

Architectural Guidelines

For

Prairie Grass Preserve

Version 1.1

March 08, 2011

Architectural Guidelines For Prairie Grass Preserve

1.0	GENERAL INFORMATION.....	4
1.1	INTRODUCTION.....	4
1.2	AUTHORITY FOR THIS DOCUMENT.....	5
1.3	GOVERNMENT RULES AND REGULATIONS	6
1.4	APPLICATION PROCESS.....	6
1.5	TIME PERIOD.....	6
1.6	APPEAL.....	7
1.7	APPLICATION FEES	7
1.8	ENFORCEMENT	7
1.9	NO WAIVER and NO PRECEDENT.....	7
1.10	SEVERABILITY.....	7
2.0	MAINTENANCE REQUIREMENTS.....	8
2.1	MAINTENANCE OF LOTS.....	8
2.2	MAINTENANCE OF LAWNS / SHRUBS / PLANTED BEDS	8
2.3	MAINTENANCE OF HOUSE EXTERIORS	8
3.0	GUIDELINES BY TOPIC (alphabetical order).....	10
3.1	ADDITIONS, ALTERATIONS, EXTERIOR MODIFICATIONS And NEW CONSTRUCTION.....	10
3.2	ADDRESS NUMBERS	11
3.3	AIR CONDITIONERS	11
3.4	ANTENNAS/SATELLITE DISHES.....	12
3.5	ATTIC VENTILATORS.....	12
3.6	AWNINGS	12
3.7	BARBECUE GRILLS AND STANDS.....	13
3.8	BASKETBALL SETUPS.....	13
3.9	CLOTHESLINES.....	14
3.10	COMPOST.....	14
3.11	DECKS.....	14
3.12	DOGHOUSES, DOG RUNS, and PETS	15
3.13	DRIVEWAYS.....	15
3.14	EXTERIOR COLOR CHANGES AND APPLICATION.....	16
3.15	EXTERIOR DECORATIVE OBJECTS.....	16
3.16	EXTERIOR LIGHTING.....	16
3.17	FENCES.....	17
3.18	FIREWOOD	17
3.19	FLAGPOLES.....	17
3.20	GARAGES. See section on ADDITIONS, ALTERATIONS AND NEW CONSTRUCTION.....	18
3.21	GARDENS. See section on ROCK & STONE, section on VEGETABLE GARDENS and section on LANDSCAPING	18
3.22	GAZEBOS. See section on ADDITIONS, ALTERATIONS AND NEW CONSTRUCTION.....	18
3.23	GREENHOUSES.....	18
3.24	GUTTERS AND DOWNSPOUTS	18
3.25	HOT TUBS/SPAS	18

Architectural Guidelines For Prairie Grass Preserve

3.26	LAMP POSTS	19
3.27	LANDSCAPING	19
3.28	LAWN SPRINKLERS.....	20
3.29	MAILBOXES.....	20
3.30.0	PARKING – VEHICLES and EQUIPMENT.....	20
3.30.1	PARKING – RECREATIONAL VEHICLES.....	20
3.30.2	PARKING – COMMERCIAL VEHICLES and CONSTRUCTION EQUIPMENT.....	21
3.31	PATIOS.....	21
3.32	RECREATION AND PLAY EQUIPMENT.....	21
3.33	ROCK & STONE FEATURES.....	22
3.34	ROOFS.....	22
3.35	SATELLITE DISHES. See section on ANTENNAS/SATELLITE DISHES.....	22
3.36	SCREENED PORCHES.....	22
3.37	SECURITY BARS.....	23
3.38	SIDEWALKS AND PATHWAYS	23
3.39	SIDING & SHUTTERS	23
3.40	SIGNS.....	24
3.41	SKYLIGHTS.....	24
3.42	SOLAR COLLECTORS	25
3.43	STORAGE SHEDS.....	25
3.44	STORM/SCREEN DOORS AND WINDOWS.....	25
3.45	SWIMMING POOLS.....	26
3.46	TEMPORARY STORAGE UNITS.....	26
3.47	TRASH.....	27
3.48	TREE REMOVAL.....	27
3.49	VEGETABLE GARDENS	27
3.50	WALLS (Landscaping).....	27
3.51	WIND MILLS.....	28
4.0	ARCHITECTURAL APPROVAL REQUEST FORM.....	29
5.0	ARCHITECTURAL GUIDELINES REVISION HISTORY.....	30

Architectural Guidelines For Prairie Grass Preserve

1.0 GENERAL INFORMATION

1.1 INTRODUCTION

Prairie Grass Preserve is a 94 home planned community, which includes 36 single-family homes and 29 two-family lots. As with most community associations, property within Prairie Grass Preserve is divided into two basic categories:

- a. Private ownership of the homes with homes/lots purchased by individuals
- b. Association ownership of common properties, including land, facilities and amenities.

The Prairie Grass Preserve Homeowners Association, Inc. (herein sometimes referred to as the “Association”) is a nonprofit corporation.

All property owners in Prairie Grass Preserve are, by law, members of the Prairie Grass Preserve Homeowners Association. Similar to a business corporation a board of directors, elected by the members of the Association, is responsible for the policies regarding the operation of the Prairie Grass Preserve community. There are certain restrictions and guidelines for the use, improvement and alteration to the properties within Prairie Grass Preserve. By monitoring the exterior design of improvements within Prairie Grass Preserve and by regulating the use of properties within the community, the Association is able to maintain a high standard of aesthetic quality, community identity, and functionality which enhances property values.

The Architectural Guidelines set forth in this document have been established by the Prairie Grass Preserve Board of Directors for the purpose of informing all owners within Prairie Grass Preserve of the applicable regulations for new construction, alterations and improvements to properties within our community. If you’re in doubt about anything you’ve done or plan to do, or if you have specific questions or comments, please refer to the Association documents on our website at www.pgpassoc.com and/or contact us by eMail at pgpassoc@yahoo.com.

The Prairie Grass Preserve Board of Directors

Douglas Milinovich

President

Prairie Grass Preserve Homeowners Association

Tony Thrasher

Vice President

Prairie Grass Preserve Homeowners Association

George T. Lambe

Secretary & Treasurer

Prairie Grass Preserve Homeowners Association

Architectural Guidelines For Prairie Grass Preserve

1.2 AUTHORITY FOR THIS DOCUMENT

The PGP Homeowners Association does have legal power and authority to enforce compliance when necessary, but all of us like it best when people do the right thing on their own. General duties and expectations are identified in the Declaration of Deed Restrictions - Conservation Agreement, the Declaration of Restrictions, the Articles of Incorporation, and the By-Laws of the Prairie Grass Preserve Homeowners Association. Enforcement of these documents will help us preserve and enhance the property values within Prairie Grass Preserve for all homeowners. All of the above mentioned documents are available on the pgpassoc.com website for your review.

The purpose of this Architectural Guidelines document is to provide homeowners with specific details and expectations in support of the above mentioned documents. Some of the items in this document may affect everyday life in Prairie Grass Preserve. It is your responsibility as a homeowner to familiarize yourself with them as soon as possible so as not to unknowingly become guilty of a violation. Not everyone agrees with every rule, but everyone must comply and the result is the nicely maintained, desirable community that we enjoy today. Based on feedback from Association membership, these guidelines may be modified over time as our community grows and matures.

