

# RUBY LAKE COMMUNITY ASSOCIATION

## ARCHITECTURAL GUIDELINES

To promote the aesthetic harmony and continuing attractiveness of Ruby Lake and to facilitate the beneficial operation of the residential areas thereof, the Ruby Lake Community Association (“Association”) Board of Directors (“Board”) has adopted the following Architectural Guidelines. These guidelines provide for community appearance standards and coordinated administration of those items related to community appearance throughout the community. All capitalized words in this document (including, but not limited to “Declarant”) shall have the same meaning as defined in the Declaration for Ruby Lake (“Declaration”).

The Architectural Review Committee “the ARC” is responsible for the approval of alterations and modifications to all property governed by your Declaration. The Community Documents contain the power and duties of the ARC:

**Section 19.7** No improvements shall be constructed on a Lot, no exterior of a Home shall be repainted, no landscaping, sign, or improvements erected, removed, planted or installed upon a Lot, nor shall any material addition to or any change, replacement, or alteration of the improvements as originally constructed by Declarant (visible from the exterior of the Home) be made until the plans and specifications showing the nature, kind, height, materials, floor plans, color scheme, and the location of same shall have been submitted to and approved in writing by the ARC.

### **General**

1. The Committee has appointed representatives to an Architectural Review Committee to enforce these policies and review applications for alterations and modifications.
2. Alteration and modification requests will be considered only if submitted in accordance with procedures established by the Ruby Lake Community Association.
3. These requests shall be acted on in writing, within 45 days of receipt.
4. The initial approval granted by the Architectural Review Committee shall constitute only as authority to construct. Any construction so approved shall be in accordance with the approved request, the municipality building code and shall be subject to necessary permits and inspections.
5. The Committee reserves the right to use any authorities granted to it under the Declaration as well as any other rights available to enforce these policies and related procedures.
6. Once approved, alterations/modifications made by an Owner and/or contractor shall be done without expense or liability to the Association. Owners shall be responsible for the following but not limited to:

Damage to sod, landscaping, final building grades, fences, irrigation system, and utilities during construction;

Damage to neighboring lots as a result of construction;

Injury to themselves, members of the public and workmen;

Damage to their lot or neighboring lots caused during or after construction as a result of improper construction or a change in drainage;

Maintenance of decks, patios, improvements or landscaping installed in accordance with the Declaration and the Committee approval;

Removal and/or relocation of any existing structures, landscaping, etc., in connection with said installations;

The subsequent removal of decks, patios, improvements or landscaping, as required to allow access to the association, municipality, or utility companies for the purpose of carrying on necessary repairs or maintenance; and

Removal of construction debris/trash shall be within two days of alterations/modification completion.

7. Alterations/modifications once started shall be completed in a timely manner, without delay.
8. The Association property management company shall act as receiving agent for all alteration and modification problems, concerns, applications, correspondence and refunds of deposit.
9. Association reserves the right to periodically inspect alterations/modification for adequate maintenance and if in the Association's opinion adequate maintenance has not been performed, request the same of Owner. Should Owner fail to comply, the Association reserves the right to arrange for needed maintenance and charge Owner for same plus a 10% service charge for arrangements.
10. Any violations of the Architectural Guidelines or the Declaration relating to the Association shall be reduced to writing and presented to the Board of Directors.
11. These Architectural Guidelines may be amended at any time by a majority vote of the Association's Board of Directors.
12. Approved alterations shall be constructed only within the pertinent Owner's Lot and as depicted in the Committee approval.

