



POLICY MEMORANDUM 95 - 1

DATE: 1 November, 1995

TO: All Millwood Estates Homeowners and Residents

FROM: Board of Directors

SUBJECT: Amendment 1 to the Community Living and
Architectural Guidelines

The purpose of this memorandum is to issue Amendment 2A to the ARC guidelines issued on 5 May 1989.

Item *8. RECREATION AND PLAY EQUIPMENT. All stationary equipment must be placed within fences in the rear yards. Consideration must be given to lot size, equipment design and size, amount of visual screening, etc. Equipment must be below the fence line. ARC application for such equipment is not required.

Moveable play equipment such as bicycles, tricycles, riding toys and plastic pools shall not be stored or left unattended for extended periods of time in front of townhomes, or in common areas.

Item #12. EXTERIOR DECORATIVE OBJECTS. Exterior decorative objects visible from front ground level such as bird baths, wagon wheels, sculptures, fountains, pools stumps, wind chimes and free standing poles of all types are not permitted. Planters, with live growth only are permitted on porches/ steps. Standard peep holes in front doors, name signs not exceeding 6x18 inches next to front and/or rear doors, seasonal, door wreaths, standard small (no larger than 6x6 inches) brass door knockers, and brass front door kick-plates are authorized and do not require ARC approval. The door knockers and kick plate are to be kept polished.

End Units with wrap around porches will be considered for furniture if it is applied for. Wrought iron or upholstered hard wood are recommended for consideration.

Item #21. LANDSCAPING. Application is required for the creation of a new bedding area or an expansion to an existing approved one. Such applications shall detail the type, mature size, and layout of the proposed planting. Replacement of dead or dying evergreen shrubbery with shrubbery of the same type and size shall be exempt from requiring application.

All other plantings and replacements will require ARC application and approval. The planting of annuals, perennials and low growing boarder plants in approved beds; however, shall not require application. Care should be taken on any plantings not to hinder the ability of the landscaping contractor to mow easily. Existing shrubs and trees should be kept neatly trimmed.

Rear yard landscaping inside the fence line does not require ARC approval. However, care should be taken to assure that mature size of plants and trees are compatible with a townhouse and are not excessive in size and become an inconvenience or a hazard to neighbors. Additionally, the trimming of trees and shrubs is the responsibility of each homeowner and must be done to avoid potential hazards.