimming pools are not permitted.

Hot Tubs require Committee review and approval. Any spa or Jacuzzi shall be of the in-ground type with the exception of above-ground spas or Jacuzzis not exceeding three feet (3’) in height above the existing grade level. Such spa must be adequately screened from street view and the view of any neighboring property, including Units, streets and common areas. All spas or Jacuzzis must be constructed entirely within the rear Private Area. All spas or Jacuzzis must be installed according to Grand Blanc Township ordinances. The ARC may require additional plant materials to be planted to screen the spa or Jacuzzi from neighboring properties. Spa or Jacuzzi drains must connect to the storm sewer. No swimming pools or spas can be drained onto open space or any other property.

**Temporary Marking Flags**
When installing and/or marking landscaping, irrigation systems, invisible dog fences, or other items with temporary flags, such flags must be removed within a reasonable time following installation (not to exceed 90 days).
Trash Containers
All trash containers shall be covered containers and shall be stored in the garage of each Unit. Trash containers may be left out for collection at dusk on the day prior to collection and must be re-stored by dusk on the day of collection.

Tree Removal
Except in cases of an emergency that does not permit delay, no living tree larger than 6” in diameter at a point measured 3’ off the ground shall be removed from any lot without ARC approval. Re-planting to replace lost trees is encouraged.

VIII. PENALTIES FOR NONCOMPLIANCE
The Architectural Review Committee will make their best effort to find solutions to all proposed ideas. In addition, the Master Association and ARC will enforce these rules fairly and uniformly. When compliance is not followed, Master Board action may be necessary. The CC&R’s describe the scope of authority of the Master Association, including the review and determination of alleged violations by Owners and Occupants, execution of certain remedies, and recommendations to the Board of Directors of the Master Association for further action.

IX. DESIGN GUIDELINES FOR SHARED IMPROVEMENTS & FACILITIES
The following Design Guidelines govern the maintenance and operation of the Shared Improvements and Facilities, including the Community Center.

1. Architectural Character:
The physical structures which comprise the Shared Improvements and Facilities shall be maintained and/or replaced by the Master Association using the same or similar design, size, location, style, structure, materials, color and architecture as initially used in construction.

2. Landscaping:
a. The Master Association is responsible for the maintenance of the landscape corridors, medians, and other common areas. The Master Association must maintain the landscaping required to be maintained under the CC&R’s, including any Cost Center established pursuant to the CC&R’s, without materially changing from the original design.

b. The minimum density of plant material will depend upon the size of the site and the extent of the landscaped area. There must be an appropriate number of specimen-sized trees (at maturity) and shrubs. Ground will be covered with a combination of inert and living materials. Inert materials must include the materials described in Appendix D of the Design Guidelines.

c. All areas paved for pedestrian traffic such as walkways, plazas, and courts shall be of a hard surface material with limited vertical irregularities.

d. The plantings allowed in Grand Reserve were selected after consideration of several factors. A list of the prohibited plantings is set forth in Appendix F.

e. All landscaping must be designed and maintained so as not to interfere with the view of any ground signs on the site or adjacent properties, and not obstruct the view of traffic entering, exiting or passing by the site.
f. Where landscaping of a new project adjoins an existing landscaped area, the new landscaping must include appropriate transition between the two areas.

3. Ancillary Equipment:
Heating, ventilation, auxiliary power generators, air conditioning equipment, ancillary mechanical equipment, radio, television, computer signal transmitting and receiving antennas, trash receptacles, and similar appurtenances (as approved by the ARC and in compliance with the CC&R's) shall be screened from general view from neighboring properties, all residential areas, pathways, open areas, parks, and streets. The placement of any such equipment must receive written approval from the ARC.

4. Site Development:
a. Fences and Walls. Fences or walls up to six feet (6') in height (or higher if required by the Township or a utility provider) may be used to screen and create privacy between certain Shared Improvements and Facilities and development areas.

b. Building Setbacks. All building setbacks of the Shared Improvements and Facilities must conform to Township requirements as set forth in Paragraph B of Appendix A.

c. Drainage. Site drainage will conform to the drainage analysis used in the development of the Community.

