

REUNION

Reunion Property Owner's Association, Inc.
Architectural Review Committee Rules & Regulations

Effective 08/14/2020

Architectural Review Committee

Rules & Regulations

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I. INTRODUCTION:

II. A. Reunion Goals and Objectives:

Reunion, Inc. (the “Declarant”) is dedicated to the protection and preservation of the natural landscape and topography within the master planned community. It is the intent of the Declarant and the Reunion Property Owner’s Association (the “POA”) to identify and describe various landscape elements and basic principles needed to promote the preservation of the native landscape, blend new landscape materials into the existing forest boundary, and outline planting schemes to accent new improvements.

B. Architectural Review Committee Statement:

The Reunion Architectural Review Committee (the “ARC”), a committee under the POA, has updated, amended, and restated the following rules and regulations (the “Rules and Regulations”). These Rules and Regulations are in addition to and not a substitute for all restrictions set forth in the Declaration of Covenants and Restrictions on file in the office of the Chancery Clerk of Madison County (the “DCR”). Lot owners, builders, and/or contractors (collectively, the “Applicant”) agree to abide by these Rules and Regulations as well as the rules under the DCR, and further acknowledge that the ARC reserves the right to amend these Rules and Regulations at any time in the future as it deems necessary.

C. Intent of the Rules and Regulations:

The intent of these Rules and Regulations is not to impose hardship, but to set and maintain a level of respect and professionalism among all builders and homeowners. Please understand that there will be no compromise in the enforcement of the Rules and Regulations. We appreciate the commitment in making Reunion a better community.

D. State, County, Political Subdivision Rules & Regulations:

No statements contained herein shall be construed to invalidate, impair, or supersede any regulations, codes, or rules enacted by the state, city, county, or any other political subdivision encompassing the Reunion community.

III. ARCHITECTURAL REVIEW COMMITTEE - GENERAL INFORMATION

A. Architectural Review Committee:

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Definition: The ARC shall be appointed by the Declarant, or the Board of Directors of the Reunion POA. The ARC shall have the authority and responsibility to approve or disapprove all residence and commercial, construction in Reunion.

1. The ARC shall consist of two subcommittees: The Executive Subcommittee and the Professional Subcommittee. Both subcommittees shall review the plans and specifications submitted by the Applicant.
2. The Executive Subcommittee shall consist of representatives of the Declarant and the POA and their responsibilities include verifying that the project complies with the aesthetic qualities of the subdivision. The Professional Subcommittee shall consist of a minimum of an architect, a landscape architect, a Reunion representative, and the Architectural Control Coordinator (the "ACC") and their responsibilities include verifying the plans and specifications meet the Architectural Design Guidelines, these Rules and Regulations, and the DCR.

B. Architectural Control Coordinator:

Definition: The ACC shall be appointed by the Declarant or the Board of Directors and will serve as Chairman of the ARC.

1. A person who has had adequate experience and education as a building inspector, builder, engineer, architect, building designer, or as a foreman, superintendent, or competent mechanic in charge of construction, will be appointed as a "nonvoting" member of the ARC and perform the duties of the ARC Coordinator.
2. The ACC may designate a qualified assistant who shall, during his/her absence or disability, exercise all the powers of the appointed ACC. The ARC will be promptly notified whenever his/her assistant performs an observation.
3. The ACC will provide a construction status report to the ARC and or the Board of Directors on all new home construction by the 1st of each month in order for the report to be present at the monthly Board meeting.
4. The ACC, or his/her duly authorized representative, may enter any building, structure, or premises, to perform any duty imposed upon him/her by all applicable Architectural Design Guidelines, Rules and Regulations, and the DCR of the Reunion community.

C. Function and Authority:

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The ARC shall have the responsibility for maintaining the general harmony of all lot construction within Reunion. The ACC shall have the authority, but not the obligation, to:

1. Architectural Review:

- a. Conduct a Preliminary Review with lot owners, builder /contractors and advise them of the Rules & Regulations.
- b. Approve preliminary review containing (front elevation, floor plan, and site plan).
- c. Call all scheduled meetings of the ARC.
- d. Collect all submittal requirements such as applications, plans, and fees.
- e. Prepare and direct ARC meetings.
- f. Collect all ARC members' comments and/or changes and compile them into approval letters.
- g. Conduct post-meetings with the Applicant(s) to review comments and/or changes made by the ARC within thirty (30) days of the reviewed date.
- h. Sign off on plans to formally approve plans for permits.

2. Architectural Control:

- a. Pursuant to Article 9.1.9 of the DCR, enforcement should be carried out by the ARC.
- b. Enforce all Rules and Regulations promulgated by the Reunion ARC.
- c. The ACC will provide a construction status report to the ARC and/or the Board of Directors on all new home construction by the 1st of each month in order for the report to be available at the monthly Board meeting.
- d. Conduct a site meeting with the Applicant(s) for site work, home construction, and brick tie.
- e. The ACC will approve that the applicant has performed all requirements to Article IV).

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- f. Request the Lot Owner and Builder/ Contractor to halt construction if there is evidence that construction is not in accordance with the approved plans, the Architectural Design Guidelines, these Rules and Regulations and the DCR.
- g. Conduct a Final Approval prior to the Certificate of Occupancy being filed with the city of Madison.

D. Use and Approval of Design Professionals:

All plans for new structures and additions to existing structures shall be prepared by licensed professionals or otherwise qualified architects, landscape architects, engineers or other qualified designers. It is highly recommended that a team of qualified professionals be used in the preparation of plans. (See ACC for approved list of designers)

IV. DESIGN REVIEW PROCEDURES

A. Review of Design Submissions:

The ARC has established the following procedures for review of architectural, site, and landscape designs. Homeowners, builders and architects must participate fully in the architectural review process. In addition to the design review procedures, the applicant for design review is encouraged to contact the ACC during the design review procedures for clarification of the Architectural Design Guidelines and design review comments and/ or changes.

Submissions should be sent to:

REUNION
Architectural Review Committee
105 Reunion Blvd
Madison, MS 39110
601-499-0400

B. ARC Review and Permit Process:

- 1. To Submit a House Plan:

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- a. Builder to submit One (1) set of each for review:
 - i. Site Plan
 - ii. Grading Plan
 - iii. Landscape Plan
 - iv. House Plan
 - v. Builders License and proof of Insurance
 - b. Reunion ARC will have a site meeting with Builder and City Rep:
 - i. Determine what trees should stay on the lot
 - ii. Determine silt fence location
 - iii. Discuss grading plan
 - c. ARC will review submitted Plans:
 - i. Give One (1) set of ARC marked plans back to builder to make corrections (if applicable) and have Four (4) final sets of plans printed, to be resubmitted for final approval.
 - d. If approved, the POA office will stamp with a Reunion red stamp.
 - e. Builder to take Three (3) sets of stamped approved plans to the City Permits Department for review.
 - f. POA office will email the City Permits Department a copy of the Grading & Dirt work form completed at the site meeting approving for a Grading & Dirt Work Permit to be issued.
2. To Obtain Construction Permit:
- g. Once the Dirt work is completed, a Reunion representative will confirm the work is complete and email the City Permits Department requesting the issuance of a Construction Permit.
3. To Obtain Brick Tie Permit:
- h. The Builder will contact the POA office for a Brick Tie inspection. The ARC will look at the elevations according to the approved plans. An email will then be sent to the City Permits Department. The City Permits Department will then do an inspection before approving a request for a Brick Tie Permit.
4. Driveway and Sidewalks:

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- i. The Builder will contact the ARC office for an inspection of the driveway and sidewalk prior to pouring any concrete to insure they are consistent with the approved plans that were submitted.
- 5. Final Certificate of Occupancy:
 - j. The Builder will contact the ARC office to observe the home for a final CO. An email will be sent to the City Permits Department. The city will then inspect the home to issue a final Certificate of Occupancy.
- C. Review Procedure:
 - 1. The Applicant must inform the ACC prior to commencement of any construction activity of any type on any residential lot of the Applicant's intentions to build.
 - 2. The builder/contractor of the property must have an approved builder application on file with the ACC.
 - 3. The Applicant may submit plans for a preliminary design review with the ARC to help avoid unnecessary design revisions and delays in the construction process. This process helps avoid problems before too much time and money is invested in preparation of plans for final design review. The ARC strongly recommends the Applicant become familiar with the Reunion DCR, Architectural Design Guidelines, and these Rules & Regulations prior to obtaining an application.
 - 4. The ACC will provide approval/disapproval within thirty (30) days after review of submitted plans. If disapproved, the Applicant should consult with the ACC on the procedure to bring the plans within the guidelines.
 - 5. In order for the ARC to give approval for permitting, the Applicant must perform the following:
 - a. If lot under review is a waterfront lot, the shoreline stabilization must be completely installed, and constructed to the approved seawall stabilization method adopted by the ARC.
 - b. If lot under review is a golf course lot, the silt fence adjacent to any golf course property must be installed with wire reinforcement buried a minimum of 4" and lined inside with staked hay bales.
 - c. Provide a dumpster no smaller than 10 cubic yards in size on the lot under review for construction.

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d. Provide a temporary facility (Porta-John) and temporary utilities per the city of Madison ordinances.

6. The Applicant and builder/contractor must comply with all Construction Regulations and Restrictions (see Article IV).

V. CONSTRUCTION REGULATIONS & RESTRICTIONS A. Notice:

Failure to comply with any of the following regulations and restrictions will result in the forfeiture of damage deposits, for any repairs, clean up, or fines incurred without notice to the Applicant. Additionally, the ARC, on behalf of the POA, may enforce any of these Rules and Regulations to the extent necessary pursuant to the DCR, including a judgment against you for the amount expended to remedy the situation and all costs incurred therewith.

B. General Regulations:

1. The ACC shall be notified prior to any changes to approved plans. Then the ARC must approve the changes prior to any work commencing. The Applicant shall pay a re-submittal fee pursuant at Article VII(j).
2. The builder/contractor and lot owner must use Reunion approved signage at all times (contact the Reunion POA property manager for details).
3. The ACC must be notified if a burning permit is obtained from the city of Madison. If permission is not obtained from the city of Madison or the ACC is not notified prior to such fire, there will be a minimum fine of Two-Hundred and Fifty Dollars (\$250.00).
4. Builder/contractor shall provide his/her own dumpster no smaller than 10 cubic yards in size per lot under construction unless deemed unnecessary by the ACC.
5. All builder/contractors are required to keep their job sites as clean as possible. All discarded daily trash and building materials will be removed on a weekly basis. All trash and building material stockpiled for removal shall be located on the lot only. There will be no stockpiling or dumping of any trash or building materials onto the adjacent lots, streets, common property or into the lakes. If permission is not obtained to use the adjacent lots or Common Properties, the area will have to be cleaned up and sod placed on the disturbed area. There will be a minimum fine of One Thousand Dollars (\$1,000.00).
6. Any mud or debris brought or washed into the street must be cleaned immediately by the builder/contractor or the builder/contractor will be fined per man/equipment hour for remedying the issue.

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7. The builders/contractor and/or lot owner must not use adjacent lots, golf course or common area for any purpose without written permission of such lot owner and the ACC. If permission is not obtained, the disturbed area will have to be cleaned up and sod placed on the disturbed area. There will be a minimum fine of One Thousand Dollars (\$1,000.00).
8. All builders/ contractors will use only the utilities provided on the approved lot for construction.
9. The builder/contractor must, at all times control erosion with properly installed and maintained silt fences (see city of Madison requirements for silt fencing).
10. Failure to stabilize soil and control erosion of any lot adjacent to public rights of way, the golf course, waterfront, or common area will result in a fine of Five Hundred Dollars (\$500.00).
11. Any and all property pins must remain in designated location. If any property pins have been removed during the process of construction, the Applicant assumes responsibility for the replacement of same. If not a fine of Five Hundred Dollars (\$500.00).
12. All grades around existing utilities shall not be modified. If these are modified the owner/builder shall be responsible for all costs to bring the grades back to conformity and meet all regulations for underground or above-ground utilities.
13. All construction traffic, including subcontractors, must enter from the construction entrances only. If a builder's or lot owner's subcontractor or delivery vehicles enter or exit from any other entrance other than the construction entrance, that lot owner and/or builder will be fined Five Hundred Dollars (\$500.00) per each occurrence.
14. The speed limit within the Reunion community is 18 miles per hour for construction vehicles, including light trucks and autos. This must be obeyed at all times.
15. Any damage done to utility services, streets, curbs, drainage inlets, street lights, street signs, mailboxes or common areas will be addressed by Declarant or the Reunion POA at the cost of the builder/contractor.
16. If any telephone, cable TV, electrical, water, or other lines are damaged or cut it is the responsibility of the owner/contractor to report any such accident to that Service Company personnel within one (1) hour of such occurrence.
17. All previous and current projects for construction must be in compliance before a new project may be approved.