While we always encourage owners to improve and upgrade their properties, most exterior improvements must be approved by the Board of Directors. Specific guidelines are listed in section 3.0 below. Improvement application forms are required before any work begins and are available on the pgpassoc.com website. Approvals are a two or three step process.

1st Approval from the PGP Board of Directors

In dealing with individual requests, the Board of Directors and the Board considers harmony of design, location, topography, visibility to the street and to other homes, suitability of materials, and, most importantly, the effect on property values. What is approved for one lot might not be approved for another. In general, however, the Board of Directors will strive for consistency.

2nd City of Franklin

The city of Franklin has its own codes, statutes, rules, etc., and a prudent homeowner will check with the city as well before acting on projects requiring City approval. Generally, like in all well-maintained communities, Prairie Grass Preserve bylaws and guidelines are a bit stricter and more comprehensive than city regulations. For example, the city of Franklin's code does not address the visibility of trash cans, while Prairie Grass Preserve's does. And just so there are no misunderstandings, approval by the City on a project *does not* mean approval by the Board of Directors for the project, or all components contained within.

3rd M.A.L.C.

If your request includes landscaping, in addition to the Board of Directors, it must also be approved by the Milwaukee Area Land Conservancy, Inc. A list of invasive plants that M.A.L.C. *will not* approve is on the website for your review.

Architectural Guidelines For Prairie Grass Preserve

1.3 GOVERNMENT RULES AND REGULATIONS

- a. In addition to compliance with the rules and regulations of the Association, homeowners and residents are required to comply with all City of Franklin, Milwaukee County, state and federal laws, statutes, rules, regulations and ordinances.
- b. Any acknowledgment or approval by the Association of a homeowner's request is not intended to indicate that homeowners or residents have complied with local, state, and federal laws.
- c. The homeowner is responsible for obtaining appropriate building permits and for calling Diggers Hotline (800) 242-8511 or (414) 259-1181 before digging. Additional information is available at www.diggershotline.com.

1.4 APPLICATION PROCESS

- a. Changes to the outside appearance of your home or lot require prior approval from the Prairie Grass Preserve Board of Directors. Unless stated otherwise, a written application is required.
- b. Prior to beginning work or signing an agreement with a contractor, you must:
 - Carefully plan your improvement or modification to conform to these guidelines.
 - Complete an application form.
 - Include the information requested in the appropriate section of this document.
 - Mail or deliver the completed application to the Board of Directors.
 - Confirm receipt and promptly reply to any questions posed by the Board of Directors.
- c. If a plat is required for your application, you should use a copy of the one that should, by law, have been provided to you upon purchase of your property. This plat would reflect all developments on the land at the time of purchase. If you did not receive such a plat or are unable to locate one, you should first try to contact your lender or settlement firm to see if one is on file. If that fails, the Board of Directors will accept the latest plat in the county records, provided it shows the house as built.
- d. In the rare instances that a homeowner or resident feels that special circumstances necessitate deviating from the requirements contained in these guidelines, a special one-time deviation request should be made to the Board of Directors. The special circumstances should be explained fully in the application. The Board of Directors will then consider the special circumstances before reaching a decision to approve or deny the application.

1.5 TIME PERIOD

- a. The Board of Directors will try to consider each application in a prompt manner and provide a decision to the homeowner as soon as practical.
- b. In the event, however, that the Board of Directors, or its designated representative fails to approve, or disapprove, in writing, a correctly filed and completed application (that is, one that contains all of the information specified in the relevant section(s) of the Architectural Guidelines) within thirty (30) days, approval will be deemed granted.
- c. Disapproval will include the reasons for such disapproval.
- d. The 30-day period begins on the day the completed application is received by the Board of Directors.

Architectural Guidelines For Prairie Grass Preserve

- e. The Board of Directors will notify the applicant upon receipt of the application, indicate whether the application is complete, and, if not, indicate what additional information should be provided directly to the Board of Directors.

1.6 APPEAL

- a. An applicant may appeal an adverse decision made by the Board of Directors by requesting a formal, face to face meeting with the entire Board of Directors. After this meeting, the Board of Directors may sustain, reverse, or modify their previous decision.

1.7 APPLICATION FEES

- a. The Prairie Grass Preserve Board of Directors is composed of volunteer homeowners and no fee shall be charged.

1.8 ENFORCEMENT

- a. Enforcement of these Architectural Guidelines shall be as stated in Prairie Grass Preserve's Declaration of Deed Restrictions - Conservation Agreement, Declaration of Restrictions, Articles of Incorporation, and the By-Laws, as amended.
- b. In the event of a violation, including the failure to perform necessary exterior maintenance in a timely fashion, and upon written notice from the Board of Directors, the violation must then be promptly removed or corrected.
- c. Violations may result in rules violation charges not to exceed \$100 per violation, and in the case of continuing violations, an additional \$100 per month plus interest until the violation is abated, or the maximum amounts otherwise allowed by law. However, imposition of charges shall not occur until after the Association's due process procedures have been followed.
- d. The Association may take such other legal and appropriate action as the Board deems appropriate to seek compliance. In addition, the Board, in its discretion, may defer action and require an owner to bring his or her property into compliance with these guidelines. Ignorance of these regulations shall not preclude their enforcement.
- e. The Board acknowledges that some homeowners have certain landscape and other issues that do not comply with the current Architectural Guidelines since these were installed prior to the formation of Board of Directors. These variances will be grandfathered and not subject to immediate enforcement. However, any changes, additions, modification to said "grandfathered variances" will require them to be modified to comply with the current guidelines.

1.9 NO WAIVER and NO PRECEDENT

- a. Similar to the provision stated in the community's Declaration, the failure to enforce any provision of this document shall in no event be deemed a waiver of the right to enforce it later.
- b. A variance granted for one property shall not create a precedent for another.

1.10 SEVERABILITY

- a. If any one provision of this document is determined to be invalid, it shall in no way affect any of the other provisions, which shall remain in full force and effect.

Architectural Guidelines For Prairie Grass Preserve

2.0 MAINTENANCE REQUIREMENTS

- a. Lot Owners shall at all times keep their lots, and the buildings and improvements thereon, in good order, condition, and repair.
- b. All maintenance, repair or replacement must be completed as soon as reasonably possible.
- c. Appropriate maintenance shall include, but not be limited to, the following Architectural Guidelines for Prairie Grass Preserve.

2.1 MAINTENANCE OF LOTS

- a. Lot owners shall maintain their lots at all times in a safe, clean, neat and sanitary condition.
- b. Trash, garbage, yard debris or other waste shall be kept in appropriate covered refuse containers and be properly tied and/or bagged in accordance with the disposal companies' requirements.
- c. Refuse containers, recycling bins, and yard debris should be screened from view from the street at all times other than on trash pickup days.
- d. Mailboxes must be upright and in good condition.
- e. Broken furniture and appliances may not be stored outside the lot owner's house.
- f. Porches may not be used as storage areas.
- g. Playground equipment must be maintained and kept in good repair, and must be located solely on the lot owner's property.
- h. Firewood must be kept neatly stacked and located to minimize its view from the street.
- i. No cars may be parked on the lawn. For purposes of this regulation, "lawn" shall mean any part of a property that is covered with grass, other ground cover plantings, flowers or shrubs.
- j. Newspapers, whether subscribed to or not, and advertising fliers may not be left for more than two days in driveway, lawn or roadside. (If on vacation, make appropriate arrangements.)

