

TANTERRA ARCHITECTURAL GUIDELINES/ Effective 9/21/2006
(All changes require submission per by-laws which includes the below Items)
Reference Article VI, Section V of the Covenants

Outdoor Shed 12'x16'x12' high (No larger than)	Location should be in backyard Color should match house If on side of house – should be behind fence Cannot extend beyond end of house
Windows	Should be color coordinated with all windows No Grates/Grated windows Window Style and color should be consistent No external shutters
Doors	Color coordinated with house No Grates Storm Doors allowed
Siding	Siding or Stain-Paint (One color on siding) Horizontal or Vertical Allowed Must be complete house if siding Color coordinated with trim and doors Earth tone colors – No White Houses
Garage Doors	A two-car garage must be two doors with post in the middle Color coordinated with house If windows are part of the doors no grates allowed
Stain	Earth Tone Colors–No White Houses (One color on siding) No gloss paint or enamel
Roofs	Color coordinated with color of house Shingles – Asphalt, Wood, Synthetic (no slate or tile)
Driveways	Asphalt or Concrete / Driveway needs to be one type Additions Individually approved
Additions to House	Individually approved Architecturally similar to neighborhood Should have same roof lines Should have overhangs same as existing house
Fences	Wood – No Chain Link Not to be installed in front yard Cannot extend beyond end of house Good side of the fence has to be facing out
Antennas/Dishes	Install on back side of house
Gutters	Color coordinated with house colors

NOTE: Architectural Changes that do not meet these guidelines and were completed prior to the above date (9/21/2006) are considered grandfathered. Should Grandfathered homes want to make changes; the proposed changes will have to meet these set of guidelines.

PARKING RULES FOR TANTERRA

EFFECTIVE 3-1-2008

1. Cars, Trucks, Motorcycles and SUV's etc. shall be parked on the driveway or on the county strip between the culvert and the roadway. No vehicles, motorcycles, trailers, boats, RV's etc., shall be parked on lawns including back, front and side.
2. Trailers, Boats, RV's must be parked on driveways.

Enforcement shall be as follows for those homeowners that violate the new regulations:

1. Each homeowner will be given one warning for the first offense. They will be sent a registered letter (shows proof of delivery). This letter will serve as a per household warning and not per vehicle.
2. Once violation letter is received (based on proof of delivery) the homeowner has seven (7) days to move the vehicle to the approved locations for parking. Should the vehicle not be moved within seven days the homeowner will receive a \$25.00 fine and doubled for every week (7 days) until the vehicle is moved up to the allowable amount under our covenants.
3. Second offense will result in an immediate fine (\$25.00) sent by registered letter (proof of delivery). Homeowner will continue to receive fines and doubled for every week (7 days) until vehicle is moved up to the allowable amount under our covenants.