

Great Island District Homeowners Association, Inc.

Design Standards

October 2011

Great Island District Homeowners Association, Inc. Design Standards

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Great Island District Homeowners Association, Inc. Design Standards

These Design Standards (Standards) include information to assist property owners in complying with the Pinehills Declaration of Covenants, Conditions and Restrictions dated October 11, 2000 executed by Pinehills, LLC, as Declarant (Declaration), the Supplemental Declaration of Covenants, Conditions and Restrictions for the Great Island District dated May 1, 2002 (Supplemental Declaration), The Pinehills Master Plan, and the Town of Plymouth Open Space Mixed Used Development (OSMUD) By-Law.

The Great Island District (Great Island) is an active adult community designed to respect the visual character of its site and minimize environmental impacts. In order to preserve and enhance these principles, these Standards are established to provide a framework by which the community can develop and progress in an orderly, cohesive and attractive manner, implementing planning concepts and philosophy that are required by regulatory agencies and desirable to residents.

The Standards include minimum requirements for the design, size, location, style, structure, materials, color, mode of architecture, mode of landscaping, and relevant criteria for the construction or addition of improvements of any nature. As necessary and appropriate, the Great Island Design Review Committee (DRC) will examine any proposed work in relation to impacts on neighboring properties, including, without limitation, impacts to abutting structures, drainage, and existing landscape.

The Standards can assist residents in the preparation and submission of an application to the DRC. They include information concerning the process of design review, the information required for review and guidance with respect to certain common design elements or issues and any specific rules or requirements that have been established by the DRC and approved by the Board of Directors (Board) of the Great Island District Homeowners Association, Inc. (HOA).

The Standards have been adopted by the Board pursuant to the Supplemental Declaration and will be enforced by them. All applications for approval are assumed to be made to, and written approval issued by, the DRC, acting on behalf of the Board.

The Standards provide a general framework for various items they address while still allowing for creativity in design. They are *not* all inclusive; not every element of building and site design is addressed herein. If the Standards do not address a particular issue, each property owner is still responsible for contacting the DRC to determine if a Design Review application needs to be submitted. From time to time, the DRC may issue amendments or supplements to these standards.

The Standards are in addition to and not in replacement of the Pinehills Design Review process and Pinehills Design Guidelines as provided under Article V of the Declaration. To the extent that the Declaration, any government ordinance, building code or regulation requires a more restrictive standard than that found in these Standards or the Supplemental Declaration, **the more restrictive standards shall prevail**. To the extent that the Declaration or local ordinance is less restrictive than these Standards and any standard contained in the Supplemental Declaration, **these Standards shall prevail**.

Documents labeled as Declaration and Supplemental Declaration may be found in the binder of documents each resident received prior to or at the closing of their property.

1. Design Review Process

All property owners within Great Island are required to complete and file an application for Design Review to the Great Island DRC before making changes to their property. Applications may be dropped off at The Overlook Clubhouse. A copy of the application form may be obtained at the Overlook Clubhouse.

Design Review is a two-step process. Design review approval must first be obtained from The Great Island DRC, who will then forward the application to the Pinehills DRC. The Great Island DRC may take up to thirty (30) days to complete review.

The Pinehills DRC then has up to 30 days to review the applications. Therefore, when planning projects, please keep in mind that it may take up to 60 days for the Design Review process to be completed. Both the Great Island DRC and the Pinehills DRC will transmit their decisions to the applicant in writing. The decision will be rendered in one of the following forms:

- Approved – The entire document submitted is approved in total.
- Approved As Noted – The document submitted is partially approved. A homeowner may proceed with the work to be performed as modified, but must comply with any and all notations on the submittal.
- Not Approved – The entire document submitted is not approved and no work may commence.

The DRC may, but shall not be obligated to, specify the reasons for any objections and/or offer suggestions for curing any objections.

In order for a Design Review application to be reviewed by the DRC, the homeowner must be in good standing (current with respect to any obligations to the HOA, including payment of all dues, assessments, and fines).

Prior to review and approval of any application, the DRC may require a homeowner to have property lines, open space buffers or easements on or within their property staked by a registered land surveyor, at the homeowner's expense. The DRC does not currently charge a review fee. However, the Declaration provides that the DRC may charge and collect a reasonable fee to cover its expenses.

