

FOR YOUR PERMANENT RECORD

TO: ALL REDWING MEADOWS HOMEOWNERS

**FROM: ARCHITECTURAL AND STANDARDS
COMMITTEE**

SUBJECT: CONSTRUCTION, REVIEW, AND APPROVAL

According to the Declaration of Covenants, Conditions and Restrictions for Redwing Meadows Subdivision, page 16, section 18, paragraph (1); no house, garage, playhouse, outbuildings, pool, fence, wall or other above-ground structure or exterior improvement shall be done without submitting a written request to the Architectural and Standards Committee. Such request should include a drawing of your property showing location of requested improvement, specifications showing nature, kind, shape, height, materials, interior, and exterior finishes. The Architectural and Standards Committee will meet approximately every three weeks. All requests will be approved or disapproved at that time **ONLY**. You will receive a letter stating that approval, disapproval, or possibly a request for more information as soon as possible.

The following regulations were decided upon by the Architectural and Standards Committee after taking in consideration the results of the recent survey that was sent to Redwing Meadows homeowners.

BARNs:

- (1) Written request with a Zerox copy of plat showing where you plan to erect barn.
- (2) Must be all wood.
- (3) Must have Dutch style roof.
- (4) Must have painted exterior the same design color as the ~~trim~~ of your house. *EAVES*
- (5) Must have shingled roof the same color of your house.
- (6) Cannot be larger than 12' x 16'. *AMENDED*
- (7) Must be landscaped around it with ~~permanent shrubbery~~ and mulch. *11/1/97*
- (8) Location on lot and landscaping must be approved by Architectural and Standards Committee. *AMENDED*

shown on plat, subdivision requirements, and zoning ordinances of Williamson County.

- (10) Barn doors must remain closed, except during actual use.

FENCES:

- (1) Written request with drawing showing location of fence.
- (2) Submit design, height, width, and thickness of materials to be used.
- (3) Privacy fences installed around patio in L SHAPE ONLY are allowed with no more than a 24" allowance between wall and patio.
- (4) Color of fencing can only be same design color as the trim of your house or natural wood color.
- (5) All fences must be completely enclosed but not necessarily the entire yard.
- (6) All plank fences must be painted with a Creosote base paint or stain. Latex paint not allowed. Amended 4/5/95
- (7) Minimum square footage of yard to enclose is the greater of 10,000 square feet or 80% of the back yard. Amended 4/5/95

SWINGSETS:

- (1) Must be within property lines in the rear of property only.
- (2) Must be constructed of quality materials and property maintained.

TREE FORTS:

- (1) Must submit drawing and state materials to be used.
- (2) Can be in REAR of property only.

BASKETBALL GOALS:

- (1) Good quality self standing or permanent type.
- (2) No goals can be attached to your house.

POOLS:

- (1) No above-ground pools are allowed according to the Declaration of Covenants, Conditions and Restrictions for Redwing Meadows Subdivision, page 21, section 20, paragraph 21.
- (2) Must submit written request with a Zerox copy of plat showing location of pool.

(4) Pools can only be located in rear of property.

GARDENS AND FLOWER BEDS:

- (1) Must keep well maintained.
- (2) No major crops (corn, wheat, etc.)
- (3) Gardens must be in rear of property only.

DECKS:

- (1) Submit written request with a drawing of your house and property showing location of deck.
- (2) Submit design, height, width and thickness of materials to be used.

This neighborhood belongs to ALL of us, and as your Architectural and Standards Committee we are striving to keep OUR neighborhood in the best condition possible. We are willing to listen to any and all comments, complaints and possibly compliments you give us. We want to work WITH you, not against you to solve any problems that may arise. All we ask is your patience so that we can act as a committee who is willing to serve and work with all Redwing Meadows Homeowners.

ARCHITECTURAL AND STANDARDS COMMITTEE: Lori Graves, Barry Pittenger, Jim Tillman, Frank Young, and Tim Allison, Tim Curtin and Tony Grayson

April, 1995