See specific sections below for additional details on subjects outlined above.

2.2 MAINTENANCE OF LAWN / SHRUBS / PLANTED BEDS

- a. All lot owners are responsible for seeding, weeding, watering and mowing of their lawns.
- b. All lawn areas and planted beds must be kept in a neat and orderly condition, and must be free from debris, excessive weeds, and dead plants, bushes, trees and shrubs.
- c. Lawns must be mowed so that the grass length does not exceed six (6) inches in height.
- d. Bushes and hedges must be kept trimmed and must not interfere with public or common area sidewalks.

2.3 MAINTENANCE OF HOUSE EXTERIORS

- a. Exterior trim must be kept free of rotten wood and peeling paint.
- b. Roof must be maintained so that surface stone is intact.
- c. Roof repair or replacement must be performed when the roof has deteriorated to the point that inner layers of asphalt are visible from the street.
- d. House siding must be free of excessive mildew and mold.
- e. Repairs to siding must match in color and size.
- f. No missing siding is allowed.

Architectural Guidelines For Prairie Grass Preserve

- g.** Exterior doors, including screen and storm doors, must be hung properly and maintained in good appearance with no chipping or peeling paint.
- h.** Garage doors must be kept in good appearance and be free of any rotten wood.
- i.** Broken or missing shutters must be repaired or replaced.
- j.** Broken or missing glass panes in windows must be replaced.
- k.** Broken or missing window mullions must be repaired or replaced.
- l.** Sagging or missing gutters must be repaired or replaced.
- m.** Broken or missing exterior lighting fixtures must be repaired or replaced.
- n.** Lamp posts must be maintained in good appearance with no chipping or peeling paint.
- o.** All exterior repairs must be completed in a timely fashion.
- p.** Address numerals must be maintained.
- q.** Driveways must be kept in good repair.
- r.** Decks must be maintained with no missing or broken parts and must be re-stained when needed. See DECKS for more information.
- s.** Basketball setups must be in compliance with guidelines. See BASKETBALL SETUPS for more information.

Architectural Guidelines For Prairie Grass Preserve

3.0 GUIDELINES BY TOPIC (alphabetical order)

- a. The following general standards and guidelines regulate the properties and common areas of Prairie Grass Preserve. The Board of Directors will have the authority to interpret these standards and guidelines and determine compliance therewith.

3.1 ADDITIONS, ALTERATIONS, EXTERIOR MODIFICATIONS and NEW CONSTRUCTION

- a. All additions, alterations, new structures and improvements constructed upon any property or common area within Prairie Grass Preserve must conform in all respects to the Board of Directors approval, as well as meeting all City of Franklin approved site plans, construction plans, building permits and other federal, state and local construction and development standards and requirements.
- b. The architectural design, character, form, scale and proportion of all additions, alterations, structures and improvements will be harmonious with the design and character of the existing house, adjacent houses and structures.
- c. Additions
 - Include, but are not limited to, rooms, garages, porticos, screened porches, gazebos, storage structures, decks or any other living or storage area physically attached to the house. See individual categories for additional information.
 - Please note that most additions will require City of Franklin building permits.
- d. Modifications
 - Include storm doors, gutters, etc.
- e. Appearance
 - All building additions and modifications will be reviewed by the Board of Directors on an individual basis.
 - The Board of Directors will review materials, colors, location, scale, and other details of the proposed change to determine if the architectural character of the home will be maintained or improved.
 - The Board of Directors will review the new appearance for consistency relative to the surrounding homes.
 - Addition roofs must be architecturally compatible with the roof on the applicant's house and shingles must be compatible with the main dwelling.
 - New windows and doors will match the type used in the applicant's house and will be located in a manner which will relate well to the location of exterior openings in the existing house.
 - The primary aim of the Board of Directors will be to ensure only positive effects on overall community aesthetics and enhancement to real estate values.
- f. Location
 - All changes must be in compliance with the minimum home sizes and minimum setbacks defined in the Covenants.
 - Changes must conform to the City of Franklin regulations.
 - Homeowners should be aware that in some cases the Covenants are stricter than the City regulations.
 - The location of any addition will not substantially impair the views or amount of sunlight and natural ventilation to adjacent properties.
- g. Materials

Architectural Guidelines For Prairie Grass Preserve

- All materials and colors used should match the existing home structure.
- Metal framing (for screened decks) should have a substantial, solid appearance, and should match the home's color scheme.
- Requests to replace existing siding with other materials will be reviewed on an individual basis.
- All materials must conform to City of Franklin codes.
- Partial siding replacement with new materials (replacing vinyl with Hardyplank) should be done so that the new siding matches the old.
- Approval of complete siding replacement will depend on how the new siding conforms to the neighborhood and to adjoining homes.
- Construction materials must be stored to minimize adverse views from neighboring properties.
- Excess materials should be removed immediately after construction is completed. No debris will be allowed to accumulate during construction.
- h.** If changes in grade or other conditions which affect drainage are anticipated, they must be indicated. If water is diverted and substantial harm ensues, the originating homeowner must act to end the harm.
- i.** An application is required for all external additions, alterations and new construction and must contain the following:
 - Property plat/site plan showing location of proposed structure and relationship to property lines and adjacent houses.
 - Detailed drawings and architectural plans which include exterior elevations and dimensions.
 - Description of materials, including such items as type of siding and roofing shingles on dwelling and proposed structure, colors and exterior lighting arrangements where applicable.
 - Landscape plan, which indicates the location and number of plantings.
 - Estimated start and completion dates.

3.2 ADDRESS NUMBERS

- a.** Address numbers are required on all houses.

3.3 AIR CONDITIONERS

- a.** Individual window air conditioning units may only be installed in windows on the side plane or rear plane of the house.
- b.** They may not be installed in windows on the front plane of the house or in windows that are located between the front door and the street.
- c.** The front of the house is defined as the elevation of the house where the front door is located and any part of the house that is situated between the front door and the street on which the property's driveway abuts.
- d.** Air conditioning units may not be installed in garage doors or garage door windows, regardless of location.

Architectural Guidelines For Prairie Grass Preserve

3.4 ANTENNAS/SATELLITE DISHES

In 1996, the Federal Communications Commission issued rules regarding direct broadcast satellite dishes. These rules reflect that FCC ruling.

- a. Satellite dishes no larger than one meter in diameter (such as used by Direct TV and Dish Network) are allowed in Prairie Grass Preserve.
- b. Dishes should be installed as unobtrusively as is possible, preferably at the rear of the house.
- c. If reception allows, dishes should not be visible from the street.
- d. Alternate locations may be approved on a case by case basis.
- e. If reception of an acceptable signal requires installation of the satellite antenna forward of the front plane of the dwelling, an application is required. The application must contain:
 - Property plat/site plan showing the proposed location of the dish
 - Sketch, photograph, or manufacturer's product information of the proposed dish
 - A document from the installer stating why a location rearward of the front plane of the dwelling will not suffice
 - A description of those measures the homeowner will take to blend the dish into its surroundings while maintaining an acceptable signal
- f. The devices must be black, silver-gray, or be painted in a color designed to blend in with the background.
- g. Installation should be 'professional quality', with no loose or dangling cables.
- h. Masts/poles should not be used.
- i. Unused dishes must be removed.
- j. The Association has no obligation whatsoever to maintain common areas or any other property in order to provide or maintain unobstructed line of sight for satellite signals.
- k. Homeowners will not be permitted to cut, prune, or otherwise clear trees, shrubs or other vegetation from common areas in order to provide or maintain unobstructed line of sight for satellite signals, nor are the lot owners allowed to clear their own property if in violation of Association guidelines.
- l. Exterior antennas of any other type are not allowed.