The DRC may conduct site inspections throughout the community to verify compliance with the Standards.

2. Site Characteristics

The following site characteristics may be found within or on your property. The existence of any of these site characteristics and any potential impacts of proposed construction, alteration, or landscape will be taken into consideration during Design Review.

a) Open Space

The preservation of existing native vegetation is an important goal of the Master Plan that governs The Pinehills, and all plans for improvements must respect existing vegetation, especially mature species. Within each lot, Open Space areas have been created. These areas are intended to remain landscaped or in a natural state. There are to be no structures within Open Space. A plan showing this area was provided by the builder as part of your closing documents, or can be obtained from the Town of Plymouth.

b) Utility Easements

Some homes within Great Island have utility easements within the property. These easements may include sewer, drainage, gas, electric, or water lines (including irrigation). The homeowner may, with DRC approval, choose to landscape the easement area but does so at his or her risk. If any utility maintenance needs to be undertaken, for any reason, the utility company or the HOA is only responsible for reseeding the disturbed area with a grass mixture. All other landscaping or site features (i.e. walls, fencing) will not be replaced.

Trees may not be planted within utility easements as roots may adversely affect the installed utility line.

If applicable, a plan showing the easement was provided to you by the builder as part of your closing and/or contract documents.

c) Building Setbacks

All residential lots contain certain setbacks along property lines and roadways to preserve open space and facilitate maintenance. **Although residents own the land in the setback areas, they are prohibited from making changes within them.** The building setbacks described below are recognized by the Board and apply to all lots, including corner lots.

Detached Single Family Home

Front Yard: 20'0" Minimum

Side Yard: 5'0" Minimum
10'0" Minimum on corner lots if side is adjacent to street

Rear Yard: 10'0" Minimum

Attached Single Family Home

Front Yard: 20'0" Minimum

Side Yard: Attached side 0" Minimum
Unattached side 5'0" Minimum
10'0" Minimum on corner lots if side is adjacent to street

Rear Yard: 10'0" Minimum

d) Private Area

The Private Area of each lot is defined as the area between the minimum side setback lines, behind the front setback line and in front of the rear setback line, as described above. The Private Area also includes all portions of the lot within three feet (3') of the front service walk as originally installed by the builder, regardless of whether these areas are within the setback boundaries.

To preserve attractive view corridors and promote efficient landscape maintenance, no installation of landscape, hardscape materials or other improvements (other than underground sprinkler systems and invisible fencing) shall be approved for any portion of the lot **outside the Private Area**.

e) Other Easements and Restrictions

When necessary, homes may contain additional easements or restrictions separate from the above mentioned. Any such additional easements or restrictions were identified in your closing documents and/or sales contract.

Some homes abut wetlands. The Town of Plymouth Zoning regulates a 100 ft buffer surrounding the wetland. Abutting properties may contain a portion of this buffer within their property. Within this 100 ft buffer area, any proposed work must first be approved by the Great Island DRC, the Pinehills DRC and the Town of Plymouth Conservation Commission. Violations are subject to fines and penalties.

At no time does a homeowner have rights to a view easement or view corridor over an adjacent property.

3. Landscape

Landscape elements should reinforce the relationship between building and site and reinforce the boundaries between private and public outdoor spaces. Existing vegetation and grades should be preserved whenever possible. DRC approval is required for items such as tree removal, brush cutting, substantial change or modification to existing plantings, and installation or alteration of patios and walkways. Design Review Applications are to include a plan showing proposed alterations, along with the existing landscape layout.

a) Tree Removal / Brush Cutting:

Removal of trees or limbing of trees may not be done at any time without approval from the DRC, regardless of the location of the trees in question. This includes living or dead trees in buildable area and in open space.

At no time is a homeowner allowed to cut trees on property they do not own.

When requesting approval for tree removal, homeowner must clearly mark the trees for review (using temporary marking materials). A representative from the DRC will conduct a site walk prior to DRC approval. Any approved tree removal is at the expense of the homeowner.

Homeowners may not clear underbrush for any purpose without first receiving approval from the DRC. Approved underbrush removal is at the expense of the homeowner.

Homeowners may not clear any trees or underbrush, or perform work of any kind, within the 100 ft wetland buffers without prior approval from the DRC, the Pinehills DRC and the Town of Plymouth Conservation Commission.