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18. Any post-construction project, as contemplated by these rules (i.e. addition, outdoor structures, pool, boathouse, etc.) which requires ARC approval, shall be completed within ninety (90) days of the ARC approval. Failure to complete the project in full within this time period will result in a fine of \$100.00 per day and may require resubmittal to the ARC for approval.
19. The Board of the POA reserves the right to levy fines for any other violation in any amount they deem appropriate under the circumstances in order to protect and preserve the natural landscape and topography and to maintain continuity throughout the master planned community.
20. Any willful violation of these rules may result in a fine and/or further action by the Board of the POA including, but not limited to, legal action to enforce any of these Rules and Regulations as provided for in the DCR and any supplemental amendments thereto.

C. General Restrictions:

If any of the following restrictions are not adhered to, the Applicant may incur a fine of up to Five-Hundred Dollars (\$500.00) for each violation:

1. All alcoholic beverages prohibited on site.
2. All firearms prohibited on site.
3. All fishing is prohibited except for lot owners. (See Reunion Lake Rules & Regulations.)
4. All animals are prohibited on site.
5. There will be no washing out of any truck on the adjacent lots, streets, common property, etc. Any concrete delivery, or dump truck washed out must be disposed of properly on the lot which received the material.
6. Loud radios or noise is prohibited within the Reunion community.
7. No trailers or vehicles (trucks, vans, cars, etc.) may be left on the streets or public areas in Reunion overnight. All construction equipment and vehicles may be left on the site while needed, but must not be kept on the street or public areas.
8. No temporary storage trailers or buildings are allowed.
9. All burning is prohibited on site.

V. DESIGN GUIDELINES

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A. Special Focus Lots:

Special Focus Lots are typically located at street and lane intersections, at the end of a street intersection or view corridor, and/or against a street edge that defines common property or public outdoor space. Special Focus Lots and all lots, in which the proposed improvements will or may have a greater impact upon the character of the community, will receive more intense review in all aspects.

1. Corner and Multiple Frontage Homes:

Homes on corner lots where two or more facades will be visibly exposed to the street or common open space, as determined by the ARC, shall be designed specifically to respond to these more predominant locations. The homes will have appropriate massing and/or other treatments on all publicly visible facades. All exposed facades will be treated with the same architectural quality and detail. The primary orientation of the buildings for the purpose of establishing front entries will be determined by the ARC.

2. Homes Terminating Views:

Homes on lots that are located at the termination of a view corridor, vista, or street axis, as determined by the ARC, shall be considered Special Focus. Appropriate design and consideration will be required for building form and architectural treatment to enhance and emphasize the focal point of the streetscape.

3. Homes Defining Public Areas:

Homes on lots that are adjacent to street edge, that defines common property or public outdoor space, as identified by the ARC, shall be designed with porches or other elements and massing the respond to both the street and the public space.

4. Special Focus Houses:

These houses have the potential to have a significant visual impact upon the overall community and architectural character of Reunion. Typically, these houses are located at intersections of streets, located so they terminate a view from the street, or located so they define a street edge along a public area.

The form, scale, and massing for the Special Focus houses should be composed so the main body, secondary wing, porches and entries compliment and emphasize the appropriate character required by the site's location. The houses should be sited towards and re-late to the street, both functionally and visually, to the greatest extent possible. The main body of these houses will generally be located parallel to the front "build-to" line to establish a compatible streetscape image. These homes may also reinforce the

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streetscape with projecting porches, shade trees and other visual elements, such as garden walls or hedges and fences, which will define the front yard and street edge.

B. General House Style Descriptions:

1. Victorian Revival:

The Victorian Style is loosely based on Medieval and classical types and offers a wide variety of styles with Greek, Gothic, and Italianate influences. The most popular Victorian architectural style is the Queen Anne version. The specific style is characterized by exaggerated vertically and more elaborate decorative trim. Building are often asymmetrical in form as patterned shingles, bay windows, turrets and other elements provide an active and sometimes playful facade. Roof forms are often steeply pitched with gable ends that can face to the front, to the side or at an angle. Hipped roofs are also common in this style. The upper part of the gable end may be enhanced with decorative trim. Roof overhangs are 12 inches to 18 inches and may have exposed rafter tails. Gables may be further enhanced with decorative brackets.

2. English Country / Tudor:

Tudor is an eclectic architectural style most popular during the first half of the century and is based on English Medieval wood structures. The style is marked by asymmetrical massing, steep pitched gable roofs with prominent cross-gables anchoring the facade. Entries are detailed with masonry surrounds. Windows are often grouped in different combinations and heavy masonry chimneys are used as vertical focal points. Exterior cladding can be expressed in various materials including stucco, brick, stone, and wood siding. This romantic architectural style can fit almost any home from the small cottage to the most elegant Manor House.

This architectural style owes its origination to the study of classical Greek and Roman structures with their elegant columns, pediments, symmetry, proportion, and composition. The main body of the house is a simple rectangular form, one or two stories, with gable or hip roof form. The main rectangular form may be parallel or perpendicular to the street. Depending on the lot width, simple rectangular form wings may be appended to the main body form. These wings also have simple gable or hip roof forms matching the main body of the house. The roof overhang is between 8 inches and 12 inches with an enclosed eave detail. The fascia is approximately 8 inches with an ogee or half-round gutter applied. Below the overhang there is a 10 inch to 14 inch frieze capped by a crown molding or 1 x trim simulating a crown molding.

3. Southern Vernacular:

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This architectural style is derived from eastern vernacular house designs. This one or two-story house has simple lines and style with little to no ornamentation. The gables are typically to the side but sometimes cross-gables are seen. The porch has a separate roof, sometimes of different material than the main roof. Chimneys are typically masonry where the house is clad in siding. The siding may either be vertically or horizontally aligned. Porches are simple with small square columns. Dormers, shutters, and eave brackets can be added to provide more elements to this clean architectural style. A raised foundation with a crawl space is a common feature. Proportion and symmetry are evident in this simple, yet elegant house design.

4. Cottage, Bungalow, and Craftsman:

The Craftsman (also called Bungalow) style house was originally designed to be a house reduced to its simplest form. Distinguishing characteristics of this popular house style include a low-pitched, gabled roof with deep overhanging eaves with decorative exposed rafter ends. Porches either extend the width of the house or just partially cover the front. The deep porch extends the outdoor space into the indoors and is often characterized by columns which are square in shape and often are broader at the base than the top as they taper towards the sky. The columns may extend to the porch floor or be raised on pedestals. Spacing between columns is typically broad. Front Dormers are common in this style of home.

The roof gables vary in the direction. Front-gabled Craftsman roofs cover the porch and examples of house with this roof type typically are one story. Side-gabled roofs are also common in the craftsman house style. Most of this type is one and one half story with either a large single dormer centered over the porch or doubled or tripled and equally spaced. The porch is typically contained under the main roof but can extend out with a break in the roof slope. Cross-gabled roofs are the third common type of craftsman home. Most are one story with the porch contained under the cross gable.

5. New Orleans French Country:

French Country style is characterized by an informal usually asymmetrical grouping of simple rectangular forms. The house can be symmetrical in which case the roof can dominate the front facade and can contain dormers. The roofs are usually steeply pitched, (which enhances the vertical aspect) breaking to a shallow pitch near the eaves. Eaves are closed with an 8 to 10 inch overhang with a 6 inch fascia and small crown or cove at the intersection of the wall and soffit. Gutters are normally half round with round downspouts. The predominate wall materials are stucco and/or painted brick. Windows are multi-panel casement or double hung often with segmented arched heads. Dormers have hipped, shed or segmented arched roofs.

6. Mediterranean:

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Mediterranean houses are composed of simple rectangular forms with relatively shallow pitch hipped or gable roofs. The walls generally take one of two forms, either mostly solid wall with around 25% openings or very open with semicircular arched window heads, door heads and arched openings. Eaves are composed of either deep overhangs with decorative exposed rafter tails or very tight with large ogee shaped stucco cornice detail. Roofs are typically tiled and openings at porches, windows, and doors are of the rounded arch type as the derivation of this eclectic architectural style is geographically related to the Roman and Greek Cultures. Classic shaped columns and colonnades can also be used to provide architectural details to this appealing style.

C. General Architectural Design:

1. Variety:

A variety of individual architectural designs with their respective appropriate details, materials, and colors are encouraged to create a unique overall “timeless” streetscape character. While no one single element on an individual house design shall overpower the composition, the same will be true for the streetscapes. No one house should stand out in the streetscape, either overtly or covertly. The goal is to create a streetscape and neighborhood of well designed and crafted homes that compliments each other and the whole. Building footprints including porches and entry locations should generally vary from adjacent buildings. In special locations, the same or similar design, details, materials, and colors may be repeated on adjacent lots if approved by the ARC.

2. Building Orientation:

Buildings will be located to front towards and relate to the street, both functionally and visually, to the greatest extent possible. The major building orientation will be toward the main street and not toward parking areas, with the exception of homes with front auto courts.

3. Scale, Proportion, and Massing:

The overall scale, form, massing, and basic proportions of building will be compatible with its overall architectural style. Home designs will generally be composed of a primary form or mass with secondary forms, wings, or porches that complement each other, and maintain similar character. The primary mass and composition will be composed in an understandable and time tested manner. Buildings will avoid long, monotonous, uninterrupted walls and roof planes, overly complex or contrived forms, offsets, projections and multiple roof lines with excessive height. Front entrances will be appropriate in scale and massing to the overall style and character of the building architecture.

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In general doors, windows and porches will be vertically scaled and proportioned. The scale and proportion of the overall home and the elements thereof will not be that which are typically found on lesser quality 'tract' or modular homes.

4. Corner and Multiple Frontage Buildings:

Buildings with two or more facades visibly exposed to a street or common open space or located on "Special Focus" lots as identified specifically, or determined by the ARC, will be designed to respond to these more prominent locations. Such buildings will have massing and/or other treatments on all exposed facades which will be treated with the same architectural quality and detail. The primary orientation of such buildings for the purpose of establishing front entries shall be toward the main or primary street or as determined by the ARC.

5. Setbacks and Street Edge Treatment:

The site plan will establish the minimum front, side, and rear setback distances. The front setback line will be used as a "build to" line and in most cases the front of the building should align with this identified 'build-to' line. The main body of the building should generally be located parallel to the front setback line to establish a compatible streetscape image. The streetscape may also be reinforced by projecting porches, shade trees, and other vertical elements, such as walls, hedges, and fences, which define front yards and street edges.

6. Exterior Materials:

Appropriate veneer materials are brick, stone, wood siding, wood shakes, and man-made stone siding or shakes as approved by the ARC. When siding or shakes are used for the majority of the wall surface, a brick or stone base is strongly encouraged. No aluminum, or vinyl siding, E.I.F.S. or "soft coat stucco" will be allowed. Materials may be combined on a single house, but a single material should cover the majority of the home. Any change in materials must occur only at an appropriate inside corner.

In the Dalton neighborhood, no Hardie Board or wooden materials may be used on the exterior of the home.

Standard sized brick should be used. "Queen" and other non-modular brick sizes are strongly discouraged. The use of brick and brick colors must be appropriate to the architectural design of the house. All brick must be reviewed and approved by the ARC. The use of natural stone, the color and pattern must be appropriate to the architectural design of the home. All stone must be reviewed and approved by the ARC.

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Roof materials will consist of a bronze pre-finished standing seam metal or copper, slate or synthetic slate, wood shakes, or dimensional asphalt or dimensional fiberglass shingles. Unless otherwise approved by the ARC.

Low pitched porch and bay roofs of a grade of 4:12 or less, will only be bronze pre-finished standing seam metal or copper unless otherwise approved by the ARC.

All entry and window trim, soffits, fascia, cornices, and similar architectural trim elements will be constructed of painted wood or an alternate material approved by the ARC. No aluminum will be allowed.

7. Color Palette / Home Specifications:

The palette of materials and colors for any building or improvements will be submitted for approval to the ARC prior to construction (See Appendix 1(F-2)). Certain lot types may be limited to a standardized color palette and materials.

8. Gutters and Downspouts:

Half round and ogee shaped gutters with round or rectangular downspouts will be used where appropriate for the architectural design of a home. Downspouts should be located on the side or rear elevations of buildings. Downspouts will not be affixed to columns on front or front/side elevations. All Gutters and downspouts will be of copper or painted galvanized metal only unless otherwise approved by the ARC.

