
HLC PARTNERS

DIVISION OF HAEGER INDUSTRIES, INC.

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Fairhills of Canterfield was the first community added to the Canterfield Family of fine Communities. As with all Canterfield Communities, the residences shall incorporate distinguished designs and superior construction that places the Communities of Canterfield in a class by themselves. Through the establishment of Restrictive Codes and Covenants and Architectural Guidelines, the property owners of Fairhills will enjoy the assurance of long-term preservation of values, and certainty of the highest quality lifestyle.

The maintenance of every structure landscaping and proposed changes to the structure or landscaping of every residence within the community must be done with a high level of forethought and care. This is to ensure that every home within Fairhills will maintain an architecturally correct appeal while complementing the site and adjacent lots and homes. To accomplish the highest levels attention to each home, the Canterfield Communities have established a comprehensive review and approval process, which is defined through the Restrictive Codes and Covenants and Architectural Guidelines. These restrictions governing existing homes require every home to be maintained in a manner conforming to these guidelines.

The Fairhills at Canterfield Architectural Review Committee (ARC) is granted the power to establish and enforce guidelines through Article ____, Section _____ of the Declaration of Covenants, Conditions and Restrictions. The Declaration of Covenants, Conditions and Restrictions is a recorded and binding instrument as stated in your Deed to your property.

Repairs, Maintenance and/or Replacements: The ARC will receive and review all Repairs, Maintenance and/or Replacement projects. The proper ARC Review Application must be submitted for all such projects. No fee will be assessed for these reviews. The following list of items as an example of what must be submitted:

1. Replacing house light fixtures
2. Repairing decks, railings, shutters, windows and doors.
3. Repainting or re-staining in the same color.
4. Replacement of Trees and Bushes with the same type and approximate size as was removed.

Improvements: No alterations, including painting and staining of colors different from the original, affecting the exterior appearance of any building, structure or landscaping shall be made without prior approval of the ARC. A request for approval must be submitted to the ARC along with the proper ARC Review Application and a Review Fee of \$25 for structure changes and \$10 for color or landscaping changes.*The following list of items as an example of what must be submitted for approval:

1. Landscaping changes, yard lighting, fences, fountains, lighting, game structures, playground equipment, drives, walks, landscape structures and statues
2. Changing your house, gutters, shutters or door colors
3. Adding, changing or altering siding, windows, doors, roofing, gutters, wood decks, sidewalks, patio areas, pools, fencing, lighting

4. Any exterior additions to the house

Landscaping: Every property owner is responsible for preventing the development of unsightly or unkempt conditions of buildings or yards which could reduce the beauty of the neighborhood as a whole or the specified area. All landscaping areas must be maintained. In natural areas, weed growth must be controlled. Violations to this policy will be rectified as stated in the documents.

In general, all changes and/or improvements to any property or structure are subject to the intent of the Restrictive Codes and Covenants and Architectural Guidelines.

It is important that all owners become familiar with and follow the Restrictive Codes and Covenants and Architectural Guidelines. Remedies exist for the ARC to take action against those owners who do not comply with these documents. The ARC has lien rights as well as the right to delay the closing of a sale until the home and property is in conformance with the documents.

The ARC would love to work with you to enhance your property and to further increase the value of you home. Please call us at any time to discuss your interest or proposed projects.

Respectfully,

The Architectural Review Committee

*** NOTE: Review Fees are no longer being charged.**