As required by the Town of Plymouth Zoning By-Law Section 205-5.A.1, no building or other structure shall be erected, structurally altered, added to, or moved, nor shall any cutting of trees, clearing of land, or excavation of soil be carried out, whether or not for the purposes of construction, nor shall any change of land use be made unless a zoning permit has been issued, and no building permit, as required by the Building Code, shall be issued without an approved zoning permit.

For any cutting of trees, clearing of land, or excavation of soil, homeowners must provide proof of Town of Plymouth zoning approval at the time of Design Review Application submittal. Homeowners may not perform any work without DRC approval, regardless of zoning approval. For all other work, homeowners must show proof of zoning approval prior to Pinehills signing a Building Permit Application (see Sections 5 and 6 of the Standards).

b) Yard Waste:

Any debris, clippings, etc must be properly disposed of off site and can not be placed on property owned by others or within common open space areas.

[At the Manomet Transfer Station on Beaver Dam Road, homeowners may dispose of yard waste limited to leaves, grass and other items that can be composted. Twigs and/or branches are not accepted. A recycle permit from the town (currently \$25.00 annually) is required. Leaving anything at the transfer station without a permit is subject to a fine of \$100.00 per occurrence. Those with a permit also can pick up compost made from such yard waste at no charge.]

c) New Planting / Flower Beds:

From time to time homeowners may wish to alter or add to their initial landscape design. Any additional landscaping, new planting beds or any significant expansion of an existing planting bed must first be approved by the DRC. Homeowners must submit a plan showing trees, shrubs, walkways, and any other landscape features (See Suggested List of Plantings in Appendix A).

Homeowners are not required to obtain DRC approval for routine landscape maintenance (e.g., spring clean up, replacing dead flowers and/or shrubs, changing flowers for seasonal color, planting bulbs).

d) Patios:

Patios may be constructed of stone, brick, stamped concrete, or patio pavers. Concrete slab patios are not permitted.

e) Garden and Landscape Elements:

Residents will be limited to two (2) decorative components in the front yard under the following conditions:

- Item shall not be more than 18 inches in height and/or 18 inches in width/length.
- Color will be neutral – such as tan, gray, stone, or color of home (**multicolored items are not allowed**)

The decorative components referred to above may be accompanied by two (2) decorative flower pots (clay, ceramic, masonry or metal) in the front yard for the placement of additional plants, grasses, or annual flowers. The flowerpots must be a single neutral color (e.g., tan, gray, stone, terra cotta) and blend into the landscaping. Plastic pots are not permitted in the front yard.

Within the front yard, visible from the street, the following items (decorative components and statues) are not permitted:

- Fountains and birdbaths
- Bird or squirrel houses and feeders
- Signage
- Excessive use of concrete, stones, brick pavers or asphalt
- Items such as benches, wagons, wishing wells and wheelbarrows exceeding the size limitations listed above
- Plastic or artificial flowers or plants
- Gazing balls

Items not allowed in front yards are permitted in rear yards, inside the setback area.

To avoid impeding mowing and maintenance activities, all portable garden equipment (including hoses), lawn furniture, and play equipment must be stored nightly.

f) Other Landscaping Requirements

Only dark brown shredded natural mulch may be used as inert ground cover, except that compost may be used on perennial and annual planting beds. Decorative rock will not be permitted as ground cover. The use of plastic sheeting or polyethylene in planting beds is not permitted. If landscape fabric is used under mulch, it must allow the free flow of water, air and gases to and from the soil.

Categories of decorative boulders that may be used are moss rock, native natural stone, granite and cultured rock.

Ground cover or inert material may not be used to display letters, geometric patterns or other symbols.

Stones may not be used to outline garden beds.

Residents may secure one (1) hanging flowerpot from the light pole in the front yard. Dead potted plants must be removed in a timely manner and not left hanging on the pole.

Decorative items, including potted plants, are not to be hung from any tree.

The entire yard, including all lawn, flowers, plants and mulch areas should be trimmed, weeded, edged, watered and otherwise maintained throughout the growing season. Fall cleanup should consist of leaf removal at reasonably frequent intervals and trimming of spent perennials and removal of dead annuals. Residents are responsible for completing this work or hiring contractors to maintain their property.

