

- F. **Signs.** Except for signs installed or specifically allowed by the Association, easements reserved from Common Area and by rights given to Declarant, no signs are allowed in the Common Area.
- G. **Bicycle Path.** All Common Area bicycle paths shall be used only by pedestrians, skaters, and persons riding bicycles. No motor vehicles and no horses shall use any such trail.
- H. **Common Area Fence.** No person shall attach any Improvement to any fence forming the boundary between Common Area and a Lot.
- I. **Use by Others.** Except to the extent such use is limited, conditioned, or prohibited by this Declaration, the Bylaws, or the Rules, any Owner may allow such Owner's Occupants and guests to use the Common Area and facilities which such Owner has a right to use. The Association may impose reasonable fees for the use of the Recreational Facility by guests of Owners.

Section 6.07. Maintenance and Architectural Standards.

- A. **Building Standards For All Residential Area Lots.** The following building standards shall apply to any and all Improvements from time to time existing or to be built on any Residential Lot including Projects. This Section does not apply to Common Area.
 - 1. **Roofs.** All roofs shall be of tile, wood shingles or wood shakes, copper, cement, or other roofing materials that simulate traditional tile and wood shingles, and that are approved by the Planning Committee. No built-up roofs, and no composite, fiberglass, or asphalt shingles or roof material shall be allowed unless such shingles or roofing materials are approved by the Planning Committee. Projects may have the roofs or roofing material otherwise prohibited by this Subsection. By Planning Committee Rule, the Planning Committee may designate the appropriate roofing materials.
 - 2. **Exterior Materials.** Exterior materials may be of wood, masonite or its equivalent, stucco, copper, stone, and brick. No Improvement shall use exterior wall materials of plywood, aluminum, other metal, vinyl, or other plastics, or have a plastic or vinyl finish except in the case of garage doors except as approved by the Planning Committee. Door and window frames shall be of wood or vinyl or metal materials, but in no case in bright aluminum or other bare metal color.

3. **Finishes.** No reflective finishes shall be used on exterior surfaces, other than surfaces of hardware fixtures, including, without limitation, the exterior surfaces of any of the following: roofs, all projections above roofs, retaining walls, doors, trim, fences, pipes, equipment, mail boxes and newspaper tubes.
4. **Color.** Except for doors and roofs, the exterior of all Improvements shall be painted in white, light pastels, or earth tones. Wood may be finished in stains. No Improvements shall be painted in black, red, purple, pink, or orange or in shades of those colors. All exterior colors shall comply with the Sub-division Rules. The Planning Committee can allow black and other prohibited colors.
5. **Detached Structures and Additions.** Any shed or building detached from the main Improvement must be painted, stained, or finished to blend in color with the main Improvement with which it belongs, and may be of no more than one (1) story in height and such building or shed shall not be located within fifteen (15) feet of any Lot line if it exceeds eight (8) feet in height to the top of the roof. Additions to the main structure of an Improvement must match it in color, materials, style, and quality of workmanship. The provisions of this Subsection shall not apply to temporary construction shelters.
6. **Fences.** All fences visible from adjoining streets or Common Area shall be of wood, brick, stone, stucco, wrought iron, or a combination of such materials. Any wood fence other than a shingle or shake fence shall be grade select, tight knot or better cedar or redwood or better. No cyclone or other wire fence shall be allowed where it is visible from the adjacent streets, Common Area, or the Lake. Without the approval of the Planning Committee, there shall be no solid fences and no hedge or mass planting within twenty (20) feet of any front yard property line adjacent to any street, except to screen parking areas within Projects, unless such fence or mass planting is also along the back property line of an adjacent Lot. Fences are required along the back yard and side yards of the back yard of houses except where such areas are adjacent to the Lake. The work of installing all fencing along the rear property line, or along any side yard property line, shall be completed not less than twelve (12) months from the date of completion of the main building on such Lot unless the Owner of the adjoining Lots agree otherwise.