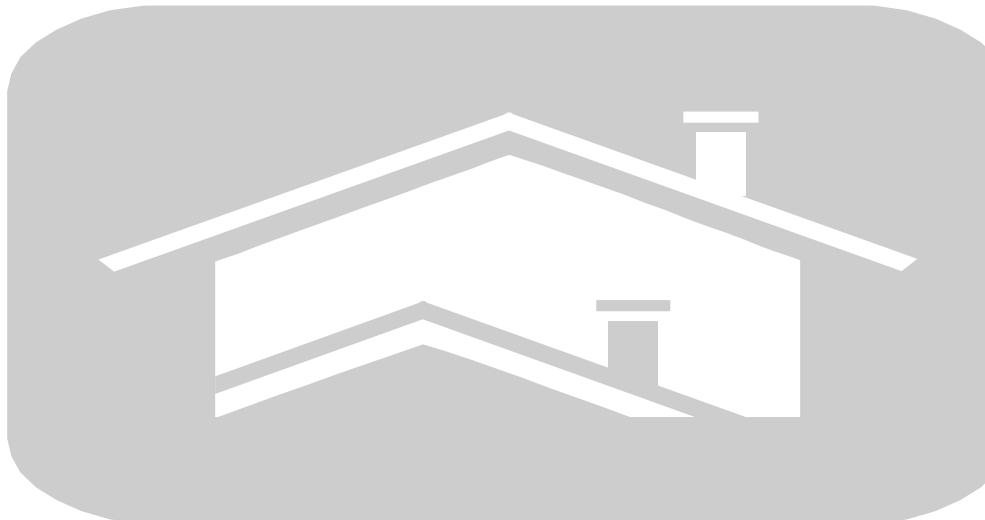


Verona Ridge Homeowners Association

LANDSCAPING & EXTERIOR IMPROVEMENTS



MANUAL

This Manual should be retained as an important part of your homeownership documentation and provided to the buyer of *your* real estate property in the event of its sale

Published by the Verona Ridge Homeowners Association Architectural Review Committee following the provisions set forth in The Declarations of Covenants, Conditions, Restrictions and Easements for Verona Ridge Subdivision Unit-1.(suggests that all 3 units be mentioned)

SECOND EDITION (2021)

PUBLICATION

NOTICE & ACKNOWLEDGEMENTS

The 2021 Edition of The Verona Ridge Homeowners Association Landscaping & Exterior Improvements Manual is the second edition and effectively attaches to each property owners' real estate title, pursuant and consistent with the provisions stated within The Declaration of Covenants, Conditions, Restrictions and Easements for Verona Ridge Subdivision Unit-1 and any/all related documents.

Delivery of a copy of this manual to each Verona Ridge residence will be considered constructive notice, although the lack of such notice shall not alter the enforceability upon each homeowner, as provided under, but not limited to, section 4.3, paragraph 1, page 13 of The Declarations of Covenants, Conditions, Restrictions, and Easements for Verona Ridge Subdivision Unit -1.

Any Verona Ridge Homeowner can volunteer to serve in some capacity with the Homeowners Association. If interested, please direct your correspondence on this or any related matter, to the following address:

The Estate Homes of Verona Ridge Homeowner's Association
2112 W. Galena Blvd, Ste 8 #298
Aurora, IL 60506

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1 Architectural Review Procedures

1.1. Objectives of Architectural Guidelines

This document's objective is to guide homeowners and residents in maintaining and enhancing Verona Ridge's environment. The guidelines described in this booklet address improvements for which homeowners most commonly submit applications to the Board of Directors. They are not intended to be all-inclusive or exclusive, but rather to serve as a guide to what is permissible. The specific objectives of this booklet are:

- ✓ To increase residents' awareness and understanding of the Covenants, Conditions, Restrictions and Easements.
- ✓ To focus on all exterior alterations made by owners.
- ✓ To describe the organizations and procedures involved with the architectural standards established by the Covenants.
- ✓ To illustrate design principles that will aid residents in developing exterior improvements that is in harmony with the immediate neighborhood and the community as a whole.
- ✓ To assist residents in preparing an acceptable application to The Board.
- ✓ To relate exterior improvements to the plans for Verona Ridge Homeowners Association.
- ✓ To provide uniform guidelines to be used in reviewing applications.

1.2. Protective Covenants

The basic authority for maintaining the quality of design in Verona Ridge is founded in the "Covenants, Conditions, Restrictions and Easements", which are a part of the deed to every property in the Verona Ridge Subdivision. The intent of Covenant enforcement is to assure residents that the standards of design quality will be maintained. This, in turn, protects property values and enhances the community's overall environment. Every Verona Ridge property owner received a copy of the Covenants at closing. All too frequently, the homeowner does not read this information. Since these Covenants "run with the land", they are binding on all owners, whether or not they have been read. They should be periodically reviewed and fully understood. The Covenants established the Verona Ridge Homeowners Association.

1.2.1 Disclosure Packet

A Disclosure Packet as required will be completed and issued to the lot owner, upon written request prior to the closing of the sale of your home. This disclosure packet provides information on the current status of assessment payments and on the existence of any architectural violations. Additionally, it will contain a copy of the "Declaration of Covenants of Homeowners Association of Verona Ridge" and a copy of the "Covenants, Conditions, Restrictions and Easements".

Any exterior alteration, which has been made since the builder completed the approved plan, must have an approved application in the lot file for that address. Lack of an approved application constitutes a violation.