Trees and shrubs should be spot-pruned during the growing season to promote shaping and thinning and to remove branches that interfere with nearby improvements or interfere with pedestrian traffic. During the dormant season, trees should be pruned to remove dead, damaged or crossing branches and to develop the natural form of the tree. Pruning of trees must be in compliance with nursery standards. No tree topping that leaves limbs and branches greater than four inches (4") in diameter exposed will be allowed.

Diseased trees must be removed or trimmed as soon as discovered (with approval from DRC), after taking appropriate measures to protect against the spread of disease, and shall be replaced as necessary to maintain the appearance of the lot as approved by the DRC.

4. Building and Site Improvements

The careful siting and design of additions and improvements, including, but not limited to, decks, pools, spas, fences, lighting and other residential improvements is important to preserving the integrity of the neighborhood environment. **It is imperative that the placement of these elements be done in such a manner as to not adversely impact adjacent homes.** General design criteria for these elements are provided below, although the DRC has the ability to make final design recommendations.

All materials used in maintenance, repair, additions and alterations shall match those used by the Builder as to color, composition, type, and method of attachment. The DRC may allow substitute materials if such materials are deemed in its sole discretion to be compatible with the theme of the community.

When any additions, alterations or renovations are performed to an existing home or site, the established lot drainage shall not be altered. Any homeowner or resident who changes the existing grading or drainage shall be liable for all costs and expenses of repairing such changes, or any costs, liabilities, damages or causes of action arising out of such changes.

a) Satellite Dishes:

Installation of satellite dishes must be carefully considered to mitigate the impacts to neighboring properties. As such, all satellite dishes mounted on buildings should be adequately screened from public view by landscaping and can not exceed 36" in diameter.

Satellite dishes may not be mounted on the front facade of a building or home, or adjacent to a public way. If a front facade mount is necessary for reception, the homeowner will be required to provide landscaping to screen the satellite dish from the street at the homeowner's expense.

The DRC application must include the approximate location of the dish.

b) Driveways and Walkways

Driveway surfaces must be asphalt. Homeowners wishing to seal coat their driveway do not require DRC approval.

Front entry walkways must be poured concrete.

Excessive use of concrete, asphalt or pavers in front and street side Private Areas will not be allowed. No concrete, asphalt or pavers may be located in driveway or walkway areas other than that which is initially included with the home; however, additional walking area(s) adjacent to the driveway that extends the overall driveway width not more than four feet (4'), is attached to the driveway, and does not alter drainage, may be considered for approval by the DRC. Plans for ANY contemplated hardscape work must be approved by the DRC.

c) Exterior Painting:

Homeowners wishing to change the paint color of their front door or shutters must submit a Design Review application for approval. The application must include a sample paint chip.

Routine maintenance of exterior painting, which does not involve changing the existing exterior color, does not require DRC approval.

d) Lighting:

Exterior lighting should be designed to subtly highlight key features of the landscape design, such as walkways or paths and augment architectural features of the residence. Flood lights and spot lights must be activated by motion sensor. Lights must be hooded to shield from abutting property.

All homes have a post light at the driveway that helps to light the roadways. These lights are required to have photocell controls and be illuminated between dusk and dawn. The post must not be painted.

Low voltage landscaping lighting (e.g., solar lights) is permitted along the walkways in the yard but must be approved by the DRC.

No colored lights are allowed.

e) Holiday Lighting and Decorations:

Lighting and decorations for the December Holiday period may be displayed between December 1 and January 15. For other holidays, decorations may be displayed 30 days prior and 15 days after the holiday.

- Only white or clear mini-lights can be used in the bushes and/or trees near home. No flashing or colored lights are permitted.
- Window lights in interior windows may be white or clear.
- Ground spotlights are permissible provided they are designed for exterior use and do not impact a neighbor.
- All power cables and outside lights must be UL listed for outdoor use.
- No power cables may be laid over walkways or driveways.
- Lights may not be used to outline houses.

- No decorations of any kind shall be placed on roofs or lawns. Decorations may be placed on stoops or front porches.
- Wreaths and swags may be placed on the exterior of the house.

f) Walls and Fencing:

No alteration, changes or additions shall be allowed to walls and/or fences provided by the builder for any residence without the prior approval of the DRC.