5. Lighting:
All lighting installed by the Master Association shall comply with any applicable local, state or federal law or ordinances. No lighting will be permitted which causes unreasonable glare to neighboring Owners, neighborhoods or the Common Area, provided, however, the Master Association may maintain lighting necessary or appropriate for the use and enjoyment of the Community or for health and safety reasons.

6. Temporary Facilities:
Temporary buildings shall be allowed to be placed on the Shared Improvements and Facilities by the Master Association. There shall be no other temporary private facilities.

7. Flagpoles:
The Master Association may install flagpoles and flags at the entrance to the Community and on any other Shared Improvements and Facilities.

X. COMMUNITY WIDE STANDARDS
The Master Association will provide mowing and landscape maintenance on the Units and certain landscape Open Space Areas. The Community Wide Standard for landscape maintenance includes the measures described in the following subparagraphs.

1. Mowing of turf will be conducted once every seven (7) days, weather permitting. In the Spring and Fall months, shallower mowing is recommended to reduce stress on the grass. Walks and driveways will be swept or blown free of grass clippings and also kept free of weeds. Walkways and planting beds are to be kept edged to maintain a crisp...
appearance. Tree rings will be edged and kept free of weeds, either manually or through appropriate post-emergent herbicides.

2. Watering, fertilizing, and aeration will be conducted as necessary to keep the quality and color of turf reasonably consistent with that of neighboring residential Units. Turf will be treated at least once in the spring and once in late summer to control broadleaf weeds.

3. Spring cleanup will consist of the raking of turf areas to remove winter debris and promote new growth. Fall cleanup will consist of leaf removal at reasonably frequent intervals.

4. Trees will be spot-pruned during the growing season to promote shaping and thinning and to remove branches that interfere with nearby improvements or pedestrian traffic. During the dormant season, trees will be pruned to remove dead, damaged or crossing branches and to develop the natural form of the tree. Dead, diseased and mis-formed trees will be removed or trimmed as soon as discovered, after taking appropriate measures to protect against the spread of disease, and will be replaced as necessary to maintain the appearance of the Unit as approved by the ARC. An Owner may not cut down or remove any tree without the approval of the ARC, unless he or she owns the tree and it is planted in a Designated Planting Area.

XI. CHANGES AND AMENDMENTS TO THE DESIGN GUIDELINES
The Design Guidelines may be amended as follows:

1. Changes to the Design Guidelines may be proposed by the Board of Directors of the Master Association and/or the Architectural Review Committee. Additionally, any Owner may submit to the Board of Directors proposed changes to the Design Guidelines for review and consideration.

2. Any Architectural Review Committee recommendation to amend the Design Guidelines shall be approved by two-thirds (2/3) of the Committee members and be forwarded to the Board of Directors of the Master Association for consideration.

3. If the Board of Directors approves the proposed amendment, it shall become an amendment to the Design Guidelines. Such amendment shall be promptly posted on the Grandview Lodge bulletin boards and copies made available at the Master Association office.

4. All amendments shall become effective upon adoption by the Master Association Board of Directors. Such amendments shall not be retroactive to previous work or approved work in progress.

5. In no way shall any amendment to the Grand Reserve Design Guidelines change, alter or modify any provision of the Declaration, any Supplemental Declaration or the Articles or Bylaws of the Master Association.

XII. AUTHORIZATIONS
The Design Guidelines have been prepared by the Architectural Review Committee in accordance with the CC&R's of the Master Association for use at Grand Reserve.
APPENDIX A TO GRAND RESERVE GUIDELINES
BUILDING SETBACKS, PRIVATE AREAS AND VIEW CORRIDORS

1. BUILDING SETBACKS

RESIDENTIAL AREAS

The building setbacks described below are applicable to all Units in Grand Reserve and recognized by the Architectural Review Committee. Notwithstanding any other provision of law, all building setbacks must meet these requirements. The building setbacks of Condominium Units generally define the Private Area, except as noted in the Design Guidelines. Similar setback requirements apply to Townes at Grand Reserve Units located adjacent to a street or other property lines of record.