The disclosure packet helps to protect the future buyer against unknown problems with past owner's architectural changes. If everything is in order, it also protects the seller from potential lawsuits involving violations of the Covenants by subsequent owners.

The Estate Homes of Verona Ridge Landscaping & Exterior Improvements Manual - 2021 Edition
To obtain a disclosure packet for your property, send a written request to the Association's Management Company.

The Estate Homes of Verona Ridge Homeowner's Association
2112 W. Galena Blvd, Ste 8 #298
Aurora, IL 60506

1.2.2 Nonconforming Issues

An inspection of the property will be made by 2 Homeowners Association Board Members to verify all improvements meet the approvals on file for the property prior to the release of the disclosure documents.

Items found not to be in compliance with the Covenants or approvals will be noted on the disclosure documents. This will apply to existing improvements, which are not compliant; landscaping that has not been completed to the minimum standards set forth in Declaration of Covenants or other exterior items found to be in disrepair.

The selling homeowner will have the option of:

Rectifying the compliance issue(s) before the transfer of ownership of the home or;
Have the fair market value of the cost of services and materials to correct the compliance issue(s) withheld at the time of closing. These funds will be held until the documented issues are satisfactorily resolved and The Board of Directors provides a release.

If the homeowner elects to utilize the fair market value method, The Board of Directors will determine the costs required, utilizing the services of an outside vendor, to bring the issue into compliance.

The lump sum amount of these costs will be held as a deposit or placed into an escrow account, in care of. These funds are to be placed in escrow at the time of closing if the issues remain uncompleted.

Once the noncompliance issue(s) have been resolved and verified by The Board of Directors, the funds will be released to:

- ✓ The Seller, if the Seller performs the corrections at their expense.
- ✓ The Buyer, if the Buyer performs the corrections at their expense.
- ✓ The Verona Ridge Homeowners Association, if the association performs the corrections at the Association's expense.

1.3 The Role of the Verona Ridge Homeowners Association

The role of the Verona Ridge Homeowners Association, of which every homeowner is a member, is not only to own and maintain open space, but also to conserve and enhance the resources of the total community.

The Association accomplishes these functions in a variety of ways, one of which is by ensuring the retention of harmonious, though diverse, design qualities of the community. Surveys of planned communities' show that providing this guideline is reflected in the preservation and enhancement of real estate values and is of prime importance to residents.

The Homeowners Association performs its task of ensuring aesthetic quality of the homes and their environment by establishing and monitoring the architectural review process.

The Homeowners Association ensures that proposed exterior alterations comply with the objectives set forth in the Covenants. This involves regular review of all applications for exterior alterations submitted by residents.

1.4 What Changes Must Have Approval

Article VI (4.2) of the Declaration of the "Covenants, Conditions, Restrictions and Easements" explicitly states that all exterior alterations require the approval.

It is important to understand that approval is not limited to major alterations such as adding a room or deck to a house, but includes such items as changes in color and materials, etc. Approval is also required when an existing structural item is to be removed.

Each application is reviewed on an individual basis. There are no "automatic" approvals, unless provided for specifically in these Guidelines. A homeowner who wishes to construct a deck identical to one already approved is still required to submit an application.

1.4.1 Application Submittal

The application submittal provides information, which may be useful in determining the scope and detail of the proposal. As a courtesy, you may want to include the signatures of all adjoining homeowners to indicate their awareness of the proposal. All information requested in these Guidelines must be completed on the application as specified; otherwise the application will be considered incomplete and will be returned.

All documents i.e. drawings, site plans, photographs, etc. submitted with an application become part of the association's permanent record of the property file. Homeowner's are cautioned not to submit their only copy of a document, as it cannot be returned once acted upon by the committee.

1.4.2 Site Plan

A site plan is required as part of most applications. A site plan is a scaled drawing of your lot (site), which shows the exact dimensions of the property, adjacent properties if applicable, and all improvements, including those covered by the application. Contour lines are required where drainage is a consideration. In most cases, the site plan for single applications should be developed from the plat plan provided to you when you purchased your home. Applications that are more complex may require larger scale (20'- or 10'- scale) blowups of the plat plan of city-approved development or site plans.

1.4.3 Review Procedures

All applications will be filed either with a Board Member or through the management company address listed below:

The Estate Homes of Verona Ridge Homeowner's Association
2112 W. Galena Blvd, Ste 8 #298
Aurora, IL 60506

Each application will be checked for complete information. If information that is pertinent for the review of the application is missing, the incomplete application will be returned.

If The Board determines that the application is complete, the review process begins.

- ✓ The application will be reviewed by a quorum at its next scheduled meeting or via email if in between meetings.
- ✓ The Board must act upon all applications within thirty (30) days of receipt. The date of receipt is defined as:
 - ✓ If mailed, when the Management Company of the Verona Ridge Homeowners Association turns over the application to the members of The Board.
 - ✓ If presented by a homeowner to an active member on The Board, when the application is brought to the next scheduled meeting or presented to all Board Members via email.
 - ✓ In either case, the application will be date stamped as received
- ✓ Applicants with special cases that require an interpretation will be notified and asked to be present for the meeting concerning their case.
- ✓ A letter to the address on the application will convey the decisions, whether or not the applicant attends the meeting.

The applicant must realize the decision is not binding until thirty (30) days after receipt to allow time for the appeal process.