13. Approved alterations shall not impair the view, privacy and/or enjoyment of neighboring Owners. It will be generally required that:
  - a. Existing grade shall not be changed in a way that impacts water drainage of the Lot or neighboring Lots;
  - b. Access shall be provided to enable outside utility meters to be read;
  - c. The property management company shall be contacted when it is necessary to move existing irrigation lines or sprinkler heads on common areas and Association Property. The Owner is solely responsible for labor and costs of moving that irrigation;
  - d. The installation of approved alterations shall not prevent the Association from performing normal maintenance and repair work;
  - e. Approved alterations shall be in conformance with the architectural standards of the Association; and
  - f. The walkways shall not be obstructed nor used for any purpose other than for ingress and egress to and from the Lot to Association Property.
14. The exterior of a Home, and all other areas appurtenant to a Home, shall not be painted, decorated or modified by any Home Owner in any manner without the prior written consent of the Committee.
15. A Home Owner shall not be allowed to have any employee or agent of the Association perform any private business of a Home Owner, except as shall have been approved in writing by the Association.
16. The agents and employees of the Association and any contractor or workman authorized by the Association may enter any Home at any reasonable hour of the day for the purpose permitted under the Declaration. Entry must be prearranged with the Home Owner, except when such prearrangement cannot be achieved or is impractical, or under circumstances deemed an emergency by the Association, or its management agent, if any, in which case, access is deemed permitted without agreement on set time.
17. Each Home Owner shall keep such Home in a good state of preservation and cleanliness and shall not sweep or throw or permit to be swept or thrown from the doors or windows any dirt or substance.
18. All required permits must be obtained and displayed by owner prior to work beginning.
19. Applicant or Applicant's agents or contractors shall not use any portion of the Association Property, other than Roads, or any portion of the Zero Line Easement on the Applicant's Lot, for the purpose of obtaining access to the Applicant's Lot and Home to construct any improvements approved by the Committee.

## Specifics

1. **Advertising.** No sign (specifically including, but not limited to, for sale signs, display, posters, or other advertising device of any kind) may be displayed in public view of any portion of any Building or other Improvement in Whaley's Creek or in or about an automobile. Signs, regardless of size, used by the Declarant, its successors or assigns, for advertising during the construction and sale period of Whaley's Creek or other communities developed and/or marketed by Declarant or its affiliates and other signs authorized by Declarant shall be exempt from this Section. Such sign or signs as Declarant may be required to erect under the terms of an Institutional Mortgage shall be exempt from this Section. No sign shall be nailed or otherwise attached to trees.
2. **Air Conditioning Equipment.** No window or wall unit air conditioning units shall be permitted.
3. **Animals.** No animals of any kind shall be raised, bred, or kept within Ruby Lake for commercial purposes. Owners may keep domestic pets as permitted by County ordinances and otherwise in accordance with the Rules and Regulations established by the Board. Pets may be kept in a home so long as such pets do not constitute a nuisance. Notice of removal may be given as stated in the Declaration. All pets shall be walked on a leash. No pet or animal shall be "tied out" on the exterior of a home or in the Common Areas or left unattended in a yard or on a balcony, porch or patio. No dog runs or enclosures are permitted. The person walking the pet or the Owner shall clean up all matter created by the pet. Each Owner is responsible for the activities of its pet.
4. **Antennae and Satellite Dishes.** There shall be no exterior radio, television, dish antenna or other antenna or device for sending or receiving electromagnetic signals erected or maintained on the Property without the prior written approval of the ARC, except otherwise allowed by law, and except that an antenna system or systems may be constructed and maintained by the Association or its designee. The Association may require, among other things, that all such improvements be screened so they are not visible by adjacent Homes, or from the Common Area. Installation, maintenance, and use of all antennas and satellite dishes shall comply with the restrictions of the Board and shall be governed by the then current rules of the FCC.
5. **Artificial Vegetation.** Except otherwise permitted by FL law, no artificial grass. Plants, or other artificial vegetation, or rocks or other landscape devices shall be placed upon the exterior of the home without written approval of the ARC.
6. **Awnings and Overhangs.** Retractable type awnings made of canvas with aluminum frame may be permitted on the rear of the home only. They must be secured to the home and capable of withstanding storm events according to Building Code standards. Awnings of any type are not permitted on the front of a home or over side windows. Canvas color must match approved color scheme at the time of application.
7. **Commercial Activity.** With the exception of normal construction activity, sale and re-sale of a Home, no commercial or business activity shall be conducted within Ruby Lake, including within any Home. No Owner may actively engage in any solicitations for commercial purposes within

Ruby Lake. No day care center or facility or school or educational center or facility may be operated out of a Home. No garage sales are permitted unless authorized but the Association.