9. Chimneys:

Chimneys will be appropriate to the architectural design of the building. Overly expressive or massive projected terminations are not appropriate. Chimneys will be brick, stone or hard coat stucco; No wood burning fireplaces are permitted. Siding on chimneys is strictly prohibited. Should be located no closer than 10' from property line. Where a chimney is visible from a street, the chimney will be at least 2'-0" taller than required by code. In all events, the chimney should extend to the ground. Prefabricated spark arrestors must be screened with a decorative chimney cap that has been approved by the ARC.

10. Flashing:

All visible flashing will be copper or painted galvanized metal only unless otherwise approved by the ARC.

11. Roofs:

The roof form and architectural embellishments such as cross gables, dormers, belvederes, masonry chimneys, cupolas, and other similar elements must be appropriate to the architectural

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design of a home. The roof pitch will be appropriate with the architectural style proposed and other than porches or special conditions will be the consistent. Rafter bearing heights, overhang dimensions, and cornice and rake details should be carefully studied and crafted to comply with the appropriate style. Fascia boards shall be on a 45-degree angle. No plumbing vents or mechanical flues shall be visible from any public views. All roof penetrations must be painted to match the existing roof color unless otherwise approved by the ARC.

12. Facade:

The front facade or elevation of a home will face and be generally parallel to the primary street. Front facades and architectural style, scale, proportion, materials and detail will comply with the appropriate images contained herein. While it is acceptable for the front facade to exhibit a greater degree of detail and importance, the side and rear facades must also embody a similar level of care. The compatibility of front, side, and rear facades of homes located on highly visible lots will be closely reviewed.

13. Column Base and Cap:

All facades or elevations visible from any public way or area will have a defined “base” and “cap”. The base can be conveyed by clearly defining the main floor level of the home. A masonry material from the grade to the floor line or slightly projected masonry detailing on a home with a masonry veneer is recommended. The cap will consist of a fascia, frieze, cornice, eave, rake, or parapet at the intersection of the wall and the roof. All such details will be appropriate to the character, style, scale, and proportion of the home.

14. Finish Floor and Ceiling Heights:

The finished first floor of the main house shall be a minimum of 24” above grade along the main front facade, with 30” to 36” being preferred. Front facade porches shall have a minimum finished floor elevation of no less than 21” above grade at the front ‘build to’ line, with 24” to 30” being preferred. Exceptions may be granted on a case by case basis by the ARC. First floor ceiling heights are required to be a minimum of 10’ - 0” and second floor ceiling heights are required to be a minimum of 9’ - 0” unless otherwise approve by the ARC.

Finished floor elevation, ceiling height and finish grade elevations for the main house and porches are to be indicated and illustrated during all phases of documentation reviewed by the ARC.

15. Entries:

The primary entrance (the front door) to a home will embody the character, scale, proportion, and detail of the overall house and its appropriate architectural style. The entry will be easily identifiable from the street. A walkway of an approved material will extend from the street to the steps, stoop or porch of the entry. Unless a porch design is utilized, the entry should provide at

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least minimal protection from the elements. Over scaled, out of proportion, over bearing or deeply recessed entries are inappropriate.

16. Porches:

Porches are encouraged when appropriate to the overall architectural character and style of the home. Porches will serve as either a part of an entry element and/or as an outdoor living space. Porches which visually appear as 'usable' (wider) will be designed as such within a minimum depth of 7'-0" unless otherwise approved by the ARC. The materials, scale, proportion and details will complement the overall architectural character and style of the home. Side or rear porches in which the floor level is 3'-0" above finished grade will have heavy timber or masonry posts or support columns. A solid masonry skirt wall is also appropriate.

17. Doors, Sidelights, and Transoms:

Front entrance doors will be designed or selected to complement the design, style and character of the entry and the overall home's architecture. Four or six panel wood or $\frac{3}{4}$ glass with wood panel below is in general appropriate styles. 8'-0" tall entrance doors are required. 6'-8" tall doors with the use of sidelights and transoms must be approved by the ARC, and must be appropriate to the overall entry design. Metal, molded or full glass French doors are not appropriate for use as a front door entrance. If used, sidelights must match the design of the entrance door. Transoms must have a minimum glass height of 12" and will be incorporated as a single door/ transom unit with continuous casing trim. Over-scaled, two-story or separate transoms are inappropriate. Storm or security doors are only allowed if the design, material and color match that of the entrance door and if approved by the ARC after review of full submittal of details or actual sample. Metal or fiberglass doors may be allowed for back door entrances only. These type doors must be approved by the ARC.

18. Windows:

Window types, sizes, style, trim and location will be appropriately designed and selected to be compatible with the homes overall design, style, and character. Windows will be wood or metal clad windows only as approved by the ARC. NO EXCEPTIONS. A thick sash is desirable. No vinyl or vinyl clad windows will be approved.

If used, window mullions must be true or simulated divided lights which are appropriate to the architectural style of the house. Snap-in or removable mullions / grids are strictly prohibited. Windows will be vertically proportioned and head heights will be in proper proportion to the scale and mass of the house. In general, the typical 6'-8" head height is prohibited, unless otherwise approved by the ARC. Under sized, short or 'trendy' multi-arched or shaped windows are not acceptable. Window size, style, and type should be consistent on all sides or facades. Typical brick mold casing will only be used when appropriate to the architecture. Wider casing, head trim or special molding will be appropriately sized and detailed.

19. Shutters:

When shutters are used they must be appropriate to the architectural design and style of the home. Shutters must be sized to match the window opening and will be mounted on hinges and held in place with hold backs or shutter dogs located along the bottom rail.

“False” decorative shutters which mount directly to the wall and shutters which do not match the height and the ½ the width of the window opening is not acceptable. False shutters are acceptable but, must be recessed and appear to be operable with proper hinges. Shutters for doubled or grouped windows are not acceptable unless they are actually sized to match the total width of the opening.

20. Dormers:

Dormers will generally be composed as a secondary architectural element or form used in a functional or nonfunctional fashion to compliment the primary form of the main structure. The mass and composition will be composed in an understandable and straight forward manner and should maintain the character and style of the design. Overly complex and contrived forms, offsets, projections and the resulting roof forms are unacceptable. Rafter bearing heights, overhang dimensions, cornice, and rake details should be carefully studied and crafted to comply with the appropriate style. Typically, dormer roofs will be hipped, gabled, shed, or arched depending on the characteristics of the main house style. In general dormers will be vertically scaled and proportioned and should tightly frame an appropriately sized and styled window. Dormer overhangs and rakes should be tight to the main body of the dormer and should be consistent on all four sides.

21. Columns:

The use of and appropriate selection, detailing, and implementation of columns along with their relationship to the frieze board or beam is critical in obtaining approval for an appropriate house design in Reunion.

Whether square, round, milled, masonry, or built up columns are appropriate to the design of the house, the details from the grade to the roof shall be properly designed. The construction documents must contain details and sections which certainly illustrate the style, components, size, and location of any column, and the relationship to the frieze board or beam. The outside face of any column shaft will align with the outside face of the frieze board or beam above. The column cap will project beyond the face of the frieze board or beam, both at the inside and outside face of the column shaft and beam above. The column base is typically larger than the capital and will be, or “appear” as, solid stone, brick, or wood. With special attention to detail, a design can maintain the desired image while providing proper ventilation as required. Visible aluminum vent blocks are inappropriate and will be discouraged. The foundation or porch edge must be extended beyond the edge of the frieze or beam above to allow proper column alignment. This must be

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properly detailed on the construction documents. All columns should be of wood, masonry, or a composite material and properly flashed to allow for a long lasting waterproof condition.

22. Cornice and Rakes:

The use of and appropriate selection, detailing and implementation of cornices and rakes is critical in obtaining approval for an appropriate house design. All cornice and rake re-turns shall be 45 ° fascia boards unless otherwise approved by the ARC. See attached cornice detail.

The construction documents must contain details and selection which clearly illustrate the style, components, sizes, and location of any cornice and rake. Care should be taken to assure the details proposed are appropriate for the style, materials, and overall design of a home unless otherwise approved by the ARC.

23. Single Bay Garage Design and Siting:

The location, massing, and scale of a garage will not compete with or overwhelm the primary body of the house. Garage forms, design, materials and detailing should be similar in quality to the house. Garage doors should have proper false hinges and handles attached. A garage which is visible from the street or public view will receive careful design attention and should complement the primary facade unless otherwise approved by the ARC.

a. Acceptable Garage Door Locations:

Basement or lower level, as grade allows, entered from the side to the side of the primary house, but set beyond the entire main body structure. Front auto court design in which the materials and details compliment, yet the scale, mass, and form are secondary to the primary house. 'Carriage House' doors with a Pergola or Arbor structure creating a 30" recess is encouraged. Front 'Carriage House' design in which the front entry garage is located with the garage doors facing the street and behind the front facade of the main house. With this type of garage, the design, materials, details, scale, and proportions must be highly refined and will be carefully reviewed by the ARC. This type of garage must be located 25 feet behind the front facade of the main house not including porches or bays. 'Carriage House' doors are required. A 30-inch recess may be omitted if the garage doors are 35 feet behind the front facade of the main house. Unless otherwise approved by the ARC.

The garage doors on many designs are the single largest visible element (other than the roof) and typical "false panel" steel doors are not acceptable or allowed when the door is visible from the street or public way. Unless otherwise approved by the ARC.

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Flush plank metal embossed doors are acceptable on all non-carriage house type garages. Where possible, garage doors will be 8'-0" tall minimum. Garage doors will be recessed 30 inches within the wall plane or a pergola or porch type roof can be extended above to minimize the impact. Garage doors will also be painted a dark or 'recessive' color in lieu of typical lighter trim color to minimize the scale and impact.

Special attention should be given to the design of alley access garages so that the slope variance from the alley to the finished floor level of the garage is not too steep. Unless otherwise approved by the ARC.

D. General Landscape Design:

1. Landscape Design:

In general, the landscaping should attempt to protect and preserve the natural landscape and topography of the site. The landscape design should present a maintained, yet 'natural' appearance. Existing trees should be saved whenever practical. Use of shrub masses and under story trees, balanced with larger canopy trees shall be used with an emphasis on delineation of open spaces and planting areas with natural appearance. All yards must be sodded.

The landscape design should place emphasis on blending the proposed building into the natural landscape. The landscape planting should complement the architecture without hiding the building. Consideration should be given to the type, size, and location of plant material, both at installation and when fully mature, so as not to hide the architecture. Each homeowner will be responsible for planting a required 45-gallon (2.5" or larger) Nuttall Oak. Each required tree must be planted every 50 foot.

NOTE: The shape, configuration, and size of planting and flower beds should be appropriate and responsive to the form of the building or yard. Overly contrived, undulating, 'snake-like' edges or shapes are discouraged. Landscape design should attempt to present an overall maintained, yet 'natural' image.

All landscape plans must be prepared by a licensed Landscape Architect or an approved Landscape Designer. A current list of licensed Landscape Architects and approved non-licensed designers is available upon request. The Reunion Architectural Review Committee reserves the right to amend and modify this list at their discretion.

2. Streetscape:

Building will define the streetscape through the use of generally consistent setbacks. The streetscapes will also be reinforced by projection porches, shade trees and other vertical elements, such as garden walls, hedges, or appropriate fencing, which define front yards and street edges.

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3. Street Tree Planting:

To ensure uniformity and to convey an overall sense of community, a master tree planting plan has been developed depicting required street tree planting along the frontages of the properties.

Each homeowner will be responsible for planting a required street tree (a 45-gallon, 2.5" or larger) Nuttall Oak. Each required street tree must be planted every 50 foot of linear streets.

4. Clear Sight Triangle:

On corner lots facing two or more streets, no structure or other vision obstructing object, including landscaping greater than 12" high will be placed within the triangular area formed by measuring 25'-0" along each curb line from the point of intersecting curb lines at such corner and connecting such points to form a triangle.

5. Site Grading:

The site analysis should take into consideration the natural ground forms. The critical decision is how to adapt existing grades so they will be a cohesive part of the individual and overall site development, relate to functional uses of the site as well as relate to the architectural character of the house design. Conversely, the architectural character of the house design should relate strongly to the existing site grades rather than "force" the melding of the two. The primary requirement with appropriate site development is to maintain enough of the existing elevations, forms, and shapes of the land so that the overall design stays in harmony with adjacent or other nearby landforms.