1.4.4 Appeal Procedures

An appeal procedure exists for those affected by a decision: the appeal is to the Board of Directors.

- ✓ To initiate the appeal procedure, the applicant or other affected resident must submit a written request to a Board member for an appeal to be addressed within thirty (30) days of the applicant receiving their decision.
- ✓ The Board must review the appeal at the next regular board meeting, following receipt of the appeal. If no meeting is scheduled an email or conference call meeting must take place within 30 days.
- ✓ The homeowner may make a final appeal to the Board of Directors in person at a Board Meeting.

1.5 Review Process

All submissions will be evaluated on the individual merits of the application. Besides evaluation of the particular design proposal, this includes consideration of the characteristics of the housing type and the individual site, since what may be an acceptable design of an exterior in one instance may not be in another. Design decisions made in reviewing applications are not based on any individual's personal opinion or taste. Judgments of acceptable design are based on the following criteria, which represent in terms that are more specific the general standards of the Covenants:

1.5.1 Validity of Concept.

The basic idea must be sound and appropriate to its surroundings.

1.5.2 Design Compatibility.

The proposed improvement must be compatible with the architectural characteristics of the applicant's house, adjoining houses, and the neighborhood setting. Compatibility is defined as similarity in architectural style, quality of workmanship, similar use of materials, color and construction details.

1.5.3 Location and Impact on Neighbors.

The proposed alteration must be compatible with the landscape, the existing structure and the neighborhood. The primary concerns are access, view, sunlight, ventilation and drainage.

1.5.4 Scale.

The size (in three dimensions) of the proposed alteration must be compatible with adjacent structures and surroundings. For example, a large addition to a small house may be inappropriate.

1.5.5 Color.

Color may be used to soften or intensify visual impact. Parts of the addition that are similar to the existing house such as roof and trim, must be matching in color.

1.5.6 Materials

Continuity is established by use of the same or compatible materials as were used in the original house. The options may be limited somewhat by the design and materials of the original house. For instance, horizontal wood siding on the original house should be reflected in an addition. On the other hand, an addition with wood siding may be compatible with a brick house.

1.5.7 Workmanship.

The quality of work should be equal to or better than that of the surrounding area. Poor practices, besides causing the owner problems, can be visually objectionable to others.

1.6 Amendments to the Architectural Guidelines

These Guidelines may be amended to provide clarification, or to reflect changed conditions or technology. The Board will conduct an annual evaluation of the Guidelines to determine if amendments are required. Owners may submit to The Board written requests for changes to the Guidelines. Upon review, amendments will require final adoption by the Board of Directors.

1.7 Covenant Compliance Procedures

The Declaration of Covenants requires the Board of Directors to ensure compliance of all lots within Verona Ridge Homeowners Association. The Board of Directors has adopted the following enforcement procedures:

- ✓ Upon receipt of a written or documented verbal complaint to the Property Manager from a homeowner, the Board of Directors will acknowledge the complaint promptly via a letter from the Property Manager
- ✓ The Board of Directors will consider the validity of the infraction in terms of the rules in the Covenants, and decide the appropriate resolution.

Included in the enforcement are improvements both not submitted and approved by the Board or improvements not installed in accordance with a previously approved submittal.

Items not installed in accordance with previously approved plans or installed without prior approval can in extreme cases, at the discretion of the Board of Directors, be ordered removed at the homeowner's expense.

1.8 Exterior Maintenance Requirements

Homeowners are responsible for maintenance of all structures and grounds on their property. This includes, but is not limited to, such items as mowing grass, removal of trash, structural maintenance and overall appearance. Violations of maintenance standards are violations of the Covenants. Dumping of debris or lawn clippings on common areas/open space is prohibited.

1.8.1 Dwelling and Structures

Residents are responsible for maintaining the exterior of their dwellings and any other structures on their lots, such as decks, fences and playground type equipment.

While it is difficult to provide precise criteria for what the Association deems as unacceptable conditions, the following cases represent some of the conditions, which would be considered a violation of the Covenants:

- ✓ Peeling paint on exterior trim.
- ✓ Playground equipment which is either broken or in need of repainting.
- ✓ Dented, loose, damaged or missing siding.

Most residents would not allow any of the above conditions to exist, as they seek to preserve and protect their investment in their homes and to limit their personal liability by keeping all improvements on their lots in good condition. The Association expects that residents will do all maintenance necessary to prevent any of the cited conditions from occurring in Verona Ridge.

1.8.2 Mowing

Turf areas need to be mowed at regular intervals, maintaining a maximum height of six inches. Planted beds must be kept in a neat and orderly manner. Mowing into the Natural Areas/Wetlands is prohibited.

1.8.3 Lawn and Garden Fertilization

Special care should be taken not to over fertilize or to fertilize lawns and gardens where there is a chance of harmful runoff.

1.8.4 Trash Removal

Residents are responsible for picking up litter on their property as well as for debris on the Natural Areas/Wetlands, which originated from their property.

1.8.5 Erosion Control and Drainage Management

Residents are responsible for seeing that their lots are protected from erosion, and that storm drain structures are not blocked so as to cause additional erosion problems. Residents are responsible for maintaining proper drainage through their property, and for not blocking or hindering natural drainage from adjoining properties.