Single Family Condominium Unit Set Backs
   a. Front Yard: 35' Minimum
   b. Side Yard: 3' Minimum – 20' Combined
   c. Side Yard - corner Unit: 35' Minimum on corner side
   d. Rear Yard - 30' Minimum

Manor and Attached Townes at Grand Reserve Set Backs
   a. Front Yard: 35' Minimum
   b. Distance between Buildings: 20' Minimum Side Yard - Corner Lot: 35' Minimum

SHARED IMPROVEMENTS AND FACILITIES

Certain Shared Improvements and Facilities in the Grand Reserve Community such as the Community Center, recreation center, parks, and other uses will have variable building setback requirements as determined by the Township ordinances or other applicable governmental laws and regulations and the ARC.

2. PRIVATE AREAS

As depicted on Appendix G, the Private Area of each Condominium Unit is defined as the area between the exterior of the residence on the Unit and the side setback lines, the thirty-five-foot (35’) front setback line, and the thirty-foot (30’) rear setback line. The Private Area also includes the front service walk and three feet (3’) on each side of the front service walk on the Unit as originally installed, regardless of whether these areas are within the setback boundaries. Please refer to Appendix G for an illustration. On Units where the rear-most foundation wall of the residence as originally constructed is less than twelve feet (12’) from the rear setback line, the rear line of the Private Area will extend twelve feet (12’) from such rear-most original foundation wall. For purposes of implementation of these Guidelines, any originally constructed Designated Planting Areas shall be assumed to be part of the Private Area.

There is no Private Area for Units in Townes at Grand Reserve.
3. VIEW CORRIDORS
To preserve attractive view corridors and promote efficient landscape maintenance, installation of landscape, hardscape materials or other improvements by Owners must be approved for any portion of a Unit, including the Private Area. Plans for any such installation must be in conformance with the provisions of the Design Guidelines and contain acceptable plantings and materials. The ARC, in its sole discretion, may consider the following criteria when reviewing a request hereunder: (a) the impact the improvements will have on views, both on and off the subject Unit; (b) the impact the improvements will have for purposes of future maintenance of the areas affected by said improvements; (c) the impact the improvements will have on landscape maintenance costs to the Master Association; and (d) whether the improvements will enhance the overall appearance of the Community. The Committee shall have the express right to specify the location of any such improvements proposed to be located in side yards that face a street. This paragraph does not apply to Units in Townes at Grand Reserve.
EXAMPLES OF FLOWER POT PLACEMENT
APPENDIX C TO DESIGN GUIDELINES
EXAMPLES OF PERGOLAS, TRELLISES, AND ARBORS

ARBOR

PERGOLA

TRELLIS
Approved inert materials shall include those described below and other materials as may be approved from time to time. Determination of whether a material is acceptable for inclusion in any specific situation shall be made by the Architectural Review Committee and shall be in writing. Currently approved materials are as follows:

1. **MULCH/BARK**

   Dark, hardwood shredded mulch or rubber mulch may be approved as inert ground cover, except that compost may be used on perennial and annual planting beds. Stone mulch may not be used. Mulch shall adhere to the following standards:

   Minimum Size: 1/2” in diameter  
   Maximum Size: 1-1/2” in diameter  
   Colors: Medium to dark brown

2. **DECORATIVE ROCK MATERIAL**

   Decorative rock shall not be permitted as ground cover. Categories of decorative boulders which may be approved within the Private Area or Designated Planting Areas are as follows:

   i. Moss Rock;  
   ii. Tan Limestone;  
   iii. Tan Sandstone;  
   iv. Granite: or  
   v. Fieldstone

   Stone or boulders shall not be used as a bed edging material. Stones or boulders are not permitted in turf areas. The ARC reserves the right to limit the number of decorative boulders in the landscape.
Statue and artifact guidelines must be as provided for below. All statues and artifacts must be located within the Private Area and/or the Designated Planting Areas.

**TERMS: DEFINITIONS**

1. **Artifact:** Shall include the following: Clay, masonry, metal or wooden objects including birdbaths, animals, gnomes, cut out objects, and planters. Artifacts may not exceed four feet (4') in height. Pots made from traditional garden materials are encouraged. The ARC reserves the right to limit the number of artifacts in the Private Area.

2. **Statues:** Shall include the following: Clay, masonry, metal or wood statuary, including human figurines, animals, religious figures, etc. Statues may not exceed four feet (4') in height. The ARC reserves the right to limit the number of statues in the Private Area.

3. **Attachment to Homes.** No ornaments or statuary shall be attached to the home (with the exception of seasonal decorations) without the prior written authorization of the ARC.