Where wall or fences have not been provided by the builder, walls and/or fences will be allowed only within the rear yard portion inside the setbacks. No wall or fence may exceed seventy-two inches (72") in height. Fences must be of approved cedar wood, vinyl, or combination design. Chain link fencing is not permitted.

All walls shall be of brick, cultured or natural stone.

Invisible fencing may be used for the restraint of pets. All wiring must be buried no less than two feet (2') inside the lot line. No alterations of the yard grade shall be permitted from the installation of such a system. Neither the builder nor the HOA shall be responsible for repair to any system that is damaged by normal maintenance of the yard by the HOA or their designee. **Regardless of the method of restraint used, pet owners are responsible for assuring that their pets do not run free.** Pet owners are liable for any damage to persons or property.

g) Pools and Spas:

All swimming pools and spas shall be of the in-ground type, except above-ground spas not exceeding three feet (3') in height above the existing grade level may be permitted if such spa is adequately screened from street view and the view of any neighboring property, including lots and Common Areas.

All swimming pool and spa equipment shall be screened from street view and view from neighboring property with plant materials of adequate density. Swimming pools and spas must be constructed entirely within the Private Area. All swimming pools and spas shall be fenced for safety as required by applicable law. The DRC may require additional plant materials to be planted to screen the swimming pool or spa from neighboring properties.

Swimming pool and spa drains must connect to the street drainage. No swimming pools or spas can be drained onto open space or any other property.

h) Signage:

The Declaration generally prohibits placing signs, including and without limitation, "Homes for Sale" signs, brokerage signs, "Private Residence" and "Invisible Fencing" signs anywhere.

The Pinehills DRC has established a uniform signage policy for the sale of property within The Pinehills. Please refer to the "*Guide to Selling or Transferring Your Residential Property at the Pinehills.*" (Tab 13 of The Pinehills Governing Documents)

"No Soliciting" and security/alarm notifications shall be limited to placards or stickers not to exceed five by seven inches (5"x7") in size placed on the front door or door frame or in a window near the front door. No free standing signs may be located in the yard.

Homeowners wishing to put up signs displaying their family name or home address number in proximity to the front door may do so with the approval from the DRC. Homeowners must submit a description of the sign, the size, the type of material (i.e. wood, stone, granite), and proposed location to the DRC.

Notwithstanding the above, the Developer shall be allowed to install any sign(s) necessary for purposes connected with the development of Great Island and/or as may be described in the Supplemental Declaration.

i) Flag Poles:

One flag pole may be mounted from the structure of home and not exceed 4 ft. beyond any eave. The location must be approved by the DRC. Flags are not to be mounted from exterior light poles.

No free standing flag poles are allowed.

j) Storm Doors:

All storm doors must be full view glass/screen and must either be white or match the color of the door frame trim or the front door. Storm doors must receive DRC approval prior to installation.

k) Retractable Awnings

Retractable awnings shall be constructed of high quality, durable, fade resistant, and fire resistant materials. Awnings are allowed only on the rear of the home. The awning color must be submitted with the Design Review Application for approval.

All awnings require zoning approval and a building permit from the Town of Plymouth (per *Massachusetts State Building Code, 7th Edition*).

l) Barbecues

Built-in barbecue units shall be for cooking only and must be located within the rear yard Private Area and must be designed as an integral part of the home. Location must be carefully planned to minimize smoke or odors affecting neighboring properties. All barbecues must be located at least four feet (4') from any wall of the residence. All outdoor fires must be natural gas or charcoal. Outdoor wood burning is prohibited. Built-in barbecue units must receive DRC approval prior to installation.

m) Trash and Recycling Containers

All trash and recycling containers must be covered and stored in the garage. Containers may be left for collection at the end of the driveway (not in the street) at dusk on the day prior to collection and must be re-stored by dusk on the day of collection.

5. Exterior Improvements (Structural)

Homeowners wishing to extend their existing decks, add stairs, add a three season porch, or add an addition to their home must receive approval from the DRC. Homeowners must submit a plot plan locating work to be done, construction drawings (must match drawings submitted to the Building Department), and contractor information (including license number and evidence of insurance) as part of the Design Review Application.

Exterior improvements may not be built within lot setbacks, open space or easements.

No improvement will be approved if it is determined to have a material adverse impact upon neighboring properties.