1.8.6 Pesticides and Herbicides

Pesticides and herbicides may be applied according to label instructions for the specified problem. Emphasis should be placed on organic/biodegradable materials to ensure the least harm to the natural environment. Care in application is extremely important. Avoid the use of pesticides and herbicides if at all possible, but when necessary, use with caution and follow instructions. (Pesticides and herbicides are prohibited in the wetlands)

2 Exterior Improvements and Structural Changes

2.1 Major Exterior Changes

Major alterations are generally considered those that substantially alter the existing structure by either subtraction or addition. Major building alterations include, but are not limited to, rooms, screened porches, garages, driveways, decks and fences. Several types of changes may be combined on one application.

The design of major alterations should be compatible in scale, materials and color with the applicant's house and adjacent houses. The location of major alterations should not impair the views of adjacent properties.

Pitched roofs must match the slope of the roof on the applicant's house.

New windows and doors should be compatible with the type used in the applicant's house and should be located in a manner which will relate well to the location of exterior openings in the existing house.

If changes in grade or other conditions that will affect drainage are anticipated, they must be indicated. Approval will be denied if adjoining properties are adversely affected by changes in drainage.

Construction materials must be stored so that impairment of views from neighboring properties is minimized. Excess material should be immediately removed after completion of construction. No debris may be allowed to accumulate during construction.

Applications are required for all exterior changes to property or house.

2.1.1 Application Contents

In most cases, only a single application is required and should include:

- ✓ Site plan showing location of proposed structure and relationship to property lines and adjacent houses.
- ✓ Detailed drawings and plans that include exterior elevations and dimensions. A full set of architectural drawings must be included for some changes.
- ✓ Description of materials, including such items as type of siding on dwelling and proposed structure, colors, exterior lighting arrangements, etc., where applicable.
- ✓ Landscape plans, including size and type of plants as well as number to be planted.
- ✓ Estimated start and completion date.
- ✓ A duplicate of those documents required for a City of Aurora Building Permit.

2.2 Fences

Fences should be appropriate for its intended purpose. Privacy fences/screens are not allowed within the Verona Ridge Subdivision.

All fences require approval from the Board before starting the project.

2.2.1 General Guidelines

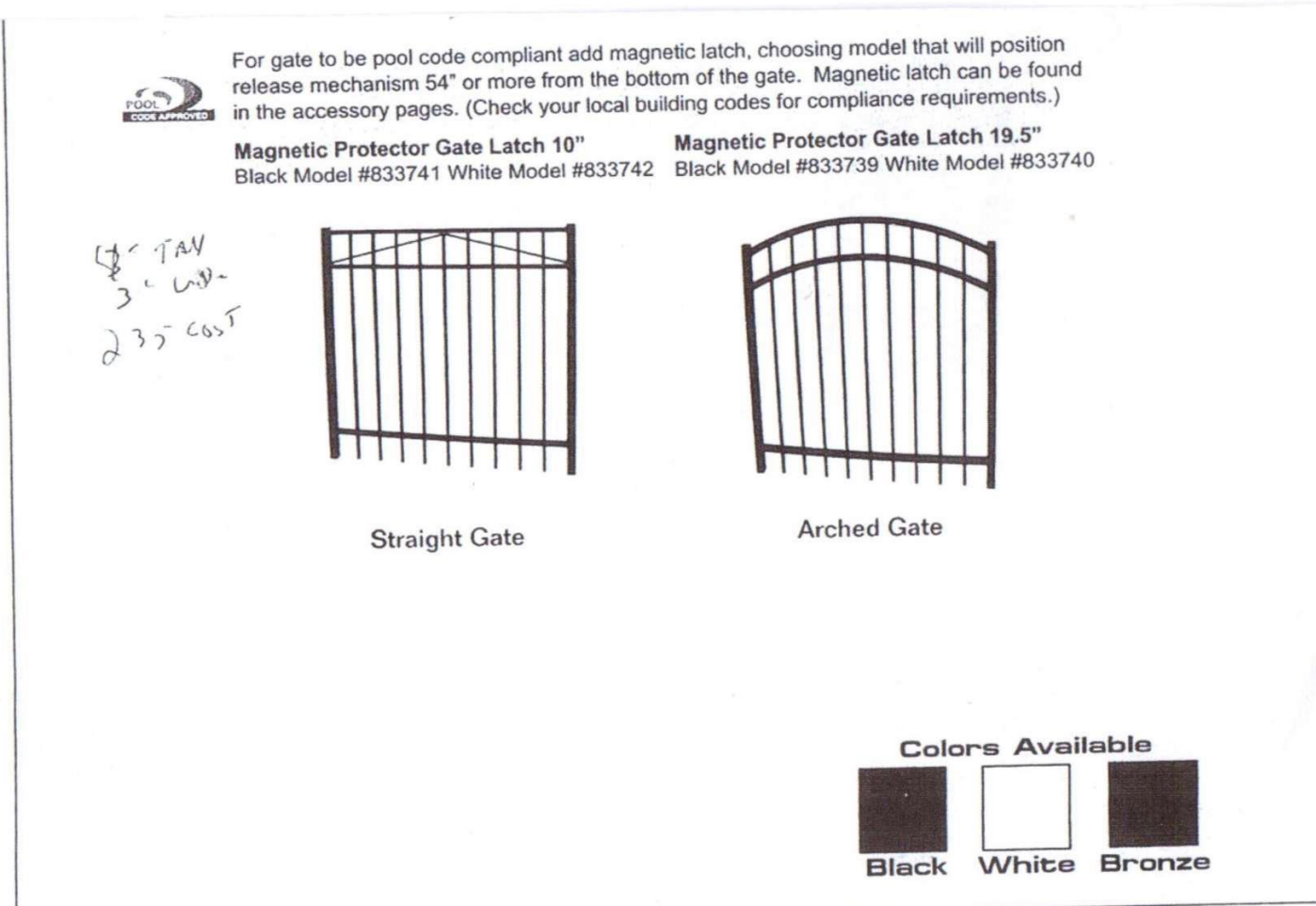
An application is required for all fencing. In general, fencing should not extend forward of the back corners of the house. Fences cannot extend into front yards.

