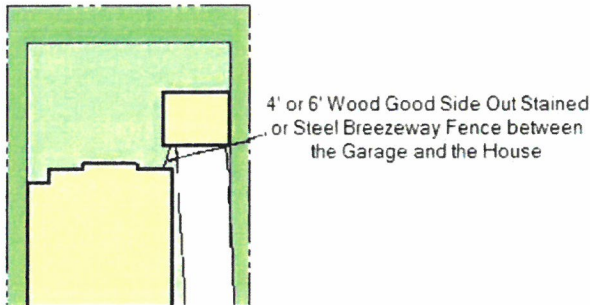


H. Breezeways and Gates

1. Breezeways

A four foot (4') or six foot (6') breezeway fence is required. Fences must be either wood good side out, stained or steel with steel gate.



2. Pedestrian Gates

a. Wood Gates for wood fencing:

A three foot (3') wide wood pedestrian gate may be located along the side yard facing the front street of a residence with the front loaded or side loaded garage, or the side yard opposite the rear wall of the garage for a swing-in garage. All interior gates must be upgraded wood. Gates are not permitted along rear property line or corner side property line fencing. All corner lot gates must be upgraded wood on corner side of lot.

b. Steel Gates for steel fencing:

A three foot (3') wide steel pedestrian gate may be located along the rear fence line of lots bordering lakes. Gates larger than three feet (3') in width are not permitted. Gates must match steel fence along the lake. No ornamentation, arbor, archways, etc may be added to a gate.

c. All Steel Pedestrian Gates must go through ARC for approval.

3. Driveway Gates

Driveway gates must be steel only constructed according to the standard identified in the Appendix. As a result of the installation of a driveway gate if any additional wood fencing must be installed along the side or front property line, that fencing must be an upgraded fence on both sides. Driveway gates are not permitted on front loaded garages.

All Driveway Gates must go through ARC for approval.

I. Grading, Drainage, Berms

All lots have been graded from rear to front with a minimum slope of one percent (1%). Each lot must drain directly to the street without crossing property lines. For lots along the lake, a maximum setback equal to width of utility easement the rear of the lots may drain towards the lake, but in no instance shall lots be allowed to drain across rear property lines into the lake with storm drain pipes. In no instance may a builder or homeowner be allowed to construct a retaining wall at the rear of the lot along a lake. Lots may not be regraded along the rear thirty feet (30') of the lot without express approval of the ARC. Berms used for screening or aesthetics may not exceed a maximum slope of 4:1 for sodded berms and 3:1 for landscaped berms. Maximum height limited to three feet (3'). Rigid berms shaped like half of a cylinder are not permitted. Berms are not permitted in the front yards.