8. **Decorative items.** No decorative items including, but not limited to, birdbaths, light fixtures, sculptures, statues, or weather vanes, shall be upon the exterior of the home without written consent of the ARC.
9. **Driveways.** Driveway stains or surface coatings are not permitted, unless such stains are clear. Owners may not change the actual driveway surface from what the builder installed and must replace it with the same materials and style as was originally installed by builder.
10. **Exterior Colors.** Owners must submit for approval color samples of all exterior surfaces to the Committee for review and approval prior to changing colors, including specifications and samples for window and metal finishes, roof material, trim, and exterior surfaces and accents. Townhome Owners shall not change color of exterior walls or roof. The exterior of Homes shall be re-painted by the Owner within 45 days if notice is sent by the ARC to the Owner.
11. **Exterior Lighting.** No exterior lighting fixtures shall be installed on any Residential Unit without adequate and proper shielding of fixtures and without the approval of the ARC.
12. **Fences.** No walls or fences of any kind shall be permitted, except for fences installed by the Declarant or as may otherwise be approved in writing by the ARC. With written approval from the ARC, five foot (5') black powder coated aluminum is allowed. Fencing shall have at least two (2) five foot (5') wide access gates on each side to allow Association access to perform Landscaping and Irrigation responsibilities.
  - A. Lakefront & Standard Lots: Fencing shall not exceed a distance more than ten feet (10') from the front corner of the house and extend out to the side property line and run toward the rear lot line.
  - B. Corner Lots: Fencing shall not exceed a distance more than ten feet (10') from the front corner of the home and shall not exceed a distance more than ten feet (10') from the side of the house and run toward the rear lot line. On the opposite side of the home, the fence shall extend out to the side of the property line and run toward the rear lot line.

Corner lots, lake-front lots, and lots which are visible from common areas and streets may be subject to additional height and location requirements.
13. **Flagpoles.** Any lot owner may display one portable, removable United States flag or official flag of the State of Florida in a respectful manner and on Armed Forces Day, Memorial Day, Flag Day, Independence Day, and Veterans Day may display in a respectful manner portable, removable official flags, not larger than 4 ½ feet by 6 feet, which represent the United States Army, Navy, Air Force, Marine Corps, or Coast Guard.

14. **Flowers.** Container plantings are allowed on porches, patios and/or lanais. Extra flowers may be planted in flower beds but Owner must maintain them at all times and remove before leaving for the season. Ground-mounted hangers may be used in landscape beds.
15. **Front Entry Screening.** Front entry or front door screening may be approved on a case-by-case basis. Front entry screening shall be installed on bronze aluminum frames, and screen material shall be charcoal in color.
16. **Furniture.** No unsightly condition shall be maintained on any patio, porch or lanai, and only furniture and equipment consistent with the normal and reasonable use of such area shall be permitted to remain there during seasons when the same are reasonably in use and no furniture or equipment of any kind shall be stored on decks, patios or porches during seasons when the same are not reasonably in use. Furniture located outside of a dwelling shall be of high quality and consist of typical lanai, porch and/or patio furniture. Furniture may be wood, metal or plastic. The use of couches, car seats or other non-traditional outdoor furniture or equipment shall be prohibited.
17. **Garages.** All detached single family Residential Units shall have an attached garage for a minimum of two (2) automobiles, and all garage doors of any Residential Unit shall remain closed at all times when not in use for entry and exit to and from the garage, or for ventilation while in the garage. No garage shall be converted into a living area.
18. **Garbage/Recycling:** All garbage and recycling receptacles must be stored in the garage. Household refuse, rubbish and trash shall be placed in sealed containers which may be placed in the open on any day that a pick-up is to be made as well as be made accessible to persons making such pick-up. Said containers shall not be permitted to be placed outside for pick-up earlier than 7:00pm on the day proceeding the pick-up and shall be removed the day of pick-up.
19. **Gazebos and Greenhouses** are not permitted.
20. **Generators.** Permanently installed auxiliary power generators must be approved by the Board. Auxiliary power generators must be installed in the rear yard so as to not be visible from the road. Generators shall also be appropriately screened from view by means of landscaping. They shall be located so as to cause minimal disturbance to residents of adjacent Homes. The location should provide maximum ventilation and not interfere with ventilation of adjacent Homes. Only natural piped in gas or propane is allowed in tanks buried underground, subject to local ordinances. Generators are to be operated only during utility power outages. Generator cannot run after 10:00 pm or before 8:00 am. Portable generators may be stored in garage but operation and storage must follow all local ordinances. For portable generators, fuel may not be stored in the residence except under emergency conditions. Fuel must be removed from property within 5 days after emergency conditions have subsided. Both types of generators must comply with all fire and building codes.
21. **Grills.** Propane, electric or charcoal grills are allowed on rear patio/lanai or on walkway on side of house subject to the limitations of all applicable ordinances. Grills must be stored in the garage