- ✓ Fencing will be installed with the finished side facing out towards the neighboring homes.
- ✓ Rear yard fencing will extend perpendicular from the rear corner of the home to the side property line then proceed to the rear property line, optionally enclosing along the rear property line.
- ✓ Side yard fences will extend perpendicular from the side of the home to the side property line then proceed to the rear property line, optionally enclosing along the rear property line.
- ✓ Gates to match will be allowed between the home and side yard and where the rear property lines adjoin common area.
- ✓ Fencing will be contoured to grade (not stepped).
- ✓ Lawn maintenance around the fence is the sole responsibility of the homeowner.

Note: A fence placed on or over an easement defined in the covenants may be temporarily removed without prior permission of the homeowner.

2.2.2 Materials and Specifications

- ✓ All Property Boundary fences will be constructed of black wrought iron or black aluminum. Chain-link fencing is not allowed.
- ✓ Maximum height is not to exceed 5' (five feet).
- ✓ Gates should be compatible with the fencing in design, materials, and height.
- ✓ Fences for any purpose other than property boundaries also require approval.
- ✓ Fence installation techniques must meet the current City of Aurora code.
- ✓ Color must be maintained through the life of the fence.
- ✓ Each owner shall be responsible for the maintenance, repair and replacement of any and all fences on his/her lot.



(Delete all colors except for back)

2.3 Patios, Decks, Gazebos, and other exterior structural enhancements.

Patios, Decks, Gazebos, and other exterior structural enhancements should be located in rear yards. Front or side yard locations are not permitted.

When patio or deck schemes include other exterior changes, such as fencing, lights, plantings, etc., other appropriate sections of these Standards and Guidelines should be considered during the completion of the application.

2.3.1 All Decks and Gazebos

- ✓ All deck posts, frames and joists are to be constructed with Cedar or Pressure Treated Grade No. 2 or better lumber.
- ✓ All decking and handrails are to be constructed with Cedar or Pressure Treated Grade No. 2 or better lumber, or be of composite material.
- ✓ Open space under a deck in excess of 6" (six inches) must be screened from view. Screening will consist of either Cedar or Pressure Treated Lattice panels or decking material colored to match the rest of the deck.
- ✓ All decks must stay within the building setback lines established by the City of Aurora.

- ✓ All decks are required to have footings that meet or exceed the requirements of the City of Aurora Building Code.

Applications must include:

- ✓ Site plan showing the relationship of the deck to the house, lot and adjacent properties.
- ✓ A description of material to be used.
- ✓ Dimensions of railings, posts, stairs, steps, benches, and other details as required to clearly describing proposal. Include height of deck above the ground. The Board strongly recommends using 6" x 6" vertical deck supports for decks more than 4 feet above the ground.
- ✓ Decks with supports more than five feet in height may at the resident's discretion, have landscaping around the supports to soften the impact. Landscaping shall be of a permanent nature, such as bushes or trees, and height at maturity shall be such that most or all of the height of the supports will be screened.
- ✓ Details of changes to windows or doors, if applicable.
- ✓ Estimated start and completion date.

2.3.2 Ground Level Decks and Patios

A ground level deck is defined as a deck where the top-walking surface is 24 inches or less in elevation above the ground. Guardrails are not required on ground level decks. Please refer to City of Aurora requirements on Guardrails. An application is required for all patios and decks.

2.3.3 Elevated Decks

All elevated decks (higher than 24" at the highest point above grade) require guardrails. Guardrail height shall be between 36 inches and 42 inches, with either vertical pickets or two horizontal supports in addition to the top rail.

2.3.4 Polyvinyl Decking Material

The following criteria and application data should include

- ✓ All vertical posts of any handrails must include an internal steel member.
- ✓ The foundation and substructure must be constructed the same as if the deck was all wood.

2.3.5 Gazebos/Pergolas

- ✓ Gazebos/Pergolas are to be permanently attached to an approved deck or patio. Freestanding Gazebos/Pergolas will be considered an outbuilding and are not allowed under Covenants.
- ✓ Gazebos using asphalt shingles, the color and style are to match the existing shingles used on the house.
- ✓

2.4 Canopies

A canopy is defined as a cloth covering fastened or held horizontally above a deck or patio for protection or ornamentation. Retractable cloth awnings, which are permanently attached to the home, will be considered under the definition of canopy for this guide.