Town of Plymouth Zoning approval and Building Permit are required by the Pinehills DRC for all exterior structural improvements.

a) Decks and Deck Stairs:

Decks should be designed in harmony with the architecture of the home and should be complimentary to the building in material and color.

A plot plan identifying the deck and/or stair location must be submitted with the Design Review Application.

Homeowners wishing to extend their original deck must match all existing material, style, and structural construction.

Stairs leading from decks to grade generally shall face the front or side of the house lot only. Stairs that cannot accommodate this due to home protrusion or bulkheads are to be reviewed with the DRC during the submittal process. Stairs built into the grade or slope may lead to the rear of the lot.

b) Three-Season Porches, Four-Season Porches and Additions

Three-season porches, four-season porches and home additions must match the home in architectural style as well as roof lines. The height of any addition to a home shall not be higher than the original roof line. Windows do not have to be by the same manufacturer as the existing home, but must match in style and color. All new or altered roofs shall drain to the ground solely within the deeded lot area. No roof shall drain directly onto a neighboring property. Gutters and downspouts shall match those originally installed in color and composition. Architectural plans and a plot plan identifying the three-season porch, four-season porch or addition location must be submitted with the Design Review Application.

In addition to the above, the following is a non-exclusive list of additional items requiring DRC approval:

- Retaining walls
- Trellis work, lattice work, arbors or other decorative building elements
- Privacy fencing on or next to a deck or patio
- Porch/deck railings
- Shutters
- Adding windows
- Weathervanes and weather stations
- Bulkheads
- Exterior landscape stairs
- Drainage structures
- Placement and duration of temporary storage units (i.e. PODS, dumpsters)

The following structures are prohibited in Great Island:

- Stand alone flagpoles
- Storage building or sheds
- Clothes lines or clothes poles
- Tents of a permanent nature
- Above-ground swimming pools
- Artificial vegetation
- Accessory buildings, including gazebos, greenhouses, and guest houses
- Swing sets, jungle gyms and other non-portable play sets

6. Interior Improvements

Homeowners finishing their lower level or any other unfinished space, or proposing to add any interior space to their home must receive approval from the DRC. Plans must be submitted clearly outlining the proposed construction improvements. Additionally, homeowners must submit construction drawings (must match drawings submitted to the Building Department) and contractor information (including license number and evidence of insurance) as part of the Design Review application.

A Town of Plymouth Building Permit is required by The Pinehills DRC for all interior structural improvements.

Any proposed interior construction or addition must be consistent with the Town of Plymouth OSMUD Zoning. OSMUD Zoning designates homes within Great Island as Limited Occupancy Community (LOC) Units and requires that no such homes shall contain more than three (3) bedrooms, the master bedroom shall be on the first floor, and no more than one additional bedroom may be on the first floor.

A bedroom is defined as a room with any combination of the following: a door, a closet, and close proximity to a three-quarter or full bathroom. Room additions will be evaluated based on construction of the room and not the labeled use or décor of the room.

7. Homeowners Responsibility

Each homeowner is responsible for understanding and complying with the Standards, the Declaration and the Supplemental Declaration.

No modification or improvement to the property can be undertaken without prior review and written approval of the Great Island DRC and the Pinehills DRC.

The homeowner, and not the contractor or the DRC, is responsible for compliance with federal, state, and local ordinances and standards.

8. Compliance and Enforcement

Article III of the By-Laws describes the scope of authority of the HOA, including the review and determination of alleged violations by homeowners and residents, execution of certain remedies and recommendations to the Board for further action.

The Board has established the following Violation Warnings and Fine Structure:

First Notification:

A warning violation letter providing notice of the violation will be sent to the unit owner requesting resolution of the violation within thirty (30) days from the date of the letter.

Second Notification:

A violation letter with a \$50.00 fine assessed to unit owners account for not complying with the 30-day grace period to resolve the violation.

Third Notification:

If, after 14 days of the date of the second letter the violation is still in effect, a \$20.00 per day fine will be assessed to the unit owner until the violation is resolved.

Fourth Notification:

If still in violation 5 days after the date of the third warning letter, a letter will be sent to the Attorney to intervene and request immediate resolution. The \$20.00 per day fine will continue to accumulate and all attorneys' fees incurred will be charged back to the unit owner's account until the violation is resolved.