Site grading shall adhere to existing drainage patterns of the area. Care shall be taken not to impact adjacent properties by concentration of site or house drainage. Finish grades and elevations must be compatible with neighboring sites, particularly with regards to drainage. Individual lot grading shall be kept to the minimum to facilitate the construction of the house (maximum to ten (10) feet beyond the exterior wall of the structure). Mature plant material to be retained shall be protected by safety fencing prior to beginning of grading. Silt fencing is required and must be maintained in all areas that may negatively impact adjacent sites, lakes, golf course and roadways.

6. Driveway Aprons and Sidewalks:

The homeowner will be responsible for construction of a suitable driveway, drive apron, and street side sidewalk that complies with attached detail. All driveways, aprons, guest parking, and back outs must remain a minimum of seven feet from any property line for drainage purposes. Unless otherwise approved by the ARC.

7. Paving:

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All paving materials for front walks and driveways including stained or colored concrete or masonry pavers must be approved by the ARC. Typical washed aggregate material is prohibited. All community street side sidewalks must remain natural broom finished concrete only.

8. Building Orientation:

Buildings will be sited towards and relate to the street upon which the front entry is located. The primary orientation of corner and multiple frontage sites for the purpose of establishing front entries will be determined by the ARC. Each building will have a covered walk-way connection between the front entry and the street, where applicable. Courtyard and carriage house garages are appropriate when designed as a secondary structure and the style, materials and details are in keeping with the primary house. No “stand alone” structures allowed, unless otherwise approved by the ARC.

9. Utility / Equipment:

Electrical and gas utility meters and A/C compressors will be unobtrusively located toward the rear of house and screened from public view by landscaping or appropriate fencing. Transformers on individual lots will be screened with landscaping to minimize visual impact.

10. Refuse / Storage:

Refuse containers, wood pile, etc. will be stored within an enclosed storage area, appropriately fenced, walled or screened by landscaping from public view.

11. Exterior Lighting:

Exterior light fixtures viewed from the street will be of a style, size and material that is appropriate to the homes architectural character. The quantity, lamp, type, location, and mounting height will be reviewed and approved by the ARC.

- a. All outdoor lighting shall be directed so as to avoid glare and excessive light spillage on adjacent property and fronting streets. All questions pertaining to “glare” and/or “excessive light spillage”, shall be determined in the sole discretion of the ARC.
- b. All light sources shall have a white color within the color temperature range of 2700 degrees to 4500 degrees. Golden, yellow, blue, reddish or green light sources shall not be permitted except when incorporated into holiday exterior holiday lighting during the times as set forth in subsection (d) below. Any violation may be subject to a fine of One Hundred Dollars (\$100.00) per day until remedied.
- c. No exterior light(s) will be installed or maintained on any lot which light is found to be objectionable by the ARC at their sole discretion. Upon being given notice by the ARC

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that any exterior light is objectionable, the Owner of the lot on which same is located will immediately remove said light or have it shielded in such a way that it is no longer objectionable. Any violation may be subject to a fine of One Hundred Dollars (\$100.00) per day until remedied.

- d. Holiday style Christmas decorative lighting shall not be installed or maintained earlier than November 1 and must be removed by the next following January 15. Any other holiday style lighting (Memorial Day, July 4th, Labor Day, Halloween, Thanksgiving, etc.) shall not be installed or maintained earlier than two (2) weeks prior to the date of the holiday and must be removed within one (1) week following the date of the holiday. Any violation may be subject to a fine of One Hundred Dollars (\$100.00) per day until remedied.

12. Fences, Walls and Locations:

- a. General Information:

All fence and wall designs must be approved by the ARC. Fences and walls will be architecturally compatible with the design, materials, details, and colors of the principle house on the same lot. All fences and walls will be designed so that a finished side faces outward from the property on which it is located. No wooden fence shall be installed in a manner that would impede the natural flow of water between adjacent properties. Chain link fencing is prohibited. No stain and paint color fences. The wood species shall be submitted to the ARC for approval. If required, front yard retaining walls will be brick or natural stone only. If required, handrails of a design appropriate to the design of the house and the design, materials, details, and colors of the retaining wall will be reviewed and approved by the ARC.

All Fencing in the Dalton neighborhood must be 4' iron fencing.

Owners are responsible for locating their property lines.

- b. Front Yard, Corner Lot, and Common Area Open Space Fencing:

Front yards, corner lots, and yards addressing common area open space may have a non-solid fence provided that its height will require approval by the ARC and its location is no closer to the sidewalk than the property line of such lot. Fence posts and gateways must be correctly proportioned with the fence. Taller features, such as a trellis entryway, are encouraged but will require approval from the ARC. Typical shadow box fences, chain link fences, overly detailed or awkwardly detailed fences are prohibited. Vinyl fence material is not allowed in front of the primary facade and only in other areas if approved by the ARC.

- c. Side Yard Fencing:

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Side yard fences adjacent to streets or common open space will maintain the style and quality standards of the front yard fence. The good side of the fence shall face out to the streets or common open space. Side yard fences between lots may be up to six (6) feet tall and 100% solid with an appropriate cap detail. All side yard fences must transition to a front yard fence.

d. Rear Yard Fencing:

Rear yard fences will be simplified in design compared to the front and side yard fences and shall not exceed six (6) feet in total height, unless otherwise approved by the ARC. Solid fences shall have decorative cap detailing. The good side of the fence will face the lane or neighbor. Rear fencing along a neighborhood Walking Trail shall be 4' or 6' iron fencing as approved by the ARC. Rear fencing along Waterfront Properties shall not extend past the sea wall and only 4' iron fencing is permitted along the sea walls and 30' up each side of the lot. Rear fencing along Golf Course Properties shall be 4' iron and 30' up each side. All fencing on common property shall be 5' iron joining the common property. Rosedowne and Langdon may be 6' iron. Owners are responsible for locating their property lines.

13. Mailboxes:

See attached detail for a copy of the appropriate mailbox design and ordering information.

14. Pools, spas, satellite dishes and play equipment:

Satellite dishes, antennas, and play equipment must be located out of public view and must be approved by the ARC. Pools, spas, and accessory structures will match or compliment the home design, decking or walkways must be 7 feet or more from any property line and detailing must be approved by the ARC. No prefabricated storage buildings are allowed. Any solid covered structures must be inside of the setbacks (excluding ARC approved boathouses). Waterline of pools/spas must be a minimum of 10' from property line.

E. Site Design and Plant Materials:

Site design and plant materials for building sites shall reinforce the natural character of the woodland quality of the surrounding area. Cleared areas (front, sides, rear) shall be adequately landscaped with trees, shrubs, ground cover, and lawns native to the region and designed to complement the character of the proposed house in form, location, and scale. The use of plant material with advanced maturity and of the highest quality shall be used to give the property a finished and established character. The design and type of plant materials should take into consideration the overall character of the individual house while softening the horizontal and vertical lines of the architecture. A design, which emphasizes balance and integration of new planting and existing plant material, should be utilized to create a comprehensive planting scheme reflective of the natural environment. "Conventional" foundation plantings of a single row of plants are strictly prohibited.

F. Golf Course Properties:

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Golf Course Landscape Design and Fencing must be approved by the ARC. Screen planting along the course is allowed to enhance the homeowner's privacy. Special care should be taken not to obscure adjoining homeowner's view corridors. Acceptable screen planting includes, but is not limited to: Leyland Cypress, Wax myrtle, and Cherry Laurel.

G. Waterfront Properties:

1. Waterfront Landscape Design and Fencing must be approved by the ARC.
2. Shoreline Stabilization - Each individual lot owner is responsible for the shoreline stabilization within two (2) years of initial purchase of their respective lot. See attached shoreline stabilization specifications and detail.
3. Pool Requirements - All swimming pools built on any lot that abuts water in Reunion must be built to a minimum of 6" above the 100 year flood elevation. The 100 year flood elevation is 327.500' MSL. Therefore, no pool shall be built on any lot that abuts water in Reunion lower than 328.00' MSL.
4. Boathouse, Boat Slip, Pier, and Boardwalk Placement - Specific home sites have been approved for boathouses and boat slips. Other home sites have been approved for pier or day docks only. A special exception can be granted for a boathouse on a pier only home site, if conditions warrant. This exception will be addressed by the Lake Committee and the ARC on a case per case basis. Pre-Approved boathouse plans can be found below pages 54-58.
5. Boathouse Requirements, Specifications and Details:
 - a. Boathouse Requirements are as follows:
 - All boathouses are not to exceed rear property lines of said lot.
 - All boathouses not to exceed more than 22' from seawall. - All boathouses must remain within the side setbacks from property lines.
 - All boathouses are recommended they have a minimum finish floor elevation of three-hundred twenty-eight and a half feet (328.5') for any living space.
 - All boathouses may or may not be approved for an individual lot depending on lot width and shoreline.
 - All boathouses customized or Reunion prototypes must be approved by the ARC.
 - Grinder pump may be required for treatment of sanitary sewer.
 - b. Boathouse Specifications are as follows:
 - All roofing to be 24 gauge 16" metal standing seam with no striations between seams and shall be of burnish slate or equal (submit color brochure) color.

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- Drip edges required as shown in boathouse drawings & shall match the roof color.
- All venting through the roof shall be copper or painted to match the roof, and must be on the opposite side of the boathouse from the water.
- All Finials shall be of painted metal to match roof or copper and designed exactly to the details required.
- All siding and trim shall be of hardy-plank, cedar, or cypress.
(colors to match or blend with residence colors)
- All windows to match details of drawings and/or residence.
- All details must match details of boathouse drawings. - Placement of boathouse to be shown on site plan and approved by the ARC.

c. ARC approved boathouse plans found on pages 54-58.

6. Boat Slip Requirements, Specifications and Details:

a. Boat Slip Requirements are as follows:

- All boat slips are not to exceed rear property lines of said lot.
- All boat slips must remain within side setbacks from property lines.
- All boat slips not to exceed more than 22' from seawall. - All boat slips must recess a minimum of 6' from seawall (8' preferred).
- All boat slips must be a minimum of 10' in width.
- All boat slips may or may not be approved for an individual lot depending on its width, depth, and shoreline impact of boat slip on neighboring lots' reasonable views.

7. Pier and Boardwalk Requirements, Specifications and Details:

a. Pier and Boardwalk Requirements are as follows:

- All piers must remain within the side setbacks from property lines. - All piers shall not exceed 16'x 16' in size or shall not exceed 16' from the face of the seawall and no more than 256 square feet in area. - All piers must have a seawall that extends the entire length of the property.
- All piers must have a minimum finished floor elevation of 326.5 feet.
- All boardwalks may extend the entire length of the property if so desired.
- All boardwalks that are built will have a maximum 3' width.

b. Pier and Boardwalk Specifications and Details: available upon request from the ACC.

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VI. BUILDER APPLICATION

COMPLETE FOLLOWING:

I. GENERAL INFORMATION:

COMPANY NAME: _____ CONTRACTOR
NAME: _____
MAILING ADDRESS: _____ E-MAIL
ADDRESS: _____ PHONE
NUMBER: _____ OFFICE CELL OR HOME PHONE
NUMBER: _____ FAX
NUMBER: _____

II. LIST CUSTOMER REFERENCES:

NAME	ADDRESS	PHONE#
1. _____		
2. _____		

ADDRESS AND DATE OF COMPLETION OF THE LAST TWO HOUSES YOU BUILT:

ADDRESS	LOT #	DATE OF COMPLETION
1. _____		
2. _____		

MUST ATTACH ALL OF THE FOLLOWING:

III. ATTACH A COPY OF YOUR MISSISSIPPI BUILDERS LICENSE.

IV. ATTACH A COPY OF YOUR LIABILITY INSURANCE AND WORKMANS COMP.

V. ATTACH PROOF OF HOMEBUILDERS ASSOCIATION MEMBERSHIP.

VI. ARE THERE ANY PENDING ACTIONS AGAINST YOU OR YOUR COMPANY BEFORE THE MS CONTRACTORS BOARD? YES NO

I CERTIFY THAT THE ABOVE INFORMATION PROVIDED IS TRUE AND ACCURATE.

SIGN: _____ DATE: _____

PRINTED NAME: _____ TITLE: _____

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VII. DESIGN REVIEW APPLICATION

Builder/Owner Name: _____ Date _____

Address: _____ Lot Number _____

E-Mail _____ Phone # _____

Living Area Sq. Ft. _____ Spec. _____ Custom _____

New Home _____, Residential Addition _____, Pool & Spas _____, Structures _____,

Fireplaces _____, Fire Pit _____, Arbors _____, Sea Well _____, Pier _____, Boat Slip _____,

Boathouse _____, Play Equipment _____, Trampolines _____, Fence _____,

Change Exterior of House _____, Landscaping _____.

