



The Bridges at Hanover

Dear Neighbors,

The Architectural Review Committee has been working to document standards for our neighborhood. These standards are intended to help current and potential homeowners understand expectations for building and maintaining homes in our neighborhood. We expect that you will have comments, questions or concerns about these guidelines and we invite you to provide us with your feedback. Please provide your feedback by November 1, 2006 so that we can share the information the board and provide a final set of standards prior to the November association meeting.

Below are the proposed standards for building, improving and maintaining homes in our neighborhood.

New home designs should include:

1. Arts & Crafts, cottage style exteriors that are street friendly
2. Attached garages that are either turned or have a covering that is painted to blend into the home. This should include craftsman detailing on the doors.
3. Exterior of Hardi plank, cedar, stucco, stone or brick.
4. Heritage type of colors (Benjamin Moore or Hirschfield's historical colors)
5. Minimum of Horizon shingle
6. Paint colors that are "heritage" or subdued colors that compliment the neighborhood, but do not match adjacent homes

In addition:

1. Temporary pools within the neighborhood should be within city guidelines.
2. Permanent above-ground pools are prohibited; in-ground pools are acceptable.
3. Fences need to be within city guidelines. Chain-link fences need to be coated.
3. Sheds – 10x12 or smaller ONLY permitted. Sheds need to have identical roofs and exterior surface as the house (James Hardy siding). No aluminum or vinyl siding. Painting of the shed should also be in-line with the color of the house. No stacking of garbage, rarely used or unsightly objects against or around shed to create an unpleasant view. Firewood may be stacked neatly by the shed and must be maintained so weeds and tall grass are not collecting around it. One shed per property is allowed.
4. Between the dates of 4/15 and 10/15 of each year, boats may be kept on a residential driveway only. Boats may not be parked or stored on a residential street within the neighborhood. They need to be stored in the garage or off the property during the winter months.

5. Snowmobiles may be kept on the driveway or in the backyard between the dates of 1/1 and 4/1 of each year. They should be stored in the garage, shed or off-site during the summer months.
6. All other recreational vehicles such as canoes, kayaks, jet skis, 4-wheelers etc. need to be stored in the garage or shed – no outside storage.
7. No storage of pop-up campers, large vehicular campers or trailers is allowed on a residential property, driveway or in the street.
8. Antennas or satellite dishes need to be attached to the residence in the back of the house or where it is not easily visible from the street.
9. Animal enclosures need to be in the back yard and well-maintained.
10. Residential lawns must be maintained neatly. A lawn in excess of 8 inches or heavily weeded will be considered a violation and is subject to penalty.
11. Nuisances shall be determined as the following: excessive children's toys, garbage, building materials including landscaping supplies – wood/stone/brick/scrap, unmaintained lawns, other items not permitted as stated above.
12. Commercial vehicles, as stated by the covenants, need to be parked in the garage and cannot be kept in the driveway.
13. On-street and off-street parking is reserved for residents and their visitors except when temporary parking is allowed for business loading, unloading, or providing a service.

If there are any guidelines you would like to see added, omitted or changed, please let us know. You can email your comments to hamann@comcast.net or drop them off at 10532 108th Ave. Please provide your comments by November 1, 2006.