4. **Bird House and Bird Feeders.** Up to one (1) Bird House not exceeding the roof eave in height may be permitted in the rear yard Private Area or Designated Planting Areas. One bird seed feeder and one hummingbird (nectar) feeder are permitted per Unit in the Designated Planting Areas. Installation on perimeter walls or wrought iron fences and under/on house eaves is not allowed. Multiple bird dwellings, e.g. bird coops, are not allowed.

5. **Adequate Screening.** The ARC reserves the right to require screening of artifacts and statues. If plantings are used for screening, "adequate screening" means plantings which initially (i.e. when first installed/planted) screen a minimum fifty percent (50%) of the statue or artifact and which substantially screen the statue or artifact one (1) year from date of approval.
APPENDIX F TO DESIGN GUIDELINES

LIST OF PROHIBITED PLANTINGS, LANDSCAPE PLANTS, LANDSCAPE

THE FOLLOWING IS A LIST OF THE CURRENTLY PROHIBITED RESIDENTIAL LANDSCAPE PLANTINGS FOR THE GRAND RESERVE COMMUNITY ASSOCIATION

Prohibited Trees and Ornamentals

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Botanic Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apple</td>
<td>Malus pumila</td>
</tr>
<tr>
<td>Ash</td>
<td>Fraxinus Spp. (all varieties)</td>
</tr>
<tr>
<td>Black Locust</td>
<td>Robinia pseudoacacia</td>
</tr>
<tr>
<td>Black Walnut</td>
<td>Juglans nigra</td>
</tr>
<tr>
<td>Box Elder</td>
<td>Acer negundo</td>
</tr>
<tr>
<td>Catalpa</td>
<td>Catalpa speciosa</td>
</tr>
<tr>
<td>Common Buckthorn</td>
<td>Rhamnus cathartica</td>
</tr>
<tr>
<td>Cottonwood</td>
<td>Populus deltoides</td>
</tr>
<tr>
<td>Elms</td>
<td>Ulmus species</td>
</tr>
<tr>
<td>Female Ginkgo</td>
<td>Ginkgo biloba (female)</td>
</tr>
<tr>
<td>Glossy Buckthorn</td>
<td>Rhamnus frangula</td>
</tr>
<tr>
<td>London Plane Tree</td>
<td>Platanus acerifolia</td>
</tr>
<tr>
<td>Mulberry</td>
<td>Morns species</td>
</tr>
<tr>
<td>Osage Orange</td>
<td>Madura pomifera</td>
</tr>
<tr>
<td>Pin Oak</td>
<td>Quercus palustris</td>
</tr>
<tr>
<td>Poplar/Aspen</td>
<td>Populus species</td>
</tr>
<tr>
<td>Russian Olive</td>
<td>Elaeagnus angustifolia</td>
</tr>
<tr>
<td>Silver Maple</td>
<td>Acer saccharinum</td>
</tr>
<tr>
<td>Silver White Poplar</td>
<td>Populus alban nives</td>
</tr>
<tr>
<td>Tree-of-Heaven</td>
<td>Ailanthus altissima</td>
</tr>
<tr>
<td>Willows</td>
<td>Salix species</td>
</tr>
<tr>
<td>Soft Maples (Silver)</td>
<td>Acer saccharinum</td>
</tr>
<tr>
<td>Horse Chestnut (Nut Bearing)</td>
<td>Aesculus hippocastanum</td>
</tr>
<tr>
<td>Honey Locust (with Thorns)</td>
<td>Gleditsia triacanthos</td>
</tr>
</tbody>
</table>
Prohibited Shrubs, Vines, Groundcovers & Grasses