Fixed (metal or cloth) awnings are not an approved exterior improvement. Any canopy submitted for approval must meet these guidelines:

- ✓ The size must be proportionate to the patio, deck or home.
- ✓ The color of the framing and fabric used must match or complement the existing home colors.
- ✓ The fabric must be fastened to the frame in such a manner as not to be conspicuous from adjoining properties.
- ✓ The fabric should be from a regional or national manufacturer that produces fabric for this purpose.
- ✓ Standard multi-year wear and color fastness warranties are required. Copies of these warranties are to be included with the application.
- ✓ Framing members are to be made from galvanized steel or aluminum.
- ✓ Steel framing members are to be double painted with an epoxy resin cured paint or equivalent coating.
- ✓ The framing structure must be permanently and securely attached to the home, deck or patio.
- ✓ The fabric is to be attached in such a manner as to allow it to be removed seasonally.
- ✓ Canopy fabrics cannot be applied to the frame members before April 1st and must be removed and stored no later than October 1st.
- ✓ Canopies will only be allowed in the rear of homes. Applications for canopies in any other location will not be considered for approval.

2.5 Three-season Rooms and Screened Porches

Attached three-season rooms and screened porches will be reviewed as room additions. Architectural drawings are required for all three-season rooms and screened porches.

2.6 Swimming Pools

Only in-ground pools are allowed.

- ✓ Swimming pools must be located in the rear of the house and approach the rear property line no closer than twenty (20) feet and the side property line no closer than ten (10) feet.
- ✓ Swimming pools must be enclosed in a fence similar to the approved property boundary style fence and must meet city requirements. Approval of the fence is contingent upon completion of the pool. Appropriate landscaping will be required to lessen the impact of the swimming pool, spa and/or hot tub and fence.
- ✓ Swimming pools shall not be more than 50% of the back yard.

2.6.1 Wading and Kiddy Pools

The following criteria should be followed:

- ☐ Pools may only be located in the back yard.
- ☐ The season for wading pools is from May 1 thru September 30.
- ☐ Pools should be inflatable or plastic. Rigid side-wall framing is not permitted.
- ☐ The pool volume should not exceed 500 gallons. The conversion for a comparable pool size is as follows:
 - (a) 6 ft x 6 ft square x 1ft-10inch deep pool, (b) 4 ft x 7 ft rectangular x 2ft-4inch deep pool or (c) 7ft diameter x 1ft –9inch deep round pool.

2.6.2 Spas & Hot Tubs

- ✓ Spas and Hot Tubs are to have a maximum capacity of six (6) adults.

- ✓ Spas and Hot tubs must be located in the rear of the house and approach the rear property line no closer than twenty (20) feet and the side property lines no closer than ten (10) feet. Spas and Hot tubs can be installed in an approved gazebo or deck.
- ✓ Approved Spas and Hot Tubs are limited to commercially available units. Units manufactured by the homeowner are not considered acceptable.
- ✓ Installation of Spas and Hot Tubs are to be performed in accordance with the manufacturer's instruction and procedures.

Applications must include as a minimum:

- ✓ A site plan showing location and dimensions of the pool, spa and/or hot tub, other related equipment, fences, etc., in relation to the applicant's house, property lines, and adjacent dwellings.
- ✓ Detailed drawings and plans of the pool, spa and/or hot tub, deck area, lighting arrangements, walkways, fences, etc., and pertinent information concerning water supply system, drainage and water disposal system.
- ✓ Landscaping plan for outside (exterior) of fencing.

2.7 Recreation and Play Equipment

The desire for swings, basketball backboards, tot lots, etc., is frequently expressed. Most equipment of this sort is commercially available but is often less than pleasing in appearance. Creatively designed equipment is encouraged. The guidelines listed below are provided in an effort to reconcile the need for play equipment with the goal of minimizing its visual impact. Careful thought should be given to location and kinds of equipment to be installed. All equipment must be on the homeowner's property. Equipment should not encroach into the natural areas/wetlands. Equipment may be moved at owners' expense if impacting any work being done.

2.7.1 Basketball Backboards

The V.R.H.O. recommends that backboards be a portable unit or one that is fixed on a post in the ground.

2.7.2 Location and Size

Equipment (except basketball backboards and poles) must be placed in rear yards in locations that are the least visible from the street and other houses. Equipment may not be placed in the front of the home. Basketball backboards and poles can be fixed or portable and must be placed so as to minimize the visual impact on neighbors.

2.7.3 Materials and Color

Play equipment constructed of wood is encouraged. All swing set frames, be they wood or metal, shall be painted earth tone in color (i.e., brown, dark green). Wood frames that are already a dark earth tone need not be painted. Neutral colors are preferred on wearing surfaces and accessories (i.e., canopies; other colors will be considered). Other play equipment colors will be considered, contingent upon location and landscaping.

2.8 Minor Exterior Changes

2.8.1 Chimneys

Chimneys may be masonry or enclosed. Enclosed chimneys must be made of the same materials and same color as the house siding.

Application Contents

A completed application requires the following information:

- ✓ Site plan showing the relation of chimney to the house, property line and adjacent neighbors.
- ✓ Picture and/or detailed drawing of chimney to include dimensions.
- ✓ Color and style of house.
- ✓ Description of materials to be used to construct chimney. If brick is being used and there is brick already on the house, then the brick colors must match.
- ✓ Estimated start and completion date.

2.8.2 Exterior Decorative Objects

Exterior decorative objects should be located in the rear of the property, however exterior decorative objects located in front yard should be combined with in landscaping. No freestanding lawn items will be allowed. No exterior carpet is permitted in the front of the property

A completed application requires the following information:

- ✓ Site plan showing the relation of object to house, property line and adjacent neighbors.
- ✓ Picture and/or detailed drawing of object to include dimensions.
- ✓ Color and material of object.
- ✓ Estimated start and completion date.

