

# MOUND EMERALD BAY HOMEOWNERS ASSOCIATION

## USE RESTRICTION INTERPRETIVE GUIDELINES

Pursuant to Section 4.02(c) of the Bylaws of Mound Emerald Bay Homeowners Association, the undersigned Architectural Review Committee hereby adopts, as of August 12, 2005, the following guidelines for interpreting the Use Restrictions, as described in the Bylaws. As required by the Bylaws, these Guidelines are intended to provide clarity to the Use Restrictions and to account for the complete development of Emerald Bay Estates as a residential neighborhood subsequent to the recording of the Use Restrictions, and are intended to expand upon or modify the Use Restrictions only to the extent reasonably necessary to provide such clarity. To the extent the Use Restrictions shall be more restrictive than these Guidelines in any respect, the terms of the Use Restrictions shall control.

1. IMPROVEMENTS - Any exterior improvement visible from the street fronting the home or from any neighbor's yard must be approved by the ARC. By way of example and without limitation, such improvements include pools, cabanas, arbors, garages, driveways, sheds, storage buildings and playhouses. All structures must be constructed of materials complementary of the home and its architectural design.
2. PAINT - Any change to the exterior paint color or scheme must be approved by the ARC.
3. FENCES - All fences must be constructed of black wrought iron.
4. POOL EQUIPMENT - Pool equipment must not be visible from any street bordering the home. Appropriate enclosures include, without limitation, lattice work and landscaping.
5. LIGHTING - Exterior lighting may be added in order to highlight architectural or landscape features of the home. However, any lighting fixtures visible from the street fronting the home or any neighbor's yard must be of a design similar to existing fixtures. Additional lighting shall be carefully placed so as to limit illumination of neighboring properties. The placement of additional light fixtures on pillars or similar improvements must be approved by the ARC.
6. LANDSCAPING AND YARDS - Yards must be kept mowed, weeded, trimmed and edged at all times.