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Botanic Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>American Bittersweet</td>
<td>Celastrus scandens</td>
</tr>
<tr>
<td>Amur Honeysuckle</td>
<td>Lonicera maackii</td>
</tr>
<tr>
<td>Asiatic (Oriental) Bittersweet</td>
<td>Celastrus orbiculatus</td>
</tr>
<tr>
<td>Bishop's Goutweed</td>
<td>Aegopodium podagraria</td>
</tr>
<tr>
<td>Creeping Jenny</td>
<td>Lysimachia nummularia</td>
</tr>
<tr>
<td>Crown Vetch</td>
<td>Coronilla varia</td>
</tr>
<tr>
<td>Curly Pondweed</td>
<td>Potamogeton crispus</td>
</tr>
<tr>
<td>Japanese Honeysuckle</td>
<td>Lonicera japonica</td>
</tr>
<tr>
<td>Japanese Knotweed</td>
<td>Polygonum cuspidatum</td>
</tr>
<tr>
<td>Japanese Stilt Grass</td>
<td>Microstegium vimineum</td>
</tr>
<tr>
<td>Korean Barberry</td>
<td>Berberis koreana</td>
</tr>
<tr>
<td>Leafy Spurge (Wolf’s Milk)</td>
<td>Euphorbia esula</td>
</tr>
<tr>
<td>Mile-A-Minute Vine</td>
<td>Polygonum perfoliatum</td>
</tr>
<tr>
<td>Multiflora Rose</td>
<td>Rosa multiflora</td>
</tr>
<tr>
<td>Porcelain Ivy</td>
<td>Ampelopsis brevipedunculata</td>
</tr>
<tr>
<td>Purple Loosestrife</td>
<td>Lythrum salicaria</td>
</tr>
<tr>
<td>Spotted Knapweed (Bachelors Buttons)</td>
<td>Centaurea maculosa</td>
</tr>
<tr>
<td>Tansy (Golden Buttons)</td>
<td>Tanacetum vulgare</td>
</tr>
<tr>
<td>Tatarian Honeysuckle</td>
<td>Lonicera tatarica</td>
</tr>
<tr>
<td>Variegated Yellow Archangel</td>
<td>Lamiastrum galeobdolon</td>
</tr>
<tr>
<td>Water Chestnut</td>
<td>Trapa ratans</td>
</tr>
</tbody>
</table>

Landscape materials that are planted by the homeowner shall meet the following minimum size requirements when planted:

Shade Trees - 2" Thick Minimum
Flowering/Ornamental Deciduous Trees - 3' Height Minimum
Evergreen Trees - 3' Height minimum
Deciduous and Evergreen Shrubs - 1 Gallon Minimum

There are no minimum sizes required for ground cover, vines and grasses.
The Grand Reserve Condominium Units are single family residential units. Most or all were built with Designated Planting Areas in the rear yard Private Area. In some unique cases the Designated Planting Areas may have been constructed partially or totally outside the Private Area. For purposes of implementing the Design Guidelines, all Designated Planting Areas shall be treated as if they are located within the Private Area.

There are no originally constructed Designated Planting Areas in the Townes, but Townes Units are entitled to one or more Designated Planting Areas upon approval of an alteration/modification application. The Unit Owner will be responsible for all maintenance of the Designated Planting Areas. Such area must be located immediately adjacent to the side wall, rear wall, and deck or patio perimeter. One circular or kidney shaped Designated Planting Area may be constructed in the rear yard per Townes Unit with prior approval.
Townes Attached Duplex and Detached Manor Unit Dwellings occupy land owned by the Townes at Grand Reserve Association and have no legal lot lines associated with the Units. When specified in the Design Guidelines Imputed Unit Limits are used for the specific Unit proposing the improvement, modification or use. Imputed Unit Limits are defined as lines that:

1. In the front yard extend from the front wall of the dwelling Unit parallel to the centerline of the street. Use the dwelling area wall not the garage front wall for this limit.

2. On the side yard of a Unit at an intersection the Imputed Unit Limit is the street easement or right-of-way line from the front yard Imputed Unit Limit defined in “A” above to the rear yard Imputed Unit Limit defined in “E” below.

3. In a side yard between two adjacent structures the Unit’s side yard Imputed Unit Limit shall extended from the front yard line in “A” above to the rear yard Imputed Unit Limit defined in “E” below, along a line half way between the two structures’ side walls.

4. In a side yard between two connected Units the Imputed Unit Limit shall extend from the center of the common wall behind the Units to the rear yard Imputed Unit Limit defined in “E” below. This line shall be extended perpendicular to the rear wall of the duplex Units.
5. In the rear yard, the Imputed Unit Limit runs along the Unit lot line of an abutting Grand Reserve Condominium Unit. Where the Townes Unit abuts a road easement, right-of-way line, or a legally described property line, the Imputed Unit Limit shall run along the easement, right of way or described property line. If the rear of the Townes Unit abuts the rear of another Townes Unit located on another street the Imputed Unit Limit shall run along the center of any easement or drainage swale generally parallel to the rear wall of the Unit. If no easement or drainage swale exists the Imputed Unit Limit shall be defined as the projected alignment of any rear yard easement or drainage swale in the vicinity.