or on walkway on side of house or on patio/lanai when not in use. Grill use must comply with all fire and building codes.

22. **Holiday Decorations.** Holiday Decorations are allowed and may consist of lights and other decorations appropriate to the holiday being celebrated. Holiday decorations may be installed the week before Thanksgiving and shall be removed not later than January 15 of the following year. Inflatable holiday lawn decorations are not permitted. Owners may not place holiday decorations outside of their Lot unless directed by the Board to do so. Association and/or its contractors are not responsible for any damage to decorations. Owner is responsible to repair or pay for any repairs to any Association Property that is damaged by any decoration.
23. **Hot Tubs/Spas/Jacuzzis** shall not create an unreasonable level of noise or create a nuisance for adjacent property owners. Hot tubs/spas/Jacuzzis may be installed if permitted by the local government and the Architectural Review Committee. Owners may install a spa or hot tub in lanai area only or attached to pool. Portable (above ground) hot tubs are permitted, but must be placed within a screen enclosure or covered lanai. Any Owner intending to construct a hot tub must submit to the Committee a detailed description and proposed layout showing size, location, materials, shape, landscaping, fencing, screening, and the type of construction. The Board shall have absolute discretion to approve or disapprove any application and may attach any conditions which it deems appropriate. Any approved hot tubs must be maintained by the Owners in a safe and clean condition and must also be maintained in appearance consistent with the standards of the community. Hot tubs, if permitted in writing by the Committee, shall be screened from any street lying entirely within the community by an evergreen hedge or other visual landscape barrier as approved in writing by the Committee and in compliance with all laws and governmental regulations and ordinances pertaining thereto.

Spa Specifications

- a. Size of portable tub cannot exceed 8' x 8' x 36" to top of lid.
- b. All tubs must conform to local building codes and ordinances. Above ground units may require locking gate at steps.
- c. All mechanical equipment necessary for the operation of any hot tub or sauna must be screened from the street and neighboring Homes by a fence, wall, or landscaping, such screening to be in accordance with these Design Guidelines and approved by the Committee. All pool heaters are to vent away from the Home and/or toward the lake. Mechanical equipment will not be approved if located in the Zero Line Easement (if applicable).
- d. Owners may be required to install safety features such as locks or covers for these items when such are not in use. A screen or fence plan and a survey of the Lot and Home shall accompany applications for hot tubs, Jacuzzis, saunas and spas with the improvements indicated thereon.

- e. A Two Thousand Dollar (\$2,000.00) debris and damage deposit for Association Property and common area damage and a copy of the contractor's certificate of insurance will be required from any party installing a pool or doing any concrete work. The deposit is refundable when Association Property, including but not limited to, all roadways and landscaping are restored to the original state.