2.8.3 Exterior Lighting and Electronic Insect Traps

Exterior lighting added to the front of a home must match or complement existing lamp styles.

Ground level lights bordering long driveways must be unobtrusive in nature. Lighting in the front or rear yard must be placed so that light does not shine outside the property in a manner, which could disturb neighbors. In particular, care must be taken in arranging the angle of a spotlight. Sodium or mercury vapor lights/lamps are disallowed.

Electronic insect traps will be regulated based on the same criteria as exterior lighting. In addition, no device shall be installed or maintained in such a way as to cause discomfort to adjacent owners from noise. These devices may be operated only during those times when the owners or their guests occupy the immediate area protected by the trap.

2.8.4 Exterior Painting

Color changes apply not only to the house siding, but also to the doors, shutters, trim, roofing, and other appurtenant structures. Change of exterior color should relate to the colors of the houses in the immediate area. Repainting or staining a specific object to match its original color need not be submitted.

A completed application requires the following information:

- ✓ List of all exterior colors on the house and applicable structures.
- ✓ A color sample of the new color to be used.
- ✓ Estimated start and completion date.

2.8.5 Firewood

Firewood shall be kept neatly stacked and located towards the rear of the residence, within the owner's property lines. Piles larger than three face cords require approval. A pile longer than six feet should be a minimum of two rows deep. Piles must not exceed four feet in height for safety. Firewood piles must contain firewood only, not debris.

Location should be in such a manner as to minimize visual impact. In certain cases, screening may be required.

2.8.6 Flagpoles

Permanent flagpoles must be of a height, color and location appropriate for the size of the property and background. Permanent freestanding flagpoles must be installed and maintained in a vertical position.

Applications are not required for homeowners wishing temporary flagpoles that do not exceed six feet in length and which are attached at an incline to the front wall or pillar of the house.

A completed application requires the following information:

- ✓ Site plan showing the relation of pole to the house, property line and adjacent neighbors.
- ✓ Picture and/or detailed drawing of pole to include dimensions.
- ✓ Description of material and color of flagpole.

2.8.7 Gutter and Downspouts

Gutters and downspouts must match those in existence in color and design and must not adversely affect drainage on adjacent properties.

2.8.8 Sidewalks and Pathways

New stone or brick pathways or sidewalks should be set back at least four feet from the property line where site conditions permit, and should generally be installed flush with the ground. Resurfacing or realigning existing walks also requires application.

A completed application requires the following information:

- ✓ Site plan showing the exact location of the pathway or sidewalk.
- ✓ Materials to be used including color. If using brick, type should blend with that on the house (if any).
- ✓ Method of installation plus a description of grading changes required, if any, and the resulting impact on neighbors.
- ✓ Estimated start and completion date.

2.8.9 Mailboxes

The mailboxes should be all aluminum and powder coated (Black). The mailbox is to be of a type that has been approved by the United States Postal Service of urban size. All homes have a Frankfort Style mailbox with a large mailbox and newspaper box, with vinyl address numbers included. There are two additional options (a Stanford style mailbox with a standard size mailbox and no newspaper box, and a Locking Mailbox). For more details and contact information, go to the Verona Ridge websites under "Mailbox Information".

Plastic, PVC or steel pipe supports are NOT acceptable.

2.9 Satellite Dishes, Wireless Cable and Television Broadcast Antennas

The Verona Ridge Homeowners Association acknowledges the rights of homeowners established by the Telecommunications Act of 1996, and will work closely with owners to achieve the successful installation of antennas. Exterior alteration applications pertaining to the Telecommunications Act of 1996 will be processed expediently.

- ✓ A "dish antenna that is one meter (39.37 inches) or less in diameter and is designed to receive direct broadcast satellite service, including direct-to-home satellite service, or to receive or transmit fixed wireless signals via satellite.
- ✓ An antenna that is one meter or less in diameter or diagonal measurement and is designed to receive video-programming services via MMDS (wireless cable) or to receive or transmit fixed wireless signals.
- ✓ An antenna designed to receive local television broadcast signals. These must be placed in the attic of the home.

The Telecommunications Act Does allow a Homeowners Association to provide homeowners with a prioritized list of placements preferences so that the residents can see where the association wants them to install the antenna. Residents should comply with the placement preferences provided the preferred placement does not impose unreasonable delay or expense or preclude reception of an acceptable ground signal.

After careful consideration to the aesthetics of Verona Ridge, the Board has compiled the following list of preferences.

- ☐ We recommend that the satellite dishes should be mounted on the roof of your home to deter burglary and to provide the best reception. Dishes should be installed 18 inches down from the peak of your roofline and should be centered. (The roof placement improves safety, deters burglary and allows best reception,)
- ☐ Do not install satellite dishes on chimneys so they are visible from the front or side of the home.
- ☐ If a roof mounting is not feasible, satellite dishes should be mounted on the rear of the house.
- ☐ Homeowners may NOT install satellite dishes in the front yard or the front of the house.
- ☐ Satellite dishes are NOT to be mounted on fences.
- ☐ The top of the satellite dishes may NOT be mounted higher than the top of roof.
- ☐ No satellite dishes can be installed in a common area or open space.
- ☐ Satellite dishes may be painted a color to be compatible with the house color to minimize any visual intrusion on the home and surrounding property.