No ownership or user rights are transferred to the Owner making improvements, alterations or modifications within the area contained within the Imputed Unit Limits.

Any invisible pet fence installed by the Owner with approval from the ARC must be installed at least six inches (6”) inside the Imputed Unit Limits, and for any unit bordering a sidewalk, the fence must be at least 15 feet (15”) away from the sidewalk. It is installed at the Owner’s risk. The Owner is encouraged not to place the fence within the limits of any easement or within ten feet (10’) of any drainage swale, ditch or drain.

No structures, Designated Planting Area or other landscaping is permitted within any easement. Designated Planting Area borders and any projected tree root system limit shall remain outside any easement of record.
APPENDIX I TO DESIGN GUIDELINES

GENERATOR INSTALLATION

The installation of a generator requires prior written approval of the Architectural Review Committee and a common element modification agreement. In addition, the Unit Owner understands that to perform this request by either the Unit Owner or the Unit Owner’s contractors, they may need to cut through building material which might still be under warranty by Developer. Even if the materials are out of warranty, attached Townes Units structures are the property of The Townes at Grand Reserve Condominium Association. If approved, generators are required to be screened by plants/bushes within 30 days (weather permitting). For winter installations, screening must be installed by May 15th immediately following the winter of installation. The Unit Owner understands that to perform the following request by either them or their licensed contractors, they need to agree to take on full responsibility for the maintenance and upkeep of the plantings and/or immediate surrounding area around this modification. The Unit Owner is responsible for the relocation of any sprinkler heads and to make sure that the lawn receives proper watering coverage after relocating of sprinkler heads. Any issues affecting the building and/or grading of the common grounds due to the above-mentioned modifications are solely the responsibility of the Unit Owner.

The Unit Owner agrees to take on full responsibility for the maintenance of the modification and to either remove and/or make sure any new tenants (if they decide to sell the unit) sign an agreement to take on full responsibility for the maintenance of the modifications.

Generators must be installed so as to not be visible from a street or road, shall be located so as to cause minimal disturbance to residents of adjacent Units, and to provide maximum ventilation so as to not interfere with ventilation of adjacent Units. Only piped in natural gas fuel is allowed, subject to local ordinances. Generators are to be operated as a power source only during utility power outages. They may be operated periodically to comply with the manufacturer’s recommended exercise program.

This approval is subject to all County, City, State and Federal permits, codes, statutes, laws, rules and regulations, which are the sole responsibility of the Unit Owner to comply with. This approval is not to be deemed a warranty or representation as to the quality of construction, installation, addition, alteration, repair, change or other work.

The addition of a generator may require installation of a larger gas meter. Contact Consumers Energy for requirements and associated costs.

The following general requirements apply, unless a specific variance is granted by the ARC.

1. Units must be enclosed in fire proof cabinets installed at least 18” from the Unit exterior wall, and not more than thirty inches (30”) from the wall.

2. Units must be installed at least ten feet (10’) from any air intake system into the unit or such greater requirement by the permitting authority.
3. The length of above ground electrical conduit and gas service pipe must be maintained at a minimum.

4. All wiring must be copper wire complying with the local electrical code.

5. Penetration of gas or electric cables through building walls or foundation must be sealed against the elements, moisture penetration, animals and pests. Units on basement foundations will be required to extend gas and/or electrical wiring into the Unit through the basement area. Units on slabs with foundations will be required to extend gas and/or electrical wiring into the Unit through the wall above grade, unless a slab or below slab entry is proposed. If a slab or below slab entry is proposed, the Townes Association Board must give approval before submitting to the ARC. Detailed drawings, specifications and the written approval from the Townes Board must be submitted for approval.

6. Generator foundations or pads, the required landscape screening and adjacent areas must be mulched to eliminate the need for the Association to maintain lawn area and possibly damage the generator during maintenance around the Units, and so that Association maintenance requirements are not increased.