Each day that a violation continues shall be considered a separate violation.

If the Homeowner is still in violation after the Fourth Notification, a duly authorized representative of the Board may enter the property to perform the necessary work to bring the property into compliance. All cost incurred to bring the noncomplying Homeowner into compliance, including the cost of the work and interest, shall be charged to the Homeowner as a Benefited Assessment. Any amounts invoiced to the Homeowner pursuant to this paragraph or pursuant to the Supplemental Declaration as Benefited Assessments shall be due and payable within ten (10) days of receipt of such invoice by Homeowner. The failure of the Homeowner to pay a Benefited Assessment levied is a default and could subject Homeowner to suspension of his/her voting rights and rights to use the Common Area(s) and the Clubhouse and such additional remedies as provided in the Supplemental Declaration. The decision to suspend a Homeowner's rights to use such facilities will be made by the Board.

The DRC, at its sole discretion, reserves the right to require any homeowner to provide a Design Compliance Escrow deposit as a condition of DRC approval for their proposed alteration, construction, or other work on their property. If the work is completed in full compliance with the DRC approval and the Standards, then the deposit will be returned in full to the homeowner. Without limiting any other remedies that the DRC may have under the Supplemental Declaration or otherwise, if the work is not completed and is detrimental to the neighborhood, the DRC may use the deposit to address any non-compliance that may be affecting others.

Any Homeowner aggrieved by a decision of the DRC may appeal that decision. **An appeal shall be considered only if the appellant has modified the requested action or has new information that would, in the Board's opinion, warrant reconsideration.**

9. Changes and Amendments to the Design Standards

The Standards may be amended as follows:

- Changes to these Standards may be proposed by the Board and/or the DRC. Additionally, any homeowner may submit to the DRC proposed changes to these Standards for review and consideration.
- Any recommendation to amend the Standards shall be approved by two thirds (2/3) of the DRC members and be forwarded to the Board for consideration.
- If the Board approves the proposed amendment, it shall be promptly posted and copies made available to the Community.
- All amendments shall become effective upon adoption by the Board. Such amendments shall not be retroactive to previous work or approved work in progress.
- In no way shall any amendment to the Standards change, alter or modify any provision of the Supplemental Declaration or the By-laws of the HOA.

Appendix A List of Recommended Plantings (Developed in Consultation with Great Island Gardeners)

Following is a **non-exclusive list** of recommended residential landscape plantings for Great Island. Talk with local nurseries about the best varieties for your situation.

SHADE TREES – 4" CALIPER MINIMUM

Autumn Purple Ash	Kentucky Coffee Tree
Patmore Ash	Newport Plum
Marshall Ash	Sugar Maple
Greenspire Linden	Red Maple
Redmond Linden	Honey Locust
Gingko (male)	

FLOWERING or ORNAMENTAL TREES - 2" CALIPER MINIMUM

Flowering Pear	Paperbark Maple
Japanese Maple	Japanese Stewartia
Dogwood	Serviceberry
River Birch	Moraine (thornless) Honey Locust
Magnolia	Eastern Redbud
Smoke Tree	Weeping Higan Cherry
Flowering Crabapple	Black Alder
Flowering Cherry	American Holly (need male & female for berries)
Hawthorn	Sourwood Tree
Japanese Tree Lilac	American Beech

EVERGREEN TREES – 6' HEIGHT MINIMUM

Eastern Red Cedar
Japanese Cedar
Colorado Spruce
Norway Spruce
Red Spruce

Serbian Spruce
Scotch Pine
Lace-Bark Pine
Umbrella Pine
Korean Fir

EVERGREEN SHRUBS – 12" HEIGHT MINIMUM

Rhododendron
Azalea
Cypress
Holly
Leucothoe

Spreading Junipers (e.g., Blue Pacific, Limeglow)
Shrub junipers (e.g., Andorra, Pfitzer, Blue Star)
Upright junipers (e.g., Blue Point, Skyrocket)
Arborvitae
Mugo Pine

DECIDUOUS SHRUBS – 24" HEIGHT MINIMUM

Sweet Pepper Bush
Hydrangeas
Inkberry (Shamrock)
Weigela (various)
Potentilla
Lilac
American Cranberry
Viburnums
Spirea

Dogwood (Red Twig)
Serviceberry
Elderberry
Butterfly Bush
Forsythia
Flowering Quince
Flowering Almond
Euonymus
Abelia

PROHIBITED PLANTS

No plant included on the Massachusetts Prohibited Plant List
(<http://www.mass.gov/agr/farmproducts/prohibitedplantlist.htm>) may be added to landscape plantings after
January 1, 2009.