3.5 ATTIC VENTILATORS

- a. Attic ventilators and turbines are permitted.
- b. They must be free from rust and in a state of good repair.
- c. If mounted on the gable end, they must be painted to match the siding or trim.
- d. Painted attic ventilators and turbines must be maintained.
- e. Ventilators and turbines shall be mounted on the least visible side of the main roof ridge so as to minimize their visibility from the street.
- f. No application is needed when these requirements are met.

3.6 AWNINGS

- a. Exterior window awnings are not permitted.
- b. Other exterior awnings, such as deck or sliding door awnings, may be permitted if compatible with the architectural design and quality of the home, or where sufficiently screened from the view of adjoining neighbors due to the proposed location of installation.
- c. Awnings must meet the following criteria:

Architectural Guidelines For Prairie Grass Preserve

- They must have colors that are compatible with the siding color of the house.
- They must be consistent with the visual scale of the house to which attached.
- Pipe frames or structural supports for canvas awnings (or similar material) must be compatible with the color of the awning.
- d. Awnings are not permitted on the front or side of the house.
- e. Awnings must be maintained in good condition.
- f. An application for an awning must contain the following:
 - Property plat/site plan showing location of awning(s).
 - Sketch, photograph or manufacturer's product information of proposed awning including dimensions, construction details showing how the awning is attached to the house, materials, and color.

3.7 BARBECUE GRILLS AND STANDS

- a. All permanently installed barbecue grills and stands must be located in the back yard.
- b. Grills and stands must be maintained in good condition.
- c. Permanent grills require an application which must contain the following:
 - Property plat/site plan showing the relationship of the grill to the house, property lines, and adjacent houses.
 - Picture and/or detailed drawing of the grill to include dimensions and materials to be used.
- d. Portable barbecue grills may not be stored in the front of the residence.
- e. No application is needed for portable grills.

3.8 BASKETBALL SETUPS

- a. Style and location must be approved by the Board of Directors prior to installation.
- b. Backboards shall be affixed to permanent, semi-permanent, or temporary free standing poles (i.e., portable type setups) with the following stipulations:
 - Must be located a minimum of 10 feet from a side or rear lot line.
 - May not be installed within 20 feet of any street.
 - Setting up portable or temporary basketball poles on the public street and sidewalks is prohibited.
 - Temporary/portable basketball setups must remain in an upright position.
 - No court markings may be painted, drawn or temporarily affixed to the playing surface, unless it is located behind the rear plane of the house and screened from adjacent homes.
 - The backboard, rim, pole and net must be maintained in good condition at all times, with no evidence of peeling paint or rust.
 - Chain nets are prohibited.
 - Backboards may not be affixed to the residence.
- c. Permanent basketball setups require an application which must contain the following:
 - Property plat/site plan showing the proposed location of the basketball setup including distances from property lines and house.
 - Description of setup and method of installation.

Architectural Guidelines For Prairie Grass Preserve

3.9 CLOTHESLINES

- a. Clotheslines or similar apparatus for the exterior drying of clothes are permitted in the back yard or on the deck provided they are stored inconspicuously when not in actual use.
- b. Umbrella styles should be folded or collapsed, while linear clotheslines should be stored in retraction devices.
- c. No clothesline should be in use for more than two consecutive days.
- d. Laundry may not be hung to dry if it is visible from the front of the property.

3.10 COMPOST

- a. Compost piles must be maintained and located so as not to be offensive to neighbors.
- b. Compost containers may be prefabricated. They may also be made from wire mesh (hardware cloth) if shielded from view by neighbors.
- c. They should be located near the rear of the property.
- d. Compost containers must be at least three and no more than five feet wide, deep and high.
- e. Compost materials may include lawn and garden clippings, leaves, and certain kitchen waste (raw vegetable and fruit scraps, coffee grounds, tea bags).
- f. Compost materials not allowed include cooked kitchen waste, meat, fish, animal feces, cat litter.
- g. Compost bins meeting these requirements do not require an application.
Refer to <http://www.oldgrowth.org/compost/> for additional information on acceptable composting practices.

3.11 DECKS

- a. All decks require approval.
- b. Deck Appearance
 - Decks should be finished in natural wood colors.
 - Wood decks should be finished with natural colored translucent stains.
 - Decks made of composite or plastic materials should be finished to appear as wood-like as is possible.
 - Deck size should be proportional to the size of the home.
 - Wood decks may be left to age naturally or may be stained with transparent, semi-transparent, or opaque stain.
 - Stain colors for decks must be a natural wood color or a color that is in harmony with the house and the neighborhood.
 - The color must be stated in the application and approved by the Board of Directors.
- c. Deck Location
 - Decks must be located in rear yard
 - Decks that significantly alter natural water flow to the detriment of neighboring homes will not be allowed.
- d. Deck Materials
 - Decks should be constructed with either pressure treated wood or composite materials specifically designed for decks.
- e. Decks must comply with all City of Franklin and Milwaukee County requirements.
- f. When deck plans include other exterior changes such as lighting, plantings, hot tubs, etc., other appropriate sections of these guidelines should be referenced.

Architectural Guidelines For Prairie Grass Preserve

- g.** Wing walls for decks may be considered for creating privacy if consistent with the architectural style and design of the applicant's house.
- h.** The use of privacy screening that does not exceed 6 feet in height from the floor of the deck may be considered when lattice, board on board, or an open style of screening is proposed.
- i.** Application is required for all new decks, deck replacements, and modifications to existing decks and must contain the following:
 - Property plat/site plan showing the size and location and indicating distances from adjacent property lines.
 - Detailed drawings and architectural plans which include exterior elevations and dimensions of railings and/or screening, posts, stairs, steps, benches and other details to clearly describe the proposed work. Include height of deck above ground.
 - Description of color, materials and screening, if required, to be used.
 - Application is also required for changing only the color of an existing deck by staining and must contain the following:
 - Description of color.

3.12 DOGHOUSES, DOG RUNS, and PETS

- a.** Doghouses are prohibited.
- b.** Dog runs are prohibited. Dog runs are defined as a setup where dogs are attached to a stationary object by a lead and allowed to roam free in an unattended manner.
- c.** Kennels are prohibited.
- d.** No domestic livestock or wild animal shall be kept or maintained on any lot
- e.** Any common household pet may be kept or maintained provided that they are not kept for breeding, maintained for commercial purposes, do not create a nuisance or annoyance to surrounding lots or the neighborhood and are subject to state and county ordinances and regulations.

3.13 DRIVEWAYS

- a.** New or replacement driveways and walkways must be concrete.
- b.** Extensions and additions to driveways will be considered when a thorough investigation of the impact on adjoining properties is completed.
- c.** Driveway additions must be constructed using the same material as the existing driveway.
- d.** Driveways or driveway extensions must not adversely affect drainage on adjacent properties. Should modifications adversely affect drainage to adjacent lots, the originating homeowner must act to end the harm.
- e.** Driveway extension application must contain the following:
 - Site plan showing location, dimensions and distance from adjoining properties.
 - Description of materials to be used.
- f.** A driveway being upgraded from asphalt to concrete, with the same dimensions as the existing driveway, does not require an application. However, all work must be completed in a timely manner.