24. **Hurricanes.** Each Home Owner who plans to be absent from his Home during the hurricane season must prepare his Home prior to his departure by:
- 1. Removing all furniture, potted plants and other movable objects from his porch or patio, if any, and;
  - 2. Designate a responsible individual or entities (other than the Association) satisfactory to the Association to care for the Home should the Home suffer hurricane damage. Such person or firm shall also contact the Association for permission to install temporary hurricane shutters, which must be removed when no longer necessary for storm protection. Other than shutters installed by Declarant, at no time shall permanent hurricane shutters be installed permanently without the prior written approval of the Board. Storm shutters and panels which are not permanently installed shall be put in place or closed not more than forty-eight (48) hours before and seventy-two (72) after a storm event (a "storm event", for all purposes relating to these Policies and Procedures, is defined as a meteorological event in which winds in excess of fifty (50) miles per hour and rainfall has occurred, or is expected to occur).
25. **Hurricane and Storm Shutters.** Subject to applicable law, storm shutters and other similar equipment shall only be permitted upon the prior written approval of the ARC in accordance with the ARC Guidelines. No hurricane or storm shutters shall be installed by an Owner unless the same are a type and color approved by the ARC. Storm shutters and other similar equipment shall only be permitted to be closed or otherwise put into use or activated in direct anticipation of severe weather. Any such approved hurricane shutters may be installed or closed up to forty-eight (48) hours prior to the expected arrival of a hurricane and must be removed or opened within seventy-two (72) hours after the end of a hurricane watch or warning.
26. **Landscaping.** Any landscaping or exterior sculpture on any Lot must be approved in writing by the Committee prior to installation. The Owner assumes complete responsibility to maintain the landscaping planted by the Owner.
- a. Notwithstanding that an Owner has obtained the approval of the Committee to install landscape materials, as provided hereinabove, such installation shall be at the Owner's cost and sole risk. In the event any construction activity on an adjacent Lot causes damage to or destruction of such Owner's landscape materials or any part thereof, the Declarant shall have no liability for any such damage or destruction. In the event any maintenance activity by the Association on the Lot or an adjacent Lot causes damage to or destruction of such Owner's landscape materials or any part thereof, the Association shall have no liability for any such damage or destruction.



For purposes of this section, the term "landscape materials" shall include landscape materials, including, by way of example and not of limitation, hedges, ground cover, shrubs, and trees.

- b. In addition, the installation of any landscaping placed upon any Lot is subject to easements which run with the land. In the event the grantee of any such easement which runs with the land (i.e., Orlando Utilities Commission), its successors and/or assigns, requires the removal of any landscaping upon the Lot, then the Owner of said Lot shall, at the Owner's sole cost and expense, immediately remove the landscaping. If the grantee of any such easement fails to restore the removed landscaping, it shall be the Owner's responsibility to restore any removed landscaping on the Lot to at least such condition as originally established by Declarant. The Owner of a Lot in installing any landscaping upon the Lot shall comply with all valid laws, zoning ordinances and regulations of the city and County governmental bodies, as applicable, in addition to Association approval.
- c. The stockpiling and storage of building and landscape materials and/or equipment shall not be permitted on any Lot, except such materials and/or equipment as may be used within a reasonable length of time. In no event shall the storage of landscape materials extend for a period of more than thirty (30) days.
- d. Prohibited Species, Plant Diseases or Noxious Insects. No plants, seeds or other things or conditions harboring or breeding infectious plant diseases or noxious insects shall be introduced or maintained upon any part of a Lot. Prohibited species include: Norfolk Island pine; Maleleuca; Australian pine; Fichus; Mango; and all species prohibited by the City of Orlando as amended from time to time. Additional species may be prohibited based on size, appearance or maintenance requirements.
- e. Slopes and Trees. No Owner may engage in any activity which will change the slope or drainage of a Lot without the prior written consent of the Committee. No additional trees or other landscaping are permitted to be planted under or within ten (10) lateral feet of any overhead utility wire, or over or within five (5) feet of any underground water, sewer, transmission line or utility.
- f. Tree Removal. No trees shall be removed, except for diseased or dead trees and trees needing to be removed to promote the growth of other trees or for safety reasons, unless approved by the Board. Tree removal must comply with all County ordinances and permit requirements, if any.
- g. Views from the roadways and walkways toward a landscaped area should complement the appearance of the existing natural vegetation. All front, side, and rear building setback areas must be sodden and/or landscaped.
- h. Only live plants are permissible on the exterior of the homes.
- i. Trellises and arbors are not permitted without the approval of the Board.

j. Large scale and extensive stone or marble chip ground cover is not permitted in yards. Border edging cannot consist of gravel, rock or other “loose” material.