A. Notice:

All submittal requirements must be submitted to the Reunion POA no later than 12:00 noon the Wednesday 1 week prior to the ARC meeting at 105 Reunion Blvd in Reunion. The Reunion ARC meets on the 2nd & 4th Wednesday of each month unless otherwise noted by the POA/ACC.

ACC/POA Phone: 601-499-0400

EMAIL: office@reunionpoa.org

Office Hours-Monday, Tuesday, Wednesday, Thursday, Friday 8:00 a.m. - 4:00pm.

B. Builder Requirements:

1. Builder's approval:

To become an approved builder in Reunion, the builder/contractor must complete, submit, and have approved Builder Application (see Article VI). The Builder Provisional Approval is based on the application with the intent of only the first project in Reunion being approved. Strictly adhering to Architectural Control will set grounds for future projects in Reunion. Failure to comply with the Reunion ARC, these Rules and Regulations, and the DCR may result in further projects being disapproved or revoked.

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Additionally, the ARC, on behalf of the POA, may enforce any of these Rules and Regulations to the extent necessary pursuant to the DCR, including a judgment against you and/or the property for the amount expended to remedy the situation and all costs incurred therewith.

2. Lot Owner's Approval:

To build a home on your intended lot, the lot owner must have an approved builder on file with the Reunion ARC. The lot owner must follow all steps in the Design Review Procedures (see Article III), and in the Construction Regulations and Restrictions (see Article IV).

C. Submittal Requirements:

1. All Design Review submittal requirements are as follows:

- a. Must have completed a Design Review Application.
- b. Site plan to be drawn at 1"=10'-0" scale (ESTATE LOTS may be drawn to 1"=20'-0"):
Property boundaries and buildings setbacks must be labeled properly
All utility easements must be labeled properly
Critical Dimensions to layout house on lot
Contact Information
Lot Number
North Arrow
- c. Floor Plan to be drawn at 1/4"=1'-0" scale.
Contact Information
Overall dimensions
Square footage
- d. Building Elevations to be drawn at 1/4"
Contact Information
Exterior Materials
- e. Must have a builder's approval (see Article VI).
- f. Must have checks for applicable fees (see Article VII (j)).

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- g. Must have One (1) set of Site Plans, Architectural Plans, Grading Plans and Landscape plans, and a 3" x 36" Shipping Tube which meet submittal requirements.
- h. Reunion Property Owners Association assessments must be current at the time the application is submitted and throughout the building process.
- D. Plan Requirements:
 - 1. Site Plan Requirements:
 - a. ___ All site plans are to be drawn at 1"=10' scale; Estate lots 1"=20' only
 - b. ___ Property boundaries & building setbacks must be labeled properly
 - c. ___ All easements must be labeled properly
 - d. ___ Benchmark (assuming 100' for elevation) to be top of curb at highest point of lot
 - e. ___ Note elevations relative to Benchmark at all property pins & at each intermediate point
 - f. ___ Finish floor elevation & garage finish floor on lot
 - g. ___ Critical dimensions to layout house on lot
 - h. ___ Contact information
 - i. ___ Lot Number
 - j. ___ North Arrow
 - k. ___ Adjacent streets should be noted
 - l. ___ Impact on the surrounding lots/homes
 - m. ___ Existing & proposed drainage features
 - n. ___ Swales & arrows denoting all existing & proposed surface water flow
 - o. ___ Proposed location of silt fence (must be located within lot lines)
 - p. ___ Temporary limestone gravel drive to garage
 - q. ___ Service yard: garbage, meters, firewood, a/c condenser units, antenna
 - r. ___ Driveway & walkways-location, material, finish, and dimensions
 - s. ___ Proper driveway/sidewalk details (see attached detail)
 - t. ___ Walkways & Driveways - See attached Sidewalk & Apron Detail
 - u. ___ Good proportions
 - v. ___ Authenticity
 - w. ___ All exterior hardscape materials, finish, and slope
 - x. ___ All existing & proposed structures, features, walks, drives, seawalls, piers, boathouses, etc.
 - y. ___ Retaining walls, courtyard walls - location, materials, finish, and dimensions, shape, color, siting, architecturally related
 - z. ___ Fences, privacy, open space - location, materials, finish and dimensions, shape, color, siting, architecturally related
 - aa. ___ Pools, spas, courts - elevation of pool, location, materials, finish, and dimensions, shape, color, siting, architecturally related

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- bb.____ Free standing structures - Fireplaces, fire pit, arbors, play equipment, trampolines, location, materials, finish, and dimension, shape, color, siting
- cc.____ Adjacent lakes, golf course, or common areas should be noted

E. Architectural Plan Requirements:

Floor Plan:

- a.____ Contact Information showing Owner & Architect/Designer
- b.____ A floor plan drawn at 1/4"=1'-0"
- c.____ Plan should note conditional square footage
- d.____ Overall dimensions of the structure should be noted clearly
- e.____ Must meet neighborhood minimum square footage requirement

1. Building Elevation:

- a.____ Color palette/home specifications of brick, trim, & roof materials
- b.____ All exterior materials
- c.____ Vertical dimensions (ceiling heights: 10' first floor, 9' second floor)
- d.____ Elevations should be noted with respect to their direction on the compass or their relation to the street
- e.____ Elevations at 1/4"=1'-0"
- f.____ Appropriate Exteriors
- g.____ Good proportions
- h.____ Authenticity
- I.____ Garages (see Article V(c)(23))
- j.____ We encourage:
 - i. Thickened eave board in lieu of fascia board
 - ii. Exposed shaped rafter tails
 - iii. Bracketed soffits
 - iv. Earth tones versus white eave/fascia/soffit
 - v. Overhang at gable ends less than other areas of roof
 - vi. Properly proportioned eave returns at gable ends versus block
 - vii. Eave return overhangs at dormers proportionately less than at major roof
- k.____ Roof: main structure at front 6'V: 12'H or steeper
- l.____ Exterior millwork: all divided windows and French doors shall be true divided light
- m.____ Windows will be wood or metal clad windows only as approved by the ARC. NO EXCEPTIONS. A thick sash is desirable. No vinyl or vinyl clad windows will be approved.
- n.____ Shutters: must be sized for respective openings and hung on operable hinges
- o.____ Gutters/downspouts/slashing to all be of copper or painted galvanized metal only
- p.____ Dormers: must be traditional or classical proportions
- q.____ Chimneys: no exterior wood, clad, or metal chimneys (brick, stone, or stucco al-lowed). Must have cap on chimney screen spark arrestor
- r.____ See attached Cornice Detail

Architectural Review Committee

Rules & Regulations

- s.____ Edgewood (required): Arbor at Garage Entry
- t.____ All cornice and rake returns shall be 45degree fascia board. See attached cornice detail.

F. Landscape Plan Requirements:

- a.____ Contact Information showing Owner & Landscape Architect /Designer
- b.____ Planting plan drawn at 1" = 10' : Estate lots 1"=20' only
- c.____ Complete foundation planting required
- d.____ Minimum 3 gallon planting
- e.____ North arrow
- f.____ Lot number
- g.____ Adjacent streets should be noted.
- h.____ Property boundaries & Building setbacks must be labeled properly
- i.____ Proposed plant material location, species, quantity, and size
- j.____ Lawn variety, areas designated as lawn must be sodded.
- k.____ Show required street trees according to the Reunion master tree planting plan
- l.____ Sensitivity on existing landscape
- m.____ Tree survey for estate lots for existing trees over 4" noting species & caliper
- n.____ Service yard: garbage, meters, firewood, a/c condenser units, antenna, etc.
- o.____ All services to be screened by proper planting from all public views
- p.____ All exterior hardscape materials, finish, and slope
- q.____ Naturalized areas, and sod limits; if left naturalized
- r.____ All existing & proposed structures, features, walks, drives etc.
- s.____ Retaining walls, courtyard walls -location, material, finish, and dimensions; shape, color, siting, architecturally related
- t.____ Fences, privacy, open space -location, material, finish, and dimensions; shape, color, siting, architecturally related
- u.____ Pools, spas, courts- pool elevation, location, material, finish, and dimensions; shape, color, siting, architecturally related
- v.____ Free standing structures - fireplaces, fire pit, arbors, Play Equipment, Trampoline, etc.; location, material, finish, and dimensions shape, color, siting, architecturally related.

G. Builder / Contractor Verification:

The undersigned builder/Owner verifies there is in place workers compensation coverage on all subcontractors, laborers, and all other individuals working on the following de-scribed property.

The builder/ contractor agrees to hold harmless and indemnify the Reunion Property Owners Association, Inc. and its Architectural Review Committee for all occurrences that take place on the work site.

LOT NUMBER: _____

SUB-DIVISION: _____

Architectural Review Committee

Rules & Regulations

Further, said builder/ contractor acknowledges and agrees to abide by all Reunion Architectural Design Guidelines, Covenants & Rules and Regulations of the Reunion Property Owners Association and its Architectural Review Committee (ARC) shall be followed. All approvals are to be obtained prior to any work beginning. The builder/ contractor acknowledges that new homes cannot be occupied until a final approval has been given and approved in writing by the Reunion ARC.

There will be no stockpiling or dumping of any trash or building materials onto the adjacent lots, streets, common property or into the lake without written permission. If permission is not obtained to use the adjacent properties the disturbed area will have to be clean up and sod placed on the disturbed area. Builder/Owner is responsible for maintain their property corners

Permission is hereby granted for members of the ARC to enter on the property to make reasonable inspection of the construction site.

I have fully read, understand, and I agree to comply with the above and the Reunion ARC Rules and Regulations.

Builder/ Owner (print full name)

DATE

Builder/ Owner (signature)

Architectural Review Committee

Rules & Regulations

H. Contact Information:

APPLICANT INFORMATION

Builder/Owner Name: _____ Lot #: _____ Date: _____

Mailing Address: _____ Heated & Cool Sq. Ft.: _____

Contact Person: _____ Phone: _____

E-Mail Address: _____

BUILDER INFORMATION

Name: _____

Phone Number: _____

Address: _____

E-Mail Address: _____

ARCHITECT / DESIGNER INFORMATION

Name: _____

Phone Number: _____

Address: _____

E-Mail Address: _____

LANDSCAPE ARCHITECT / DESIGNER INFORMATION

Name: _____

Phone Number: _____

Address: _____

E-Mail Address: _____

I. Home Specifications Color Palette:

Architectural Review Committee

Rules & Regulations

It is your responsibility to include the trim, shutters, siding and garage door samples with your application. If there is any change or deviation from the ARC approved exterior colors, these must be resubmitted to the ARC for approval or the builder/homeowner may be subjected to a fine. If you have any questions, please contact our office before submittal. Also if you are using any special mortar joints please note below for approval. Brick Mortar Smear should cover the entire brick area with a consistent finish or be noted as well.

EXTERIOR:

Brick:

Name : _____ Old ____ New ____ (check one)

Size: Queen _____ Modular _____ Other _____ (check one)

Mortar Color: _____ Special Notes If Any _____

Smear: Yes ____ No ____ Color: _____

Style of smear (Heavy or Light) _____

Painted Brick: ____ No ____ Color: _____

Paint/Stain: Include Brand Name, Number, Color, and Sample Paint Chip

(Example: Sherwin Williams #5778 Super White)

Trim Color: _____ Garage Door Color: _____

Siding Color: _____ Shutter Color: _____

Door: Stain or Paint Color: _____ Columns: _____

Gutter/Downspouts: (if painted) _____ (if not painted, must be copper or bronze colored galvanized metal)

Window Brand: _____ Window Type: _____ Window Color: _____

(Windows must be wood or metal clad as approved by ARC. No vinyl or vinyl clad windows will be approved)

Roof (Include Brand & Color) _____

Column Materials: Old Pine timbers ____ New Cypress timbers ____ Other List: _____

Courtyard: Yes ____ No ____ Material (Brick or Stucco): _____

Color / Finish (smear, paint or unpainted): _____

J. ARC Schedule of Fees:

All review submittals must be accompanied by a copy of the filed deed to the lot under review for proof of ownership. Must have Four (4) sets of Plans (Site Plan, Architectural Plan and Landscape Plan).

