



Lexington Square Homeowners Association

THIS GUIDELINE IS NECESSARY TO ALLOW THE ASSOCIATION A CONSISTENT ADMINISTRATION OF RESTRICTION PARAGRAPH 18. THE LEGAL AMBIGUITY IN OUR DECLARATION OF RESTRICTIONS, PARAGRAPHS 1 & 9, AS DESCRIBED IN JUDGE JOSEPH SULLIVAN'S OPINION OF OUR RESTRICTIONS, ALLOWS A HOMEOWNER TO ERECT A PERMANENT STORAGE BUILDING ON THEIR PROPERTY.

Paragraph 18 Architectural Control Approval Process Guidelines

It is the desire of the Association to review all construction projects within the subdivision to ensure that suitable and desirable aesthetics and neighborhood harmony are maintained.

Building plans must be submitted to the Homeowner Association Board of Directors for approval prior to any construction. The plans can be the same plans that the homeowner will be submitting to Canton Township for the building permit.

Additions to Home

Any addition to the dwelling must conform to all township ordinances. The appearance must match the original dwelling with siding and shingles of the same type as the original dwelling, as applicable.

Detached Structures

Accessory structures (such as storage buildings) can be placed within the rear of the lot and cannot extend into any easements. Rear is defined as "property extending from the back corners of the house." The structure must conform to all Canton Township ordinances for a permanent detached structure. The accessory structure must have a permanent foundation and a concrete floor. The accessory structure must be of frame construction and the color and appearance must match the original dwelling as closely as possible. The roof should be covered with shingles of the same type and color of the house. Height, width and depth cannot exceed 12 feet.



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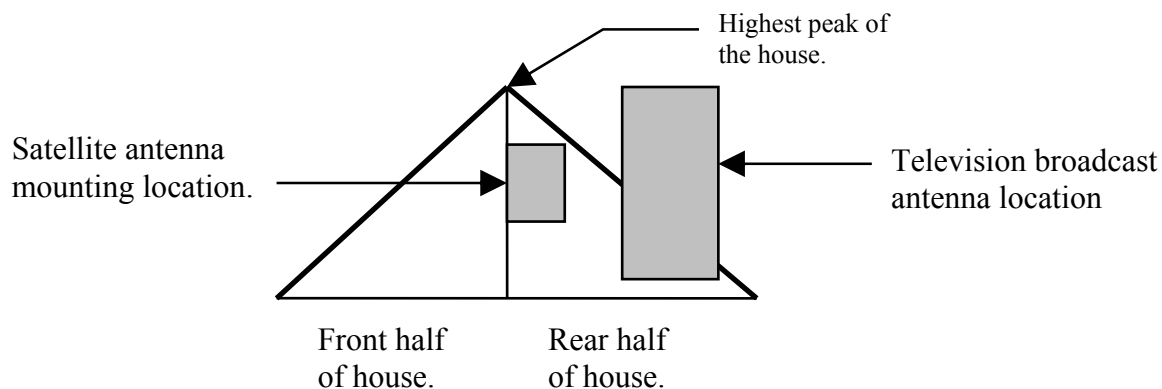
Paragraph 10 Antenna Mounting Location Guideline

In the Telecommunications Act of 1996, Section 207, the Federal Communications Commission has adopted rules concerning restrictions on viewer's ability to receive video programming signals from direct broadcast satellite (DBS), multichannel multipoint distribution (wireless cable) providers (MMDS), and television broadcast stations (TVBS). The new rule prohibits restrictions that impair the installation, maintenance or use of antennas used to receive video programming. These antennas include DBS satellite dishes that are less than one meter (39") in diameter, TV antennas, and antennas used to receive MMDS. This rule means that, in most circumstances, viewers will be able to install, use and maintain an antenna on their property if they directly own the property on which the antenna will be located. THEREFORE, THIS FEDERAL ACT VOIDS PARAGRAPH 10.

This guideline is established to provide for an antenna mounting location that will maintain desirable aesthetics, the suitability of the antenna to the site and the harmony as planned in view of the outlook from the adjacent or neighboring properties. This guideline could also apply to paragraph 7 Nuisances and paragraph 18 Architectural Control.

Antenna Mounting Location Guideline

Satellite dish antennas not exceeding 39 inches in diameter should be mounted permanently at the rear of the house and below the highest peak of the structure. Outdoor television broadcast antennas could be either a tower or a roof mount placed at the rear of the house or mounted on the rear roof.



As of 11/2/00