27. **Outdoor Equipment.** All water softeners, swimming pool equipment pumps and other such outdoor equipment located on a Lot and approved by the Board must be walled-in or placed in sight-screened or fenced-in areas so that they shall not be readily visible from any adjacent streets or properties. Otherwise, adequate landscaping shall be installed and maintained around these facilities. All pool heaters are to vent away from the home and/or toward the lake.

28. **Patios/Lanais** shall be located in the rear of the Home, shall not extend into the rear or side yard setbacks of the Lot and shall not extend beyond the Lot Perimeter Walls or Party Fences. Patios may be paved with brick pavers, concrete or other suitable material.

Two-thousand dollar (\$2,000.00) debris and damage deposit for Association Property or common area damage and a copy of the contractor’s certificate of insurance will be required from any Owner installing a pool, patio or doing any concrete work. The deposit is refundable when Association Property, including but not limited to, all roadways and landscaping are restored to the original state, in satisfactory condition in the reasonable judgment of the Association.

Open patios must be an integral part of the landscape plan and must be located so as not to create an unreasonable level of noise for adjacent property owners. The patio color must be similar to or generally accepted as a color complementary to the design and color of the residence, or existing patio, if applicable.

29. **Playhouses/Playground equipment and Recreational Equipment** require Committee approval on Lots. They must be located in the center of the rear yard and will be reviewed on an individual basis. Playground equipment must be enclosed in a mulched area and must be constructed of natural colors with no primary or fluorescent colors allowed.

30. **Propane Tanks.** Propane tanks must be installed underground within setbacks and in accordance to local codes, must be fully permitted and have prior approval from Board.

31. **Roof Accessories and Equipment.** Committee approval is required for all rooftop equipment and accessories, including solar panels. See paragraph 34 below regarding solar panels. All rooftop equipment must match roofing colors or be of a color that complements the Home and must be placed as inconspicuously as possible. Exposed flashing, vents, gutters and downspouts must be painted to match the surface they are located on. Attachment straps must be painted to match the structure.

32. **Screen Enclosures/Entrances/Sunrooms.** Committee approval is required for the construction of patio covers, open patios, enclosed patios, decks and enclosure of balconies including the addition of vinyl windows.

a. Enclosed patios shall be constructed of materials that are similar to or generally accepted as complementary to those of the residence. Screen framework should be black or bronze

aluminum and screen must be charcoal color. The Architectural Review Committee must approve plans prior to construction.

- b. Screen enclosures may include kick plates. Screen must continue to deck surface perimeter limits.
  - c. No screens are permitted at garage openings.
  - d. Enclosing the lanai as a sun room is prohibited.
  - e. Frosted glass and insulated non-screen roofs are prohibited.
33. **Sheds** and outdoor storage units are not permitted.
34. **Solar Panels.** Committee approval is required for the installation of solar energy equipment. Any solar panels and related appurtenances and equipment shall be designed and constructed to appear as an integrated part of the Home. Solar panels shall be located on the roof of a Home with an orientation to the south or within 45 degrees east or west of south.
- a. All Frame work for the panels must match color of the roof tiles and the piping must be painted to match the surface to which it is attached, namely, the roof, the soffit or wall.
  - b. Any Owner who installs a solar panel is advised that his roof warranty may be voided or adversely affected as a result of the installation of solar panels on the roof.
35. **Sports Equipment.** No sports equipment of any kind is permitted without written approval from the ARC. Basketball hoops and backboards of all kinds are prohibited. No skateboard ramp or play structures will be permitted without the prior written approval by the ARC. Such approved equipment shall be located in the rear of the Lots or on the inside portion of corner Lots within the setback lines. Tree houses or platforms of a similar nature shall not be constructed on any Lot.
36. **Statues.** Committee approval is required for any installation of any statue. No statues, sculptures, objects of art or any other similar objects ("Objects of Art"). Statues can be no taller than three (3') feet and must be neutral in color. No bright or fluorescent colored statues are permitted. The total number of all Objects of Art, birdbaths or other such items in a yard is limited to six (6).
37. **Swimming Pools** are permitted with Committee approval. Pools shall be located in the rear yard within rear and side yard setbacks and must be an integral part of the residence.