Architectural Review Committee

Rules & Regulations

Construction Fees: (*Make check payable to Reunion POA)

- a. New Home Construction Fee \$750 (initial fee may include all post fees below, include \$10 if not supplying plan tube)
- b. Re-submittal \$150 (For Architectural, Site, and Landscape alterations)
- c. Residential Addition Plans (Must include landscape & fence plan)
(heated & cooled or non-heated & non-cooled areas) - Fee \$250
- d. Pool & Spa (Pools and Spas must include landscape & fence plan) Fee \$250
- e. Outdoor Structures, Boathouses, Retainer Walls, Courtyard Wall. (Pigeon ire, Open air structure, Storage building, Arbors, Fireplaces, Fire Pits & Etc.) (Must include landscape & fence plan) - Fee \$250
- f. Play Ground Equipment (Play Houses, Trampolines & Etc.) - Fee \$150
- g. Waterfront Fee (Sea Walls, Boat slip, Pier, Boardwalk) - Fee \$150
- h. Fence, Change the Exterior of Home and Etc. - Fee \$150
- i. Satellite Dish and Basketball Goals - Please contact the ARC at 601-499-0400 to review your plans and discuss any comments and/or changes.

K. Approved List of Architects / Building Designers & Landscape Architects:

Architects & Building Designers

Andy McDonald Design Group	800-798-5797
By Design	601-853-9100
David Wilson Architect	601-856-1096
Design Studio. Inc.	601-898-9710

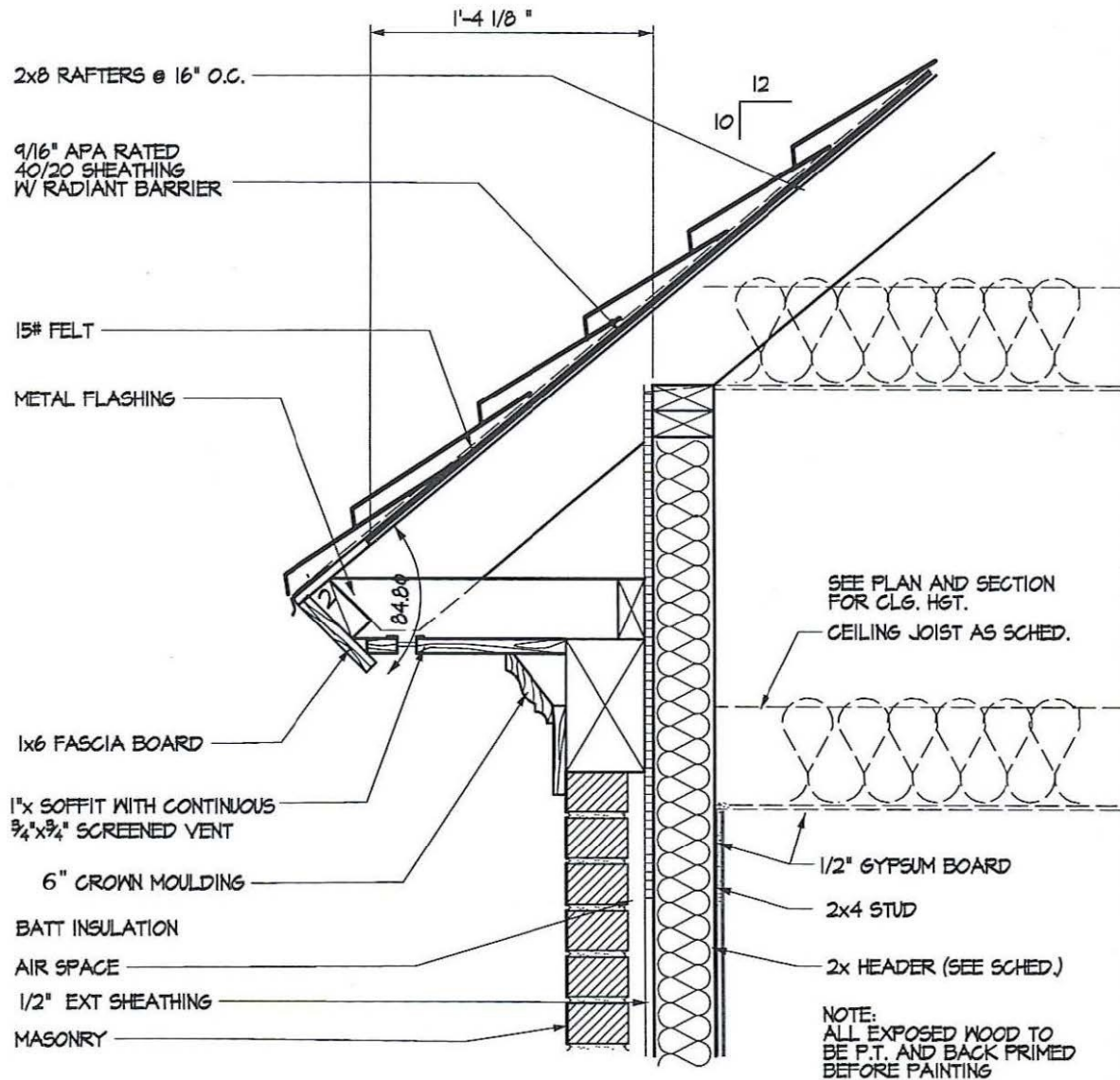
Architectural Review Committee

Rules & Regulations

Donald A. Garner	864-288-7580
Greg Roberts Architect	225-766-8664
Northtowne Planters	601-991-3335
Jack Arnold / Homes of Elegance	800-824-3565
Lisa Thompson / Thompson Residential	601-856-1004
Moser Design Group	843-379-5360
Scott Morgan Architect	601-898-3280
Stephen Fuller	678-775-4663
Southern Living Home Plans	800-755-1122
Will Ballou Design Group	601-527-3971

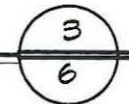
Landscape Architects

Barry Landscape, Inc.	601-260-4507	Carroll's
Nursery	601-981-1244	Cater Brown
601-856-3078 Christopher Purser	601-853-0610	
Garry Graves	601-939-5442	Gary A. Haygood
601-675-8794 Griffin & Egger Landscape Architects	601-977-0073	Madison Landscape Design
601-405-2143 Madison		Plant and Design Group
601-898-0775 McCrory and		Associates
601-856-7647 Michael Gibson		601-853-3323 Randolph Graves
601-362-2448		Royal H. Catchings
601-981-0081 Todd Tyler		601-497-5701 T.R.L.A. Trent Rhodes
601-957-9500		TWB Planning Group
601-906-8306		Weatherford - McDade
601-362-9707		Powell Place Landscape
601-720-5000		



Cornice Detail

SCALE 1 1/2" = 1'-0"



Reunion - Flush Rake Detail



ELEVATION - Flush Rake with Decorative cornice end board as a molding stop

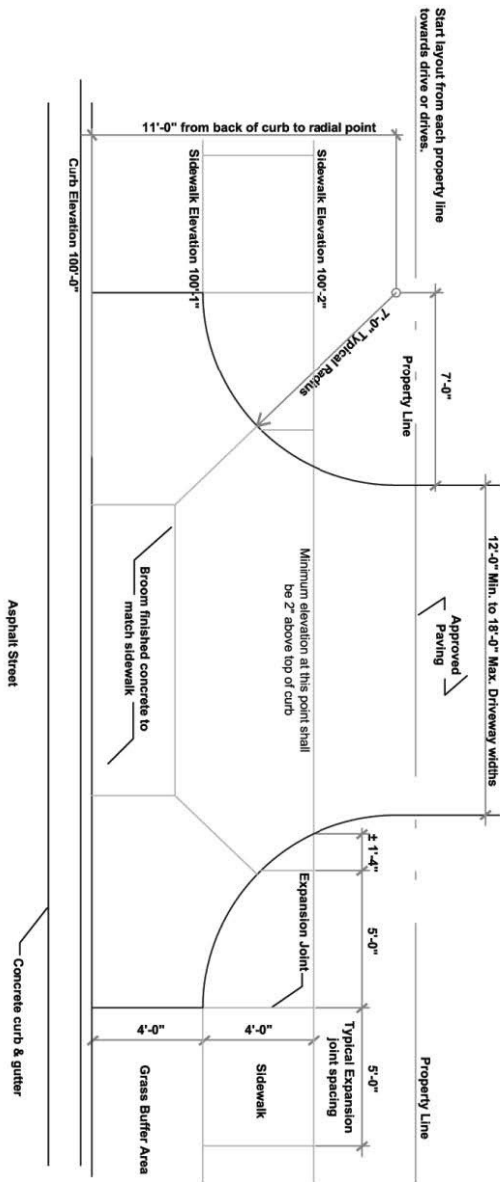


PROFILE - Flush Rake with decorative cornice end board as a molding stop



Architectural Review Committee
Rules & Regulations

- Notes:
- 1.) No wood expansion joints allowed.
 - 2.) All expansion joints shall be 1/2" asphalt impregnated.
 - 3.) Provide removable plastic expansion joint cap for all expansion joints.
 - 4.) After proper curing time - remove plastic and fill with self leveling urethane joint sealer.
 - 5.) All contraction joints shall be scored at a depth of 1/4 concrete thickness.
 - 6.) All driveways, and walks, 4" thick, 3000 psi concrete.
 - 7.) All walks shall be broom finish. (Perpendicular to traffic path)
 - 8.) All edges to be tooled with 1/2" radius edge tool.
 - 9.) From property side of sidewalk to back of curb to have minimum 2" of fall.



SIDEWALK & DRIVE APRON DETAIL
N.T.S.



REUNION
105 REUNION BOULEVARD
MADISON, MS 39110

DATE: JULY 2008

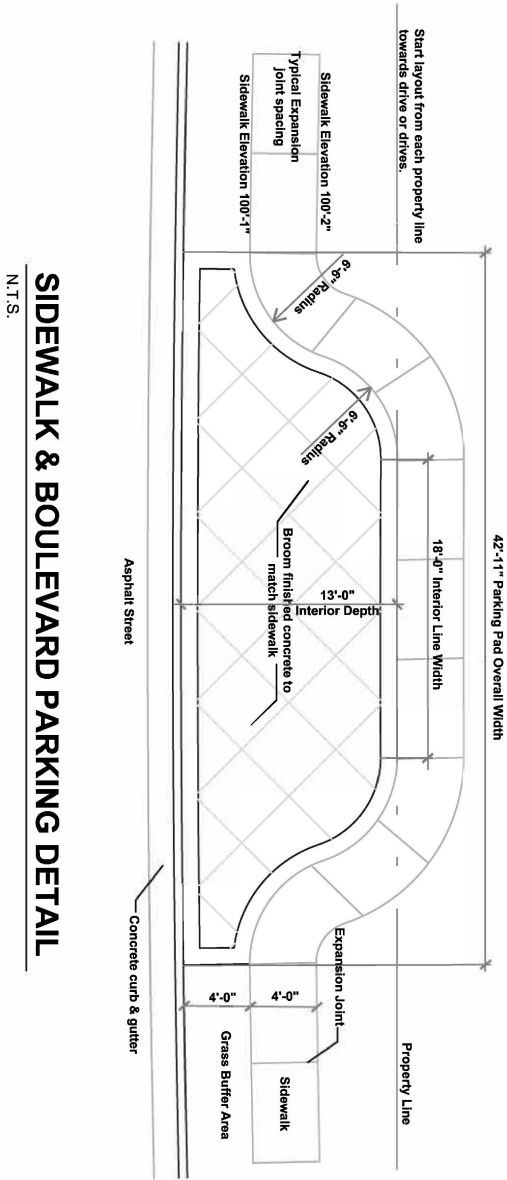
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DWG: R/ARC/DRIVE

REUNION COMMUNITY
MADISON COUNTY, MISSISSIPPI

DRIVEWAY APRON & SIDEWALK

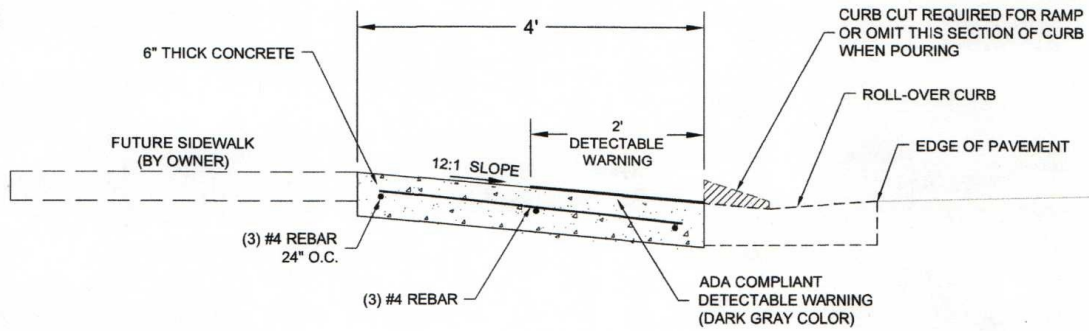
- Notes:
- 1.) No wood expansion joints allowed.
 - 2.) All expansion joints shall be 1/2" asphalt impregnated.
 - 3.) Provide removable plastic expansion joint cap for all expansion joints.
 - 4.) After proper curing time - remove plastic and fill with self leveling urethane joint sealer.
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 - 6.) All driveways, and walks 4" thick, 3000 psi concrete.
 - 7.) All walks shall be broom finish. (Perpendicular to traffic path)
 - 8.) All edges to be tooled with 1/2" radius edge tool.
 - 9.) From property side of sidewalk to back of curb to have minimum 2" of fall.



