

NORTHWOODS OWNERS ASSOCIATION OF JACKSONVILLE, INC

Supplemental Rules Version 1 – Adopted 01/15/2007

ARTICLE IX SECTION 5. ANTENNAS, AERIALS, DISCS AND FLAGPOLES

No satellite dish shall be installed less than 10 feet from the front corner of a home and 5 feet inside the property line.

ARTICLE X SECTION 3. DETACHED BUILDING.

The following rules have been implemented by the ARB.

Approval – Detached Buildings must be approved in writing by the ARB before installation in commenced. Requests will be submitted on the Architectural Review Committee Request for Modification form. The request must include a copy of the property survey showing the location and dimensions of the modification and the type of material being used.

Fencing - No detached building will be approved unless it is within a fenced rear yard. The fence must be the approved privacy fence, except where prohibited due to proximity to a lake.

Materials – Detached buildings must be constructed with the same exterior material as the exterior finish of the home. Hardi board panels may be used as long as they are painted to match the exterior color of the home. Aluminum, metal, and plastic sheds are expressly prohibited. No building shall be greater than 8'X 8' in size. .

ARTICLE X SECTION 4. WALLS, FENCES AND HEDGES.

The following rules have been implemented by the ARB.

Approval – Fences must be approved in writing by the ARB before installation is commenced. Request will be submitted on the Architectural Review Committee Request for Modification form. The request must include a copy of the property survey showing the location of the modification, the type of material being used and landscaping if required.

Types

Privacy – 6' or 6'6" White PVC, or wood shadowbox. No colored stains, or paints, will be allowed on wood fences, they may be treated with clear varnish or other clear waterproof treatments.

Decorative – Maximum of 4', white or black powder-coated aluminum, vinyl, or wood picket. No colored stains, or paints, will be allowed on wood fences, they may be treated with clear varnish or other clear waterproof treatments. No decorative fence shall be more than 50% opaque.

Location

Front – No fence shall be closer than 10' from the front corner of the house. (Corner lots on the right of way side are addressed below.)

Lakes – Fences along the lakes and the first 15' of perpendicular fence will be of the decorative type. Starting at 15' there will be a transition of 45 degrees, or less, to 6', if applicable. No fence will be permitted in the maintenance easements.

Corner Lots – No fence will be allowed closer than 20' to the edge of the curb. On the right of way side the distance the fence must be from the front of the home will be determined on a case by case basis by the ARB. This determination will be made by the ARB based on aesthetics and view of the intersection. The homeowner may appeal this decision to the full Board at the next regular meeting, whose decision would become final. Fences along the right of way will be landscaped on the exterior with a minimum of 3 gallon shrubs at 24" high and 24" on center.

Installation

All types of fencing must be installed with the post on the inside of the property on which the fence is being installed.

OTHER STRUCTURES

The following rules have been implemented by the ARB.

Approval – Other structures must be approved in writing by the ARB before installation is commenced. Request will be submitted on the Architectural Review Committee Request for Modification form. The request must include a copy of the property survey showing the location and dimensions of the modification and the type of material being used.

MISCELLANEOUS STRUCTURES

Gazebos, playhouses, pavilions, etc. will be evaluated on the merit of the structure and desirability for the neighborhood.

PORCHES

Porches must be shingled to match the existing roof.

ADDITIONS

Additions to a home must be constructed of material identical to the primary residence.