Architectural Guidelines For Prairie Grass Preserve

3.14 EXTERIOR COLOR CHANGES AND APPLICATION

- a. Paint colors on anything viewable from exterior of dwelling must be approved by the Board of Directors.
- b. The acceptable siding, trim and accent colors (**approved color chart TBD**)
- c. Exterior house paint should be flat.
- d. Trim paint can be gloss or semi-gloss.
- e. An application is not required in order to repaint a house or trim if the original color is matched.
- f. All exterior color changes must be applied for and approved.
- g. This requirement applies to siding, entrance and garage doors, shutters, trim, roofs, porches, lamp posts and other structures.
- h. It is the responsibility of the applicant that the finished, dried paint matches the color of the paint approved by the PGP Board.
- i. Additional requirements are:
 - Siding colors must correspond with the approved color chart.
 - Gutters and downspouts must match trim color.
 - Change in entrance door color or style requires application and approval.
- j. Application must contain the following:
 - List all existing exterior colors on the house and other structures and include a color photograph.
 - Actual color samples of the new colors to be used.
 - Description of color schemes used on houses adjacent, across and diagonal from applicants' house.

3.15 EXTERIOR DECORATIVE OBJECTS

- a. Portable lawn furniture must be arranged in an orderly fashion and, unless located on a deck or patio behind the dwelling unit, stored from view when not in use.
- b. Lawn furniture that will remain indefinitely in the front yard must be approved by the PGP Board.
- c. Lawn Art, if viewable from front of dwelling, must be approved by the PGP Board.
- d. Application for approval must show a picture of the proposed lawn furniture and where it will be placed in the front yard.
- e. All exterior decorative objects must be maintained in good appearance.
- f. Seasonal displays may be installed no more than 60 days before the holiday and must be taken down within 60 days after the holiday.
- g. Seasonal displays with sound must be turned off no later than 11 pm.
- h. No application is needed when these requirements are met.

3.16 EXTERIOR LIGHTING

This Section Pending

Architectural Guidelines For Prairie Grass Preserve

3.17 FENCES

- a. The only fences being considered for approval will be:
 - Condo privacy fences between properties. These fences must be constructed in a straight line at 90 degrees from common wall between the condos. Maximum size of 18 feet long and 7 feet high.
 - Fences required by city/state code for in-ground swimming pools. More detailed specifications will be forthcoming, but fences will be of an open design and of the minimum required by law. Solid fences will *not* be approved.
- b. Snow fences are not allowed.

3.18 FIREWOOD

- a. Firewood shall be kept neatly stacked and shall be located to the rear of the residence and in such a manner as to avoid adverse visual impacts for adjoining properties.
- b. Firewood shall be stacked in piles which do not exceed a standard cord: eight feet in length, four feet in width, and four feet in height for both aesthetic and safety considerations.
- c. A maximum of 3 cords of wood may be stored without application for a variance.
- d. Construction material, pallets, etc. is not considered firewood and may not be stacked and stored. Pallets may be used under the firewood stack, but must be of the size and shape to minimize visibility.
- e. Other than a limited quantity of firewood intended for immediate use, firewood shall not be stacked on patios or decks.
- f. Firewood may not be stacked in common areas.
- g. Tarps used to cover firewood shall be earth tone in color.
- h. No application is required if homeowner adheres to stated guidelines.

3.19 FLAGPOLES

- a. An application is required for permanent or freestanding flagpoles.
- b. Permanent flagpoles must be installed and maintained in a vertical position and shall not exceed a maximum height of 30 feet tall.
- c. Flagpoles may fly a maximum of two flags with a maximum flag size of 4 feet x 6 feet each.
- d. Only one permanent, freestanding flagpole per lot is allowed.
- e. Nothing may be attached to the flagpole except a flag.
- f. Color and location must be appropriate for the size of the lot and the background.
- g. Application must contain the following:
 - Property plat/site plan showing pole location and indicating distances from the house, property line and adjacent neighbors.
 - Picture and/or detailed drawing of pole to include dimensions.
 - Description of material of flagpole.
- h. Flagpole staffs which do not exceed six feet in length and are attached to the wall or pillar of the house do not require approval.

Architectural Guidelines For Prairie Grass Preserve

3.20 GARAGES

See section on ADDITIONS, ALTERATIONS, EXTERIOR MODIFICATIONS and NEW CONSTRUCTION.

3.21 GARDENS

See section on ROCK & STONE, section on VEGETABLE GARDENS, and section on LANDSCAPING.

3.22 GAZEBOS

See section on ADDITIONS, ALTERATIONS, EXTERIOR MODIFICATIONS and NEW CONSTRUCTION.

3.23 GREENHOUSES

- a. A greenhouse may be permitted if attached to the house or incorporated within a deck structure.
- b. An application is required for a greenhouse and must meet the following criteria to be considered for approval:
 - It must be behind the rear plane of the house.
 - The size and design must be architecturally compatible with the house and surrounding houses.
 - It shall present a neat appearance in and outside of the greenhouse.
- c. Greenhouses shall not be used for any commercial purposes whatsoever.
- d. A greenhouse will not be permitted as a separate structure.

Also see section on ADDITIONS, ALTERATIONS, EXTERIOR MODIFICATIONS and NEW CONSTRUCTION.

3.24 GUTTERS AND DOWNSPOUTS

- a. Replacement or additional gutters and downspouts must match the design of the original gutters and downspouts.
- b. Color must match house trim.
- c. Discharge from downspouts must not adversely affect drainage on adjacent properties.
- d. Missing, hanging, broken or otherwise unsightly gutters and downspouts should be repaired within 30 days.
- e. No application is required for replacement of existing gutters and downspouts.
- f. Application is required for installation of additional gutters and downspouts or change of color or type of existing gutters and downspouts.

Also see section on EXTERIOR COLOR CHANGES

3.25 HOT TUBS/SPAS

- a. An exterior hot tub or spa must be located behind the house.
- b. The hot tub or spa must blend with the exterior finish of the home, deck or patio to which it is connected.
- c. Application must contain the following:
 - Property plat/site plan showing location of hot tub in relationship to home, deck, and/or patio.
 - Description and dimensions of screening, if any, and landscape plan if applicable.

Architectural Guidelines For Prairie Grass Preserve

- Manufacturer's brochure or detailed description of spa, including dimensions.

3.26 LAMP POSTS

- a. Lamp post to be Hanover Lantern brand, Grosse Pointe residential model in black.
Approved components numbers are:
 - 1) 32470-BLK-U-D-10i-E-N-N-G-M (lamp top with cage and finial)
 - 2) 351-10BLK-D (Residential direct burial post with photo control)
 - 3) 139-3BLK (Wrap Base)
- b. There must be at least one lamp post per duplex lot and the location of the lamppost is 25 feet back from the curb placed between the duplexes. If a duplex owner wants a lamp post on each side, follow the single family home positioning guidelines.
- c. The location of the lamp post for single family lots is 25 feet back from the curb and 8 feet from the house side of the driveway.
- d. Lamp post must be in working order and operate from dusk to dawn on an electric eye.
- e. Bulb wattage must be a minimum of 100 watts and maximum of 150 watts.
- f. Energy saving bulb is encouraged, but lumen output needs to fall within guidelines.
- g. Short term (24-48 hour) attachment of balloons to commemorate a new baby, graduation, etc. is permitted
- h. Decorating and colored lights following seasonal guidelines are permitted.