REUNION
105 REUNION BOULEVARD
MADISON, MS 39110

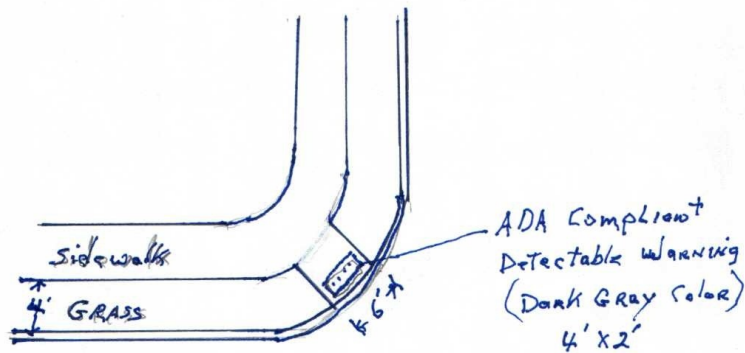
DATE: JULY 2008
SCALE: N.T.S.
DWG: REUNION.ARC\BLVD

REUNION COMMUNITY
MADISON COUNTY, MISSISSIPPI
REUNION BOULEVARD
GUEST PARKING & SIDEWALK DETAIL

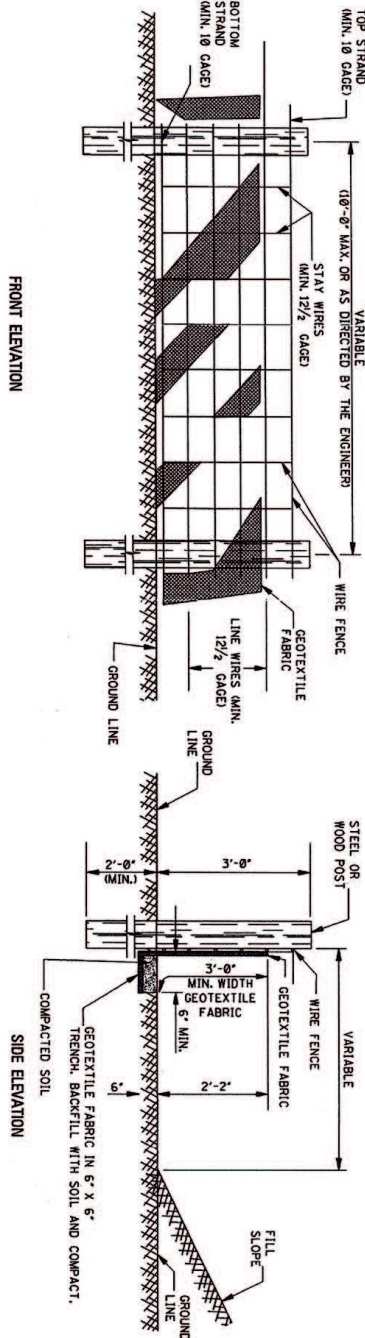


SECTION THRU SIDEWALK RAMP @ ROLL-OVER CURB

N.T.S.



- Notes:
- 1.) Wire shall be minimum of 32" in width and shall have a minimum of 6 line wires with 12" stay spacing.
 - 2.) Geotextile fabric shall be a minimum of 36" in width and shall be fastened adequately to the wire as directed by the engineer.
 - 3.) Geotextile fabric shall be trenched (backfilled with soil and compacted a minimum of 6".
 - 4.) Steel post shall be 5'-0" in height and of the self-faster angle steel type.
 - 5.) Wood post shall be a minimum of 5'-0" in height and 3" or more in diameter.
 - 6.) Wire fence shall be fastened to wooden post with not less than nine (9) gage wire staples one (1") long.
 - 7.) All silt fences must be located within said lot only and not to cross any property line.
 - 8.) All lots in which are deemed as waterfront lots shall require wire fencing.
 - 9.) All silt fences shall be maintained on a weekly basis.



TEMPORARY SILT FENCE W/ WIRE FENCE DETAIL
N.T.S.



REUNION
105 REUNION BOULEVARD
MADISON, MS 39110

DATE: JULY 2008

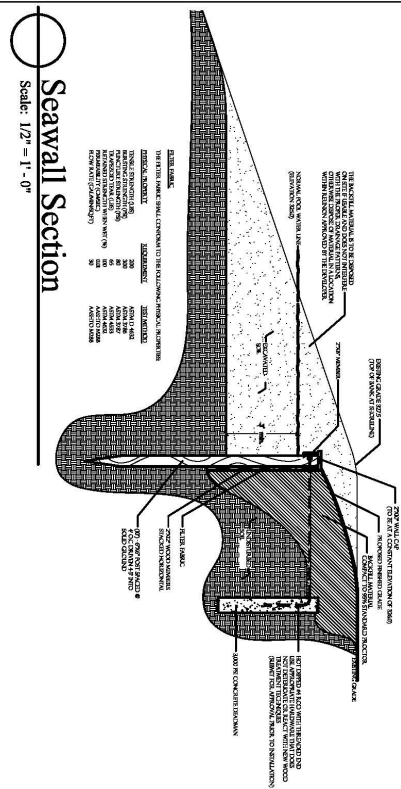
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DWG: R/ARC/SWPP

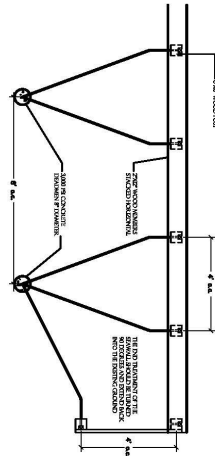
REUNION COMMUNITY
MADISON COUNTY, MISSISSIPPI

STORM WATER PREVENTION PLAN

Rules & Regulations

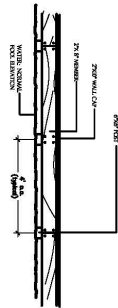


Seawall Section
Scale: 1/2" = 1' - 0"

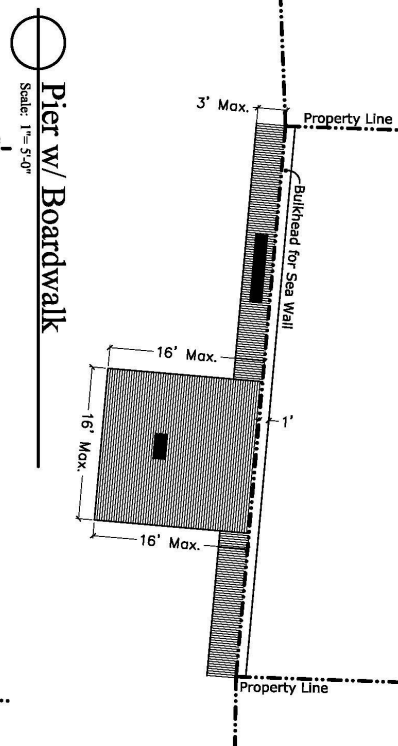


Seawall Plan View

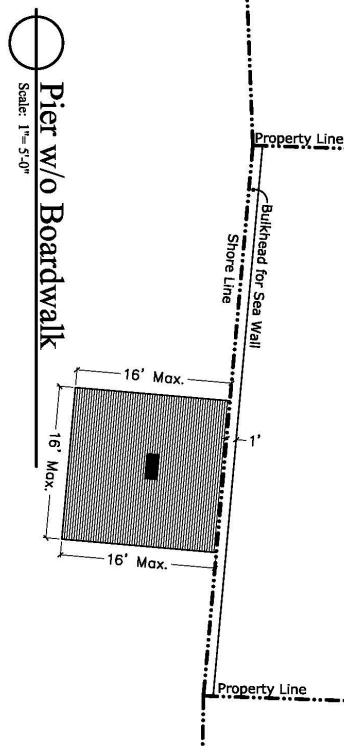
Scale: 1/2" = 1' - 0"



Seawall Elevation
Scale: 1/2" = 1' - 0"



Pier w/ Boardwalk
Scale: 1"=5'-0"



Pier w/o Boardwalk
Scale: 1"=5'-0"

Reunion Pier Specs.

Pier Requirements:

- Piers must be at least 10' from the side Property Lines.
- Piers shall not exceed 16' x 16' or 256 sq ft. in area.
- Piers must have a Seawall that extends the entire length of the property.
- Piers may not exceed 16' from the face of the Seawall.
- Piers must have a Minimum Finished Floor Elevation of 326.0'.
- The Property Owner has the option to build a Boardwalk with the Pier.
- Boardwalks that are built will have a 3' Maximum width.

Architectural Review Committee

Rules & Regulations



COPPER SCULPTURES, INC.



May 1, 2019

Re: Reunion

Reunion resident,

We want to take this opportunity to thank you for choosing Copper Sculptures!

As a valued customer we wanted to provide to you the information needed to purchase the approved mailbox design by your HOA.

\$250 + tax for the unit *(includes post, box, and numbering)*

Reunion residents only.

\$50 + tax install (new builds) location on property can be marked or we can match the neighbors.

\$15 + tax if a dig up of damaged unit is needed. We will leave unit or haul off per homeowner preference.

(we cannot remove if in a concrete slab or bolted to one)

\$35 temp install

They can pick one up free while we complete the 2-4 week production period.

We will sell the post by itself, box, or individual number plaque.

Copper powder coated box & black post

Box only is \$65 + taxes & optional installation \$35 (box & plaque swap)

Plaque \$37.50 + tax & optional installation \$35

Plaques can be re-used if not damaged/painted

No repairs to posts/box are offered, including bracket/scrollwork.

IF you've hit a neighbors mailbox, order the replacement, we MUST have their permission to enter property for installation.

Any underground lines must be marked PRIOR to installer coming out.

The installer *(a sub-contractor)* can call 811 but this will delay the install 7-10 days waiting on 811.

We require 50% to start production with balance cleared before installation.

We will notify upon completion of order, collecting balance if any at that time, and confirming all info for install.

Installation takes 2-7 days depending on weather and circumstances.

Payments accepted: check, cash, Visa or MasterCard only

Please call 601.992.9955 to order. All we need is the subdivision name to build to Reunion specifications. We look forward to working with you!