No above-ground swimming pools shall be erected, constructed or installed on any Lot. In-ground swimming pools may be constructed or installed subject to prior written approval by the ARC. All pool equipment shall be shielded from view. All swimming pools should be screened or otherwise enclosed (including any applicable "baby" barriers) so as to meet all applicable local and state

governmental requirements for screening and barriers, and all such screening and barriers may be constructed or installed subject to previous approval by ARC.

Landscaping shall be provided around the pool cage and must be an integral part of the overall landscape plan. All mechanical equipment necessary for the operation of any pool must be located in the rear or side yard and shall be screened from the street and neighboring residences/buildings by a fence, wall, or landscaping, such screening to be in accordance with these Design Guidelines and approved by the Committee. Above-ground pools are prohibited. Owner is responsible for moving and replacing any existing irrigation pipes and existing landscape materials. Owner must comply with access requirements and gain appropriate written approval if access is needed by means other than Owner's property. Plans must be submitted for review of any pool to be constructed. Owner must contract with a licensed and insured contractor. All damaged landscape shall be restored by Owner. Pool equipment will not be approved if located in the Zero Line Easement.

#### Pool Specifications

- a. All mechanical equipment necessary for the operation of any pool that is located outside of a screened enclosure must be screened from the street and neighboring Homes by a fence, wall, or landscaping, such screening to be in accordance with these Policies and Procedures and approved by the Committee.
- b. Owners may be required to install safety features such as locks or covers for these items when such are not in use. A screen or fence plan and a survey of the property shall accompany applications for pools with the improvements indicated thereon.
- c. A Two Thousand Dollar (\$2,000.00) debris and damage deposit for Association Property or common area damage will be required from any party installing a pool or doing any concrete work. The deposit is refundable when all Association Property, including but not limited to, roadways and landscaping are restored to the original state in the reasonable judgment of the Association.

38. **Swimming, Fishing, Boating and Docks.** Swimming, fishing and boating are prohibited within any of the water bodies or adjacent to the boundaries of Ruby Lake.

39. **Vehicles.** Owners', Lessees', Immediate Family Members' and guest's vehicles should be parked in the garage or driveway of the respective Owners' Lot and shall not block the sidewalk. No vehicles used in business for the purpose of transporting goods, shall be parked in Ruby Lake except during the period of delivery. No vehicle which cannot operate on its own shall remain on property for more than twelve (12) hours, except in the garage of a home. No vehicle tarpaulin covers are permitted within view. No commercial vehicle, limousine, recreational vehicle, boat, trailer, including but not limited to boat trailer, house trailer, mobile homes, camper or trailers of any other type may be kept within Ruby Lake except in the garage of the Home. **No vehicles will be parked on or in the probate streets or roadways located within any Common Area Roadway tracts of Ruby Lake at any time.** A vehicle parked in violation of these or other

restrictions contained herein or in the Declaration may be towed by the Association at the sole expense of the owner of such vehicle.

40. **Windows, Doors, and Trim.** All draperies, curtains, shades, or other window coverings installed in a Home, and which are visible from the exterior of the Home, shall have a white or beige backing. Window and door screens shall be the same color as originally installed on the Homes. Newspapers, sheets, or any temporary covering is not permitted as coverings for windows except for the period not exceeding one (1) week from moving into the home or when permanent window treatments are being repaired or cleaned.