3.27 LANDSCAPING

- a. An application is required for landscaping additions and changes including, but not limited to, the addition of planting material, the removal of planting material, the substantial or total removal of turf and replacement with another material, such as mulch or gravel.
- b. Landscape designs should take into account the existing design features of the house, adjacent houses and the development in general
- c. Landscape designs are also subject to MALC approval prior to installation.
- d. All landscaping shall demonstrate sensitivity to the interests of adjacent property owners to enjoy light and open views.
- e. Landscaping may not obstruct sight lines for vehicular traffic.
- f. Landscaping must not hide fire hydrants, impede storm sewers, or adversely affect drainage on neighboring properties or utility lines.
- g. Trees and bushes must be planted so they will not overhang property lines and curbs in the foreseeable future.
- h. Trees, bushes or shrubs that may overhang sidewalks should be planted far enough from the sidewalk that they can be properly and attractively pruned to preserve sidewalk clearance.
- i. In addition to the application, neighbor support and approval is required for trees and bushes that are to be planted near a property line that will grow into or over one or more neighbors' properties.
- j. Application must contain the following:
 - Plat layout showing the proposed location of the trees/bushes.
 - Identification (common name and Latin name of each plant shall be identified on the layout.

Architectural Guidelines For Prairie Grass Preserve

- Signed approval of the affected neighbors (see “I” above).
- k. All yards and landscape beds must be neatly maintained, including removal of all weeds, dead growth.
- l. Call Diggers Hotline (800) 242-8511 or (414) 259-1181 before digging. Additional information is available at www.diggershotline.com.
- m. No application is required to replace a dead plant with the same specie and of the same relative size.
- n. No application is required for annual maintenance that does not change the look or feel of existing landscaping (i.e. same color of mulch).
- o. No application is required for the planting of annuals.

Also see section on EXTERIOR DECORATIVE OBJECTS for landscape plans that include exterior objects.

Also see section on ROCK & STONE FEATURES for landscape plans that include stone or rock features.

Also see section on SIDEWALKS AND PATHWAYS for landscape plans that include sidewalks or walkways.

Also see section on WALLS (Landscaping) for landscape plans that include landscape walls.

3.28 LAWN SPRINKLERS

- a. All lawn sprinkler designs shall demonstrate sensitivity to the interests of adjacent property owners with respect to overspray and timing of operation.
- b. Lawn sprinkler discharge from downspouts must not adversely affect drainage on adjacent properties. If drainage effects are anticipated, they must be indicated. If water is directed to adjacent properties and harm ensues, the originating homeowner must act to end the harm.
- c. Lawn sprinkler discharge must be directed to avoid spraying on public areas, streets, and sidewalks.
- d. Call Diggers Hotline (800) 242-8511 or (414) 259-1181 before digging. Additional information is available at www.diggershotline.com.
- e. No application is required if homeowner adheres to stated guidelines.

3.29 MAILBOXES

- a. Property address numbers must be displayed on door and add plaque.
- b. Displaying of numbers anywhere else is prohibited.
- c. Nothing other than property address numbers can be displayed.
- d. Short term (24 hour) attachment of balloons to commemorate a new baby, graduation, etc. is permitted
- e. An application is not required for replacing mailboxes with the exact same make and model. (Association /Homeowner responsibility? TBD)

3.30.0 PARKING – VEHICLES and EQUIPMENT

- a. All cars and other allowed vehicles must be parked in driveways, garages, designated parking areas, or appropriate street parking.
- b. Parking is not permitted on non-paved areas (whether homeowners’ lots or common property).

Architectural Guidelines For Prairie Grass Preserve

- c. Major repairs to motor vehicles are not permitted on any lot, common area, or on any public or private street located within Prairie Grass Preserve, with the exception of inside a homeowner's garage.

3.30.1 PARKING – RECREATIONAL VEHICLES

- a. Recreational vehicle and/or its related equipment must be stored in the garage or off site.
- b. Recreational vehicles include boats, boat trailers, motor homes, conversion vans, self contained or un-mounted campers, camper/tent trailers, mobile homes or trailers, any vehicles not regularly used for transportation such as unlicensed or inoperative vehicles, dune buggies, and collector automobiles.

3.30.2 PARKING – COMMERCIAL VEHICLES and CONSTRUCTION EQUIPMENT

- a. No commercial vehicle or construction equipment, whether owned by the lot owner, resident, guest or any other person shall be permitted to remain on or be parked on any lot, Association common area or common driveway overnight.
- b. Commercial vehicles are defined as:
 - Any solid waste collection vehicle, tractor truck or tractor, truck/semitrailer or tractor truck/trailer combination, dump truck, concrete mixer truck, towing and recovery vehicle with a registered gross weight of 12,000 pounds or more, and any heavy construction equipment, whether located on the highway or on a truck, trailer, or semitrailer
 - Any trailer, semitrailer, or other vehicle in which food or beverages are stored or sold
 - Any trailer or semitrailer used for transporting landscaping or lawn-equipment whether or not such trailer or semitrailer is attached to another vehicle
 - Any vehicle licensed by the State for use as a common or contract carrier or as a limousine; or any vehicle used for commercial purposes that exceeds seven feet in height, nine feet in width or 18 feet in length.
 - Any vehicle displaying writing/signs on the sides and/or tools of the trade within.

3.31 PATIOS

- a. All patios require approval.
- b. Patios shall be located in rear yards.
- c. Patios should be built with concrete, brick, stone, flagstone, concrete, pea gravel embedded in stone dust, similar construction or materials used for decks.
- d. Patios should be finished in natural colors.
- e. The scale, location, and design shall be compatible with the lot, house, and surroundings.
- f. Wing walls for patios may be used for creating privacy if consistent with the architectural style and design of the applicant's house.
- g. Finish materials and colors must match those on the house.
- h. Any adverse drainage which might result from the construction of a patio shall be corrected by the homeowner.
- i. Application is required for all new patios, patio replacements, and modifications to existing patios and must contain the following:
 - Property plat/site plan showing the exact location and dimensions of the patio.

Architectural Guidelines For Prairie Grass Preserve

- Materials to be used including color. If using brick, it should match any brick on the house.
- Method of installation including a description of any grading changes and resulting impact to adjacent properties.

3.32 RECREATION AND PLAY EQUIPMENT

- a. Permanent or semi-permanent play equipment which either constitutes a structure or is appurtenant to an existing structure requires approval. Examples include basketball setups (see Section on BASKETBALL SETUPS), sandboxes, playhouses, swing-sets, play-sets, trampolines, etc.
- b. Except basketball setups, such play equipment must be located directly behind the house. Exceptions may be considered on a case by case basis if screened with evergreen plantings.
- c. The following factors will govern approval of permanent or semi-permanent equipment:
 - Location. Equipment must be located in the back yard.
 - Scale and Design. Structures and equipment must be compatible with the lot size. The design and any visual screening are additional considerations in evaluations and may be required when there might be an adverse visual impact. Dimensions and photographs or sketches of play sets must be included in an application.
 - Color and Materials. While wood left in natural color to weather is encouraged, the wood may be stained with a semi-transparent or solid stain that must be the color of naturally occurring wood (oak color, redwood color, etc.) Tarps and/or canopies may be solid in color or can be 3 (three) primary color striped (red, yellow, blue).
 - Metal play equipment is prohibited.
- d. All play equipment must be maintained in good condition.
- e. Playhouses, nets used for racket games, hockey games, etc. temporarily set up in the front or side yards must be removed when not in use.
- f. Application must contain the following:
 - Property plat/site plan showing location of equipment.
 - Detailed description of materials or manufacturer's brochure, including exact dimensions of equipment.
 - Proposed colors, including any tarps or canopies.
 - Landscape screening plan, if needed.