- ☐ All satellite dishes are to be positioned so they CANNOT be seen from the front of the home, and in case of corner lots, from the road on the side of the home except, when such locations prevent adequate signal reception.
- ☐ All wiring must be installed to enter your home where the post for the satellite dish is secured. No wires may hang on, drape over or run along your roof or sidewall of the home.
- ☐ If the position of the satellite dish is such that it is visible from front or side of the home, natural landscape screening is to be installed to block the dish from view.

Please review these preferences with your installer before they mount your new satellite dish. If your installer is unable to mount your dish in a location suggested above, have the installer provide you with a written statement as to why. Retain this statement for your records.

Landscaping Improvements

3.1 Landscaping

Landscaping of your property is an important element of your home. A well laid out and planned landscape plan not only blends your house into your surrounding property, it also adds to the value of your home. Planting should only be on property per plat of survey. There should be no planting or encroaching into the natural areas/wetlands.

Your overall landscaping plan of your property should include the following elements:

- ✓ Shrubs
- ✓ Trees
- ✓ Ground Coverings
- ✓ Lawns
- ✓ Flowers

No application is needed when planting or replanting flowers, groundcovers or mulch.

3.1.1 Required Landscaping

The Board of Directors along with your Covenants, require two elements of landscaping. These two requirements are mainly applicable to new homes being occupied for the first time. It will be the responsibility of the homeowner to maintain these two features during their ownership of the property.

The areas of the front, side and rear yards without structures, patios or other planting areas are to be covered with a lawn. This can be accomplished with either seeding or sodding.

The front elevations of the home are to have their exposed foundation surfaces screened from view by some form of shrubbery.

It is the desire of the VRHO that homeowners complete these two elements within 90 days of occupancy of the home or the first subsequent planting season if weather conditions do not permit within the 90 days.

3.2 Trees and Other Plantings

Trees and shrubbery selected for your property should be of a mature stock, indigenous to the area and maintained in their natural or intended shape or form. The VRHO encourages the planting of at least one shade or ornamental tree in the front yard of all properties. This tree should be in addition to the tree required in the parkway area.

Ornamental trees should be used as vertical elements in the overall landscape design at corners of the structure and to soften long blank walls.

Trees planted in the common area between the sidewalk and street must be maintained and pruned by the respective property owner. The lowest portion of any branch must be at least six feet and six inches (6'-6") above the sidewalk.

Care should be taken on the selection of trees and shrubs for a given area. A tree too large for its area can take over the area if it is not given enough room. Removing an oversized tree can be quite expensive for a homeowner.

3.2.1 Placement of Trees and Shrubs

When selecting placement of trees within your property, keep in mind the diameter of the tree when mature. Evergreens such as firs, pines and spruces can have a mature diameter of over fifteen (15) feet. Trees such as this should be placed so they do not extend over the property boundaries when mature.

In addition, consideration needs to be made on whether the tree when mature will adversely impact the view of other property owners.

The Board recommends plantings, which are less than four (4) feet in height, be utilized in this area. Proposed plantings in these areas that will exceed 4' may require inspection of the site to ensure that it will not adversely impact the view of other property owners before approval can be granted.

Shrubs and trees should not be placed within a drainage easement if when mature, it can block or redirect the flow of water within that easement.

The City of Aurora restricts the placement of plantings, which interfere with, or obstructs sight lines at the intersection of a driveway, road or street.

3.3 Planting Areas

The Board encourages the use of planting beds to contain your landscaping items. These areas should extend away from the foundation and be used as islands. By use of planting areas in this fashion, greater depth will be achieved with your overall landscape design.

Planting areas should either slope back to the finished grade of the area or they should be bordered by either a landscaping block or landscaping timber. The type of border material should be included on your landscaping submission.

3.4 Contouring – Site Grading/Slope

Any additional contouring of a given lot should be done with extreme care to avoid altering the general characteristics of the terrain. Additionally, the homeowner will need to assure that the changes will not affect any storm water run-off. When your lot was graded after construction, a grading plan was submitted and approved by the City of Aurora. This grading was established to

The Estate Homes of Verona Ridge Landscaping & Exterior Improvements Manual - 2021 Edition ensure storm run-off would be carried to the lot boundaries and towards an engineered drainage pattern. The City governs this drainage pattern.

No berming or raised planting beds will be permitted within any established drainage easements on your property. These easements are typically 3' – 5' on side yards and 10' on rear yards. Review the location and size of these easements on your plat of survey before submitting plans, which include berms, raised planting beds or changes in contour. Plans, which entail any of these elements, may require City of Aurora approval before construction can begin.

3.5 Retaining Walls

The use of retaining walls to achieve dramatic grade transitions and landscape effects is encouraged by The Board. Such walls are effective and aesthetically pleasing when they are constructed of natural materials such as stone, granite boulders or precast concrete landscaping blocks.

Proposed materials should be in harmony with that of the residence exterior colors and reflect a natural appearance.

No retaining walls will be permitted within any established drainage easements on your property. These easements are typically 3' – 5' on side yards and 10' on rear yards. Review the location and size of these easements on your plat of survey before submitting plans with retaining walls.

3.6 Ground Cover

Natural organic materials should be utilized for bed mulching and dressings (shredded hardwood bark, as an example).

Additionally, a living ground cover such as Pachysandra or Vinca provides excellent cover while providing a year-round green effect.

The use of mulch or a living ground cover does not require prior approval of the ARC.