Appendix B

Common Area and Recreational Facility Design Standards

The following Standards govern the maintenance and operation of the Common Area (including Limited Common Area), Neighborhood Facilities, and Recreational Facilities, including the Clubhouse and Pool. In the event and to the extent additional Recreation Centers are constructed in future phases, the singular reference herein shall include such additional assets.

Architectural Character

The physical structures constructed by the builder and conveyed to the HOA shall be maintained and/or replaced by the HOA utilizing the same or similar design, size, location, style, structure, materials, color and architecture.

Landscaping

All Common Area at build out, where not built upon or paved (and unless included in a wetland or other natural preserve area) will be landscaped. Landscaping shall extend to the back of the curb on all adjacent street sides of the site.

The minimum density of plant material shall depend upon the size of the site and the extent of the landscaped area. There shall be an appropriate amount of specimen sized trees (at maturity) and shrubs. Ground shall be covered with a combination of inert and living materials. Inert materials shall include the following materials:

- dark brown shredded natural mulch
- moss rock
- native natural stone
- granite
- cultured rock

All Areas paved for pedestrian traffic such as walkways, plazas, and courts shall be a hard surface material with limited vertical irregularities.

The plantings allowed in Great Island were selected after consideration of several factors. A list of the recommended plantings, accompanied with explanations and other pertinent information, are set forth in Appendix B.

All landscaping shall be designed and maintained so as not to interfere with the view of any ground signs on the site or adjacent properties, and not obstruct the view of traffic entering, exiting, or passing by the site.

Where the landscaping of a new project is to adjoin an existing landscaped area, the new landscaping shall include an appropriate transition between the two areas.

Ancillary Equipment

Heating, ventilation, and air conditioning equipment, ancillary mechanical equipment, radio and television transmitting and receiving antennas, trash receptacles, and similar appurtenances (as approved by the DRC and in compliance with the Supplemental Declaration) shall be screened from general view from neighboring properties, all residential areas, pathways, open areas, parks and streets. Roof-mounted units are permitted on roofs with screening where the screen is integral with the building forms and materials. The placement of **any** such equipment must receive written approval from the DRC.

Site Development

Fences and walls up to six feet (6') in height (or higher if required by the Town of Plymouth or a utility) may be used to screen and create privacy between the commercial or institutional developments, streetscape and the residential areas of the Community. Such fences must be constructed of approved cedar wood, vinyl, or combination design.

All Building setbacks shall conform to the criteria set forth in Section 2, Paragraph C. of the Standards.

Site drainage will conform to the drainage analysis performed for the platted property.

Lighting

All lighting installed by the builder on Common Area, or installed by the HOA shall comply with any applicable local, state or federal law. No lighting will be permitted which causes unreasonable glare to the neighboring owners of the common Area; provided, however, the HOA may, but is not required, to maintain lighting on, in or around tennis courts, parking lots, Clubhouse, Common Area, Limited Common Areas, Neighborhood Area and other areas where such lighting is necessary or appropriate for the use and enjoyment of the community or for health and safety reasons.

Temporary Facilities

Temporary buildings shall be allowed to be placed on Common Areas by the builder or the HOA. Such uses shall be for marketing the project by the builder, temporary buildings during construction, and temporary building used for HOA purposes. There shall be no other temporary private facilities on Common Areas.

Flagpoles

The builder and/or the HOA may install flag poles and flags at the Sales Center, Clubhouse, Model Park, the entrance to the project, and on any other Common Area.

Turn-Arounds on Dead End Streets

Most of the dead end streets in Great Island have a short paved turn-around. These "turn-arounds" are strictly for allowing commercial and private vehicles the ability to turn around without damaging private or common property. The turn-around is not additional parking for homeowners, their guests, or contractors the homeowners hire. They also can not be used to place material such as bark mulch or building material that a homeowner's contractor is using, even for a day. Each homeowner is responsible for making sure their contractors do not violate The Pinehills' and Great Island's policies and rules.