3.33 ROCK & STONE FEATURES

- a. An application is required if the rocks or collection of rocks exceed 24 inches in width, depth, height, or length.
- b. Application must contain the following:
 - Property plat/site plan showing location of stone or rock groupings.
 - Description of stone or rock groupings including size, types and colors of rock.

3.34 ROOFS

- a. Must be dimensional shingles with a minimum quality of 30 years.
- b. If three tab shingles are currently installed they will be grandfathered, but dimensional shingles must be used when re-roofing.
- c. Application is required for change in roof color or type.

Architectural Guidelines For Prairie Grass Preserve

- d. No application is required to replace roofing with same color dimensional shingles. Also see Section on EXTERIOR COLOR CHANGES.

3.35 SATELLITE DISHES

- a. See section on ANTENNAS/SATELLITE DISHES

3.36 SCREENED PORCHES

- a. Roofing materials on porch must match materials on main house.
- b. Screen porches should be behind the house.
- c. Side porches may be approved on a case by case basis.
- d. Screen porches must have a railing, and lattice skirts from porch to ground on all sides.
- e. Screen porches must also have architectural detailing to match the house (i.e., facial boards and dental molding).
- f. Screen porches must be harmonious in color with the house siding or trim, providing the house is not in violation of these guidelines.

See section on ADDITIONS, ALTERATIONS, EXTERIOR MODIFICATIONS and NEW CONSTRUCTION.

3.37 SECURITY BARS

- a. Security bars are defined as wrought iron or other metal bars installed over windows on the exterior of the home to serve as a deterrent to unauthorized entry.
- b. Installation of security bars may be approved on a case by case basis.
- c. Security bars must be maintained in good condition at all times, with no evidence of peeling paint or rust.
- d. This section is not intended to prevent use of a single bar on the inside of a sliding-glass door to prevent the door from opening.

3.38 SIDEWALKS AND PATHWAYS

- a. Sidewalks and pathways must be set back at least 4 feet from the side property lines and installed flush to the ground.
- b. Only flagstone, brick, concrete, or pea gravel set firmly in stone dust, or similar durable construction material may be used.
- c. The scale, location and design must be compatible with the lot, house and surroundings.
- d. All sidewalks and pathways should be installed pursuant to industry/municipality's standards and local government regulations.
- e. An application is required for all new construction of sidewalks and pathways and realignment of existing walks. (For purposes of this section, "realignment" means removing an existing sidewalk/pathway and replacing it with one in a different width, shape, orientation or location. "Realignment" does not refer to replacing an existing sidewalk/pathway with no other change than the material used.)
- f. Application must contain the following:
 - Property plat/site plan showing the exact location of the pathway or sidewalk.
 - Materials to be used, including color. If using brick, color should match the color on the house.
 - Method of installation plus a description of grading changes required, if any, and the resulting impact on the neighbors. Corrective measures may be required of applicant.

Architectural Guidelines For Prairie Grass Preserve

- Estimated start and completion dates.

3.39 SIDING & SHUTTERS

- a. Missing, hanging, broken or otherwise unsightly siding and shutters must be repaired/replaced as promptly as possible, but no longer than 30 days.
- b. No application is needed for replacement of siding or shutters that match existing compliant colors/materials.
- c. Application is required for changing siding and/or shutter color.

Also see section on EXTERIOR COLOR CHANGES.

3.40 SIGNS

- a. Signs meeting the following conditions do not require an application.
- b. Signs not listed below are not permitted.
- c. Signs advertising businesses or services are prohibited except as listed below.
 - Identification Signs
 - The owner or occupant of any home may place one sign on the premises with the name of the occupant, but no such sign may be larger than six inches by twelve inches.
 - Real Estate Signs
 - Only one sign advertising a property for sale or for rent may be displayed. Such signs must meet applicable City & County restrictions with respect to size, content and removal.
 - These signs may not exceed eight square feet in size and may not be more than six feet in length. The signs may be placed only in the front yard of available properties.
 - Signs and signposts are to be maintained in vertical alignment and without any unsightly, broken, or loose hanging face boards.
 - Real estate signs shall be removed within seven days after a sale or rental contract has been finalized.
 - Security Signs
 - Security signs (alarm systems) shall not exceed two square feet in size.
 - A maximum of two security signs are permitted per lot.
 - Political Signs
 - Occupants may post one sign per candidate per lot, no larger than eight square feet, no more than six feet in length, for no more than 90 days before an election.
 - The sign(s) must be placed near to the center of the property's front yard so that it is clear which neighbor supports the candidate.
 - The signs must be removed within 72 hours after the election.
 - Garage Sale Signs
 - Signs used to promote a garage sale may be posted beginning the day before the sale and must be removed by the day after the sale.
 - Contractors Construction Signs
 - Signs may be posted by contractors only on lots where work is being performed by the contractor beginning when the work commences.

Architectural Guidelines For Prairie Grass Preserve

- Signs should be removed no later than one week after work has been completed.
- Such signs may be no larger than eight square feet and no more than six feet in length.

3.41 SKYLIGHTS

- a. All skylights require approval.
- b. Skylight frame and trim must be similar to color of roof.
- c. An application must contain the following:
 - Property plat/site plan showing location of skylight(s).
 - Sketch, photograph or manufacturer's product information of proposed skylight(s) including dimensions, construction details showing how it is attached to the house, materials, and color.
 - The size and design must be architecturally compatible with the house and surrounding houses.

3.42 SOLAR COLLECTORS

- a. All solar collectors require approval.
- b. Solar collectors or panels may be installed only on the rear roof of the home
- c. Solar collectors must be maintained in a state of good repair.
- d. An application must contain the following:
 - Property plat/site plan showing location of solar collector(s).
 - Sketch, photograph or manufacturer's product information of proposed solar collector(s) including dimensions, construction details showing how it is attached to the house, materials, and color.
 - The size and design must be architecturally compatible with the house and surrounding houses.

3.43 STORAGE SHEDS

- a. Storage sheds, accessory buildings, shacks, metal or wooden type structures commonly used for the storage of garden equipment are prohibited
- b. No temporary building is permitted on any lot.

3.44 STORM/SCREEN DOORS AND WINDOWS

- a. Storm doors, screen doors, or combination storm/screen doors must be plain in design, and their framing must match the entryway trim color.
- b. Windows and window screens must also be plain in design, and their framing must match the window trim color.
- c. Storm windows will be considered only by application.
- d. Installation of full glass storm doors with frames matching existing door colors, storm doors and windows/screens meeting the above requirements need no application for approval.
- e. Application for any other style of door/window must contain the following:
 - Photograph or image of the door/window.
 - Framing color if not shown in the photograph/image
 - Existing siding, trim and front door colors of house

Architectural Guidelines For Prairie Grass Preserve

- f. Application is also required for any kind of door/window if dimensions are being changed or if window style is being changed and must include, in addition to the above application information:
- A diagram of each face of the house affected, showing the dimensions of the face and the position(s) and dimensions of the changed door(s)/window(s).