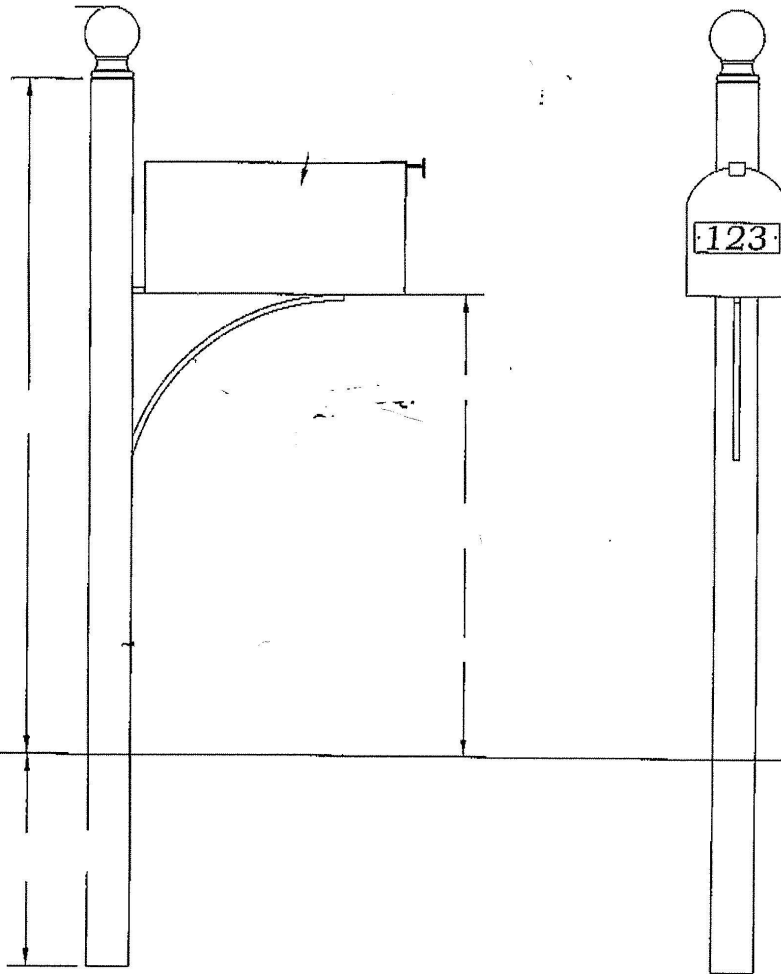
Best,

The Copper Sculptures Team

REUNION

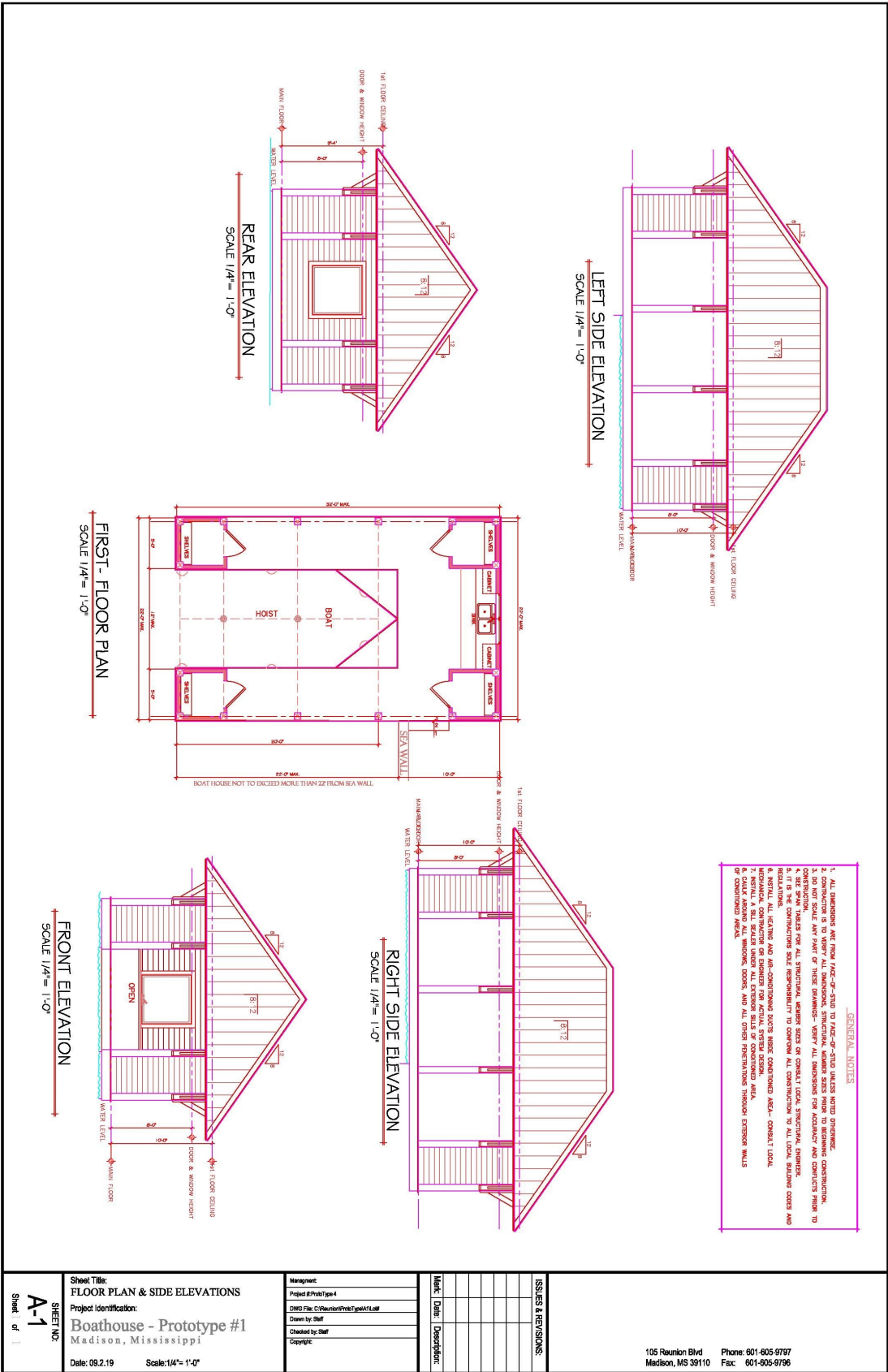
MADISON, MS

POST: MATTE BLACK
BOX: MB1.6-COPPER COATED
COPPER PLAQUE

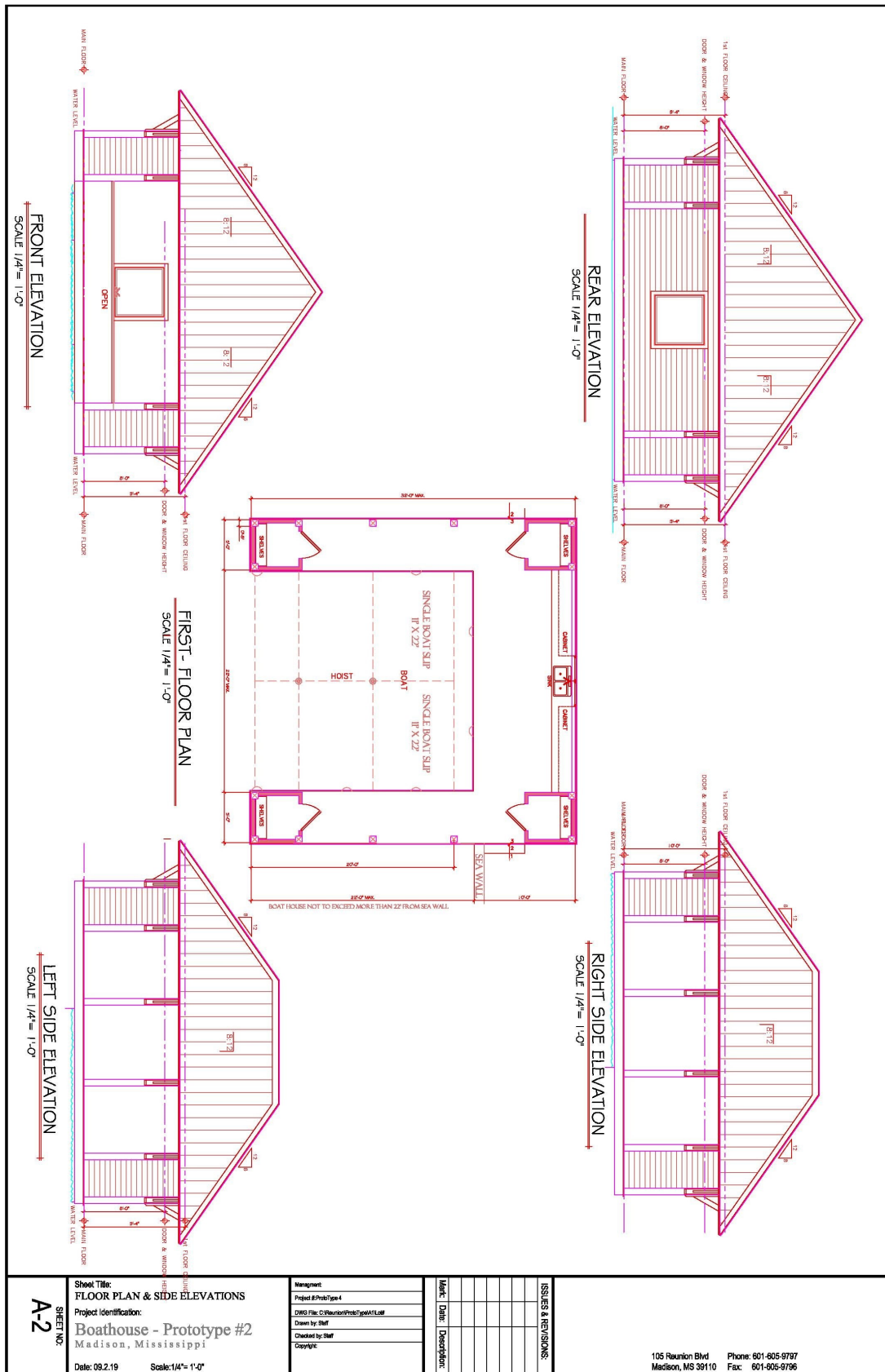


COPPER SCULPTURES INC.			
DWG. TITLE: REUNION MAILBOX POST			
Drawn By:	RUM	Drawn By:	REUNION
Date:	11/6/03	Scale:	1"=1'-0"
		Ref. Name:	REFERENCE

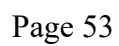
Architectural Review Committee
Rules & Regulations



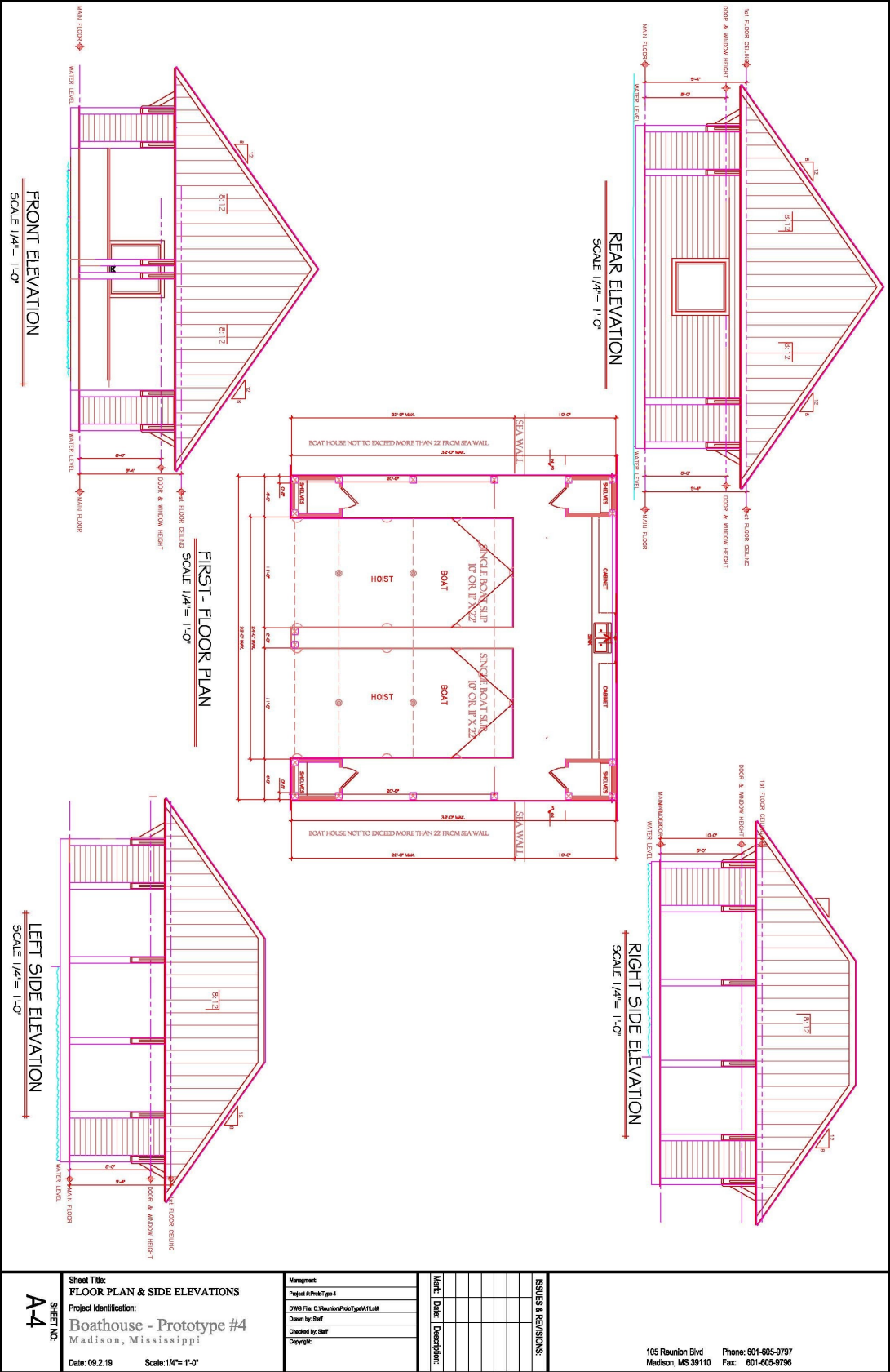
Rules & Regulations



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