3.45 SWIMMING POOLS

- a. All in-ground pools require approval from the PGP Board AND must meet applicable federal, state and local statutes.
- b. Above ground pools are prohibited.
- c. Application must contain the following:
- Property plat/site plan showing relationship of pool to house and property lines with dimensions.
 - Full set of architectural drawings to include dimensions, materials, color of pool and decking.
 - Fence plan, showing relationship of fence to lot line. Include description of materials and colors to be used. Only PGP Board approved fencing will be considered.
 - Landscape plan, listing type of plants to be used for screening, with location and dimensions.
 - Construction plan indicating where excavated soil will be deposited and for how long, erection of erosion barriers, and maintenance of the street directly adjacent to the work site.
 - Estimated start and completion dates.
- d. Children's wading pools require approval
- Approval will be considered depending on size, location, and neighbors' input.

3.46 TEMPORARY STORAGE UNITS

- a. This section refers to storage units placed outside of a home or garage. Smaller units that are kept entirely inside (or in garages) are not subject to any restrictions.
- b. A single unit (POD) no bigger than 8ft.X8ft.X16ft will be allowed for temporary use only.
- c. Pods can be used once for no more than 10 consecutive days during any twelve month period.
- d. If multiple pods are needed, only one pod can be used at any time and the 10 consecutive day elapsed time will be measured from the day that the first pod is installed.
- e. A fine of \$25.00 per day will be assessed for each day after the 10th day that a unit has been in place.
- f. The unit should be placed as unobtrusively as possible and as far from the street as possible.
- g. A request for architectural approval is required prior to the delivery of a pod.

3.47 TRASH

- a. Trash receptacles and recycling bins must be used. Loose bags/boxed garbage is not permitted.
- b. Trash receptacles and recycling bins shall not be placed at street for pickup prior to 7:00 p.m. the day before the scheduled pickup.

Architectural Guidelines For Prairie Grass Preserve

- c. Trash receptacles and recycling bins shall be collected promptly after trash pick-up (the same day as trash pick-up).
- d. Trash receptacles and trash (including yard waste and bagged grass clippings) should not be visible from the street or from neighboring houses except when placed out for collection.
- e. Trash receptacles may not be stored on Association property.
- f. Owners/residents are responsible for picking up litter on their property and debris on common ground that originated from their property.
- g. Owners/residents are responsible for making arrangements for timely pickup/disposal of large items of materials not in a trash receptacle. Timely means within 48 hours of being placed at the curb.
- h. Burning of trash or refuse is not permitted.
- i. Dumping on common ground is not permitted.

3.48 TREE REMOVAL

- a. Residents are advised to consult with Franklin City & Milwaukee County for compliance with the county ordinances on tree cutting.
- b. If any tree is removed, the stump should also be removed unless it is hidden by other plantings or is a functional element of the landscaping. Removal of a stump means removal to below ground level, so that there is no evidence of the past presence of a tree.
- c. It is the responsibility of the property owner to remove any tree that has been uprooted or otherwise creates a hazard.
- d. No trees, shrubs or other vegetation on common areas are to be cut, pruned, or removed by homeowners. However, shrubs that have grown into the property may be pruned back to the property line. An owner may also kill noxious plants, such as poison ivy, that have grown into the property, even if the effect may extend into the common area. In all other situations, such as a dead or leaning tree, the owner must request the Board of Directors to address the concern.

3.49 VEGETABLE GARDENS

- a. All vegetable gardens require approval.
- b. Gardens may not be located between the front line of the house and the front property line.
- c. Gardens must be placed a minimum of 10 ft from any PGP property line and a minimum of 30 ft from any street.
- d. Any adverse drainage which might result from the construction of a garden shall be corrected by the homeowner.
- e. Gardens must not encroach on Association common ground.
- f. Gardens must be for personal consumption, not for commercial purposes.
- g. Garden size typically cannot exceed 100 sq feet. Exceptions will be considered by application for oversized or secluded lots on a case by case basis.
- h. Gardens must be neatly maintained including removal of weeds, dead growth and unused stakes or trellises.
- i. These requirements do not mean that no vegetables can be used as part of a landscaping plan for a front yard, just that any bed dedicated solely to vegetables is subject to the requirements in this section.

Architectural Guidelines For Prairie Grass Preserve

For flower gardens, also see section on LANDSCAPING.

3.50 WALLS (Landscaping)

- a. Walls and similar features require application and approval, and will be considered on a case by case basis.
- b. Walls must meet the following criteria:
 - Walls must be made of stone, brick, stucco material, wood, or a combination thereof.
 - Walls must not exceed 4 feet in height.
 - Walls must not cause adverse drainage conditions for adjacent properties.
Homeowner must correct any drainage problems that do arise within 60 days.
 - Brick walls must be harmonious with the brick used on house (if any).
- c. An application must contain the following:
 - Property plat/site plan depicting location of wall(s) with respect to house and adjacent houses.
 - Description of material to be used.
 - Detailed drawing of proposed structure including dimensions.

3.51 WIND MILLS

This Section Pending

4.0 ARCHITECTURAL APPROVAL REQUEST FORM

- a. Use the attached form to request approval by the Board of Directors.
- b. Please make copies for your use.
- c. Follow the directions on the form in order to ensure consideration by the Board of Directors.
- d. Incomplete forms may be returned to the applicant without Board of Directors approval/disapproval.
- e. The form also is available at www.pgpassoc.com.

Architectural Guidelines For Prairie Grass Preserve

PRAIRIE GRASS HOME OWNERS ASSOCIATION

Architectural Approval Request Form

All plans being considered which modify the exterior of your property including, but not limited to, landscaping, lighting, fences, garden structures, children's play structures, basketball hoops, satellite dishes, swimming pools, additions and other temporary or permanent structures or elements which affect the overall environment of Prairie Grass Preserve must be approved by the Board, in writing, prior to beginning construction, and prior to application for a building permit when one is required. All landscape plans, including species lists, shall also be approved in writing by the Milwaukee Area Land Conservancy prior to installation. A copy of this signed form will be returned to the property owner after review by the Board.

Date: _____ Property Owner: _____

Property Address: _____

Estimated Start Date: _____ Estimated Completion Date: _____

Work being requested: _____

Please attach any approvals, drawings, plans, pictures, color swatches, etc. required to support your request. (Maximum size 11" x 17")

It is the responsibility of the property owner to insure that all appropriate permits are obtained and that all work is completed according to applicable codes after getting approval from this Board to proceed.

Approved

Returned For Additional Information

Rejected

Date: _____

Date: _____

Date: _____

President
Prairie Grass Preserve Homeowners Association

Vice President
Prairie Grass Preserve Homeowners Association

Secretary & Treasurer
Prairie Grass Preserve Homeowners Association

Architectural Guidelines For Prairie Grass Preserve

5.0 ARCHITECTURAL GUIDELINES REVISION HISTORY

<u>Date</u>	<u>Version</u>	<u>Action</u>
05/06/2008	1.0	Original document published
03/08/2011	1.1	Updated Board member name in section 1.1 Updated lamp post information in section 3.26
05/23/2011	1.2	Updated lamp post part #s in section 3.26