

## PROPOSED BYLAW AMENDMENT

### Fence Construction and Placement

#### Section X: Fence Regulations

1. Permissible Fence Location  
Fences shall only be permitted to enclose the rear yard of any residential lot. No portion of any fence may extend forward beyond the rear corners of the home unless express written approval is obtained in advance from the HOA Architectural Control Committee.
2. Fence Materials and Design  
All newly constructed fences shall be of split rail design, consistent with the natural and aesthetic appearance of the Carrington Woods community. Any deviation from the split rail design must receive prior written approval from the HOA Architectural Control Committee.
3. Maintenance Requirement  
All fences must be maintained in good condition, free of rot, warping, missing components, or unsightly appearance. Failure to maintain the fence in good repair may subject the homeowner to enforcement proceedings under the HOA's Rules Enforcement Process.
4. Grandfathering of Existing Fences  
Any fences constructed prior to the adoption of this bylaw that do not conform with its provisions shall be grandfathered in, provided:
  - o The lot owner registers the existing non-conforming fence with the HOA within ninety (90) days of the adoption of this amendment.
  - o Any material alterations or replacement of such fences shall require full compliance with this bylaw unless otherwise approved by the HOA.
5. Enforcement and Review  
The Architectural Control Committee shall have the authority to review all proposed fence plans and enforce this provision. All approvals or denials must be in writing.

#### Proposed Bylaw Amendment: Vegetable and Grain Gardens

##### Section [X]: Raised Vegetable and Grain Gardens

In order to promote residential enjoyment and sustainable living while preserving the aesthetic integrity of the neighborhood, the following provisions shall apply to the installation and maintenance of vegetable or grain gardens within Carrington Woods:

1. Location Restrictions
  - a. Gardens shall be permitted only in the rear yard of a residential lot.
  - b. No such garden shall be visible from any public street within the subdivision.
  - c. All gardens shall be set back a minimum of ten (10) feet from any neighboring lot line, unless the lot owner has obtained prior written consent from the adjoining lot owner(s), which shall be submitted to and retained by the HOA Executive Committee.
2. Design Standards
  - a. All gardens must be constructed as raised beds.
  - b. Raised garden structures shall be made of attractive, durable materials, such as treated wood, brick, stone, or other materials approved by the Architectural Control Committee.
  - c. Use of plastic or unfinished cinder block is prohibited unless specifically approved by the HOA Executive Committee.
3. Maintenance
  - a. All gardens shall be well-maintained, weeded, and free from overgrowth, pests, or any

condition that may be deemed unsightly or offensive to neighboring properties.

b. The HOA reserves the right to issue a violation notice for any garden that is not maintained in a neat and orderly condition consistent with the standards of the community.

4. Architectural Review

a. Prior to installation, homeowners shall submit plans for the proposed garden—including dimensions, materials, and location—to the Architectural Control Committee for review and approval.

b. The Committee shall evaluate the proposal based on aesthetics, conformity with this bylaw, and potential impact on neighboring properties.

This bylaw is intended to be consistent with the existing Deed Restrictions and Declaration. In the event of a conflict, the more restrictive provision shall control unless amended pursuant to applicable procedures.

Section [X]. Sign Display Guidelines

In accordance with the Declaration of Restrictions, no signs of any character may be displayed on any lot except as provided below, in the Declaration of Restrictions, or as otherwise approved in writing by the Board of Trustees or its designee. The following signage is permitted:

1. Real Estate Signs:

One sign of the size enumerated in the Declaration of Restrictions advertising the sale of the lot on which it is located is permitted without prior approval.

2. Neighborhood Children Support Signs:

Signs recognizing and supporting neighborhood children's accomplishments or participation in school, recreational, or community activities (e.g., "Proud Band Parent," "Go Jackets," "Honor Roll Student") are permitted under the following conditions:

a. Such signs must be placed only in the landscaping area immediately adjacent to the residence.

b. The number of signs displayed may not exceed either two (2) signs or the number of children residing in the home, whichever is greater.

c. Signs must be maintained in good condition and shall not be illuminated.

3. Contractor Signs:

Yard signs identifying contractors performing work at a home may be displayed during the period of active work only. Such signs must be removed within a reasonable time after completion of the work.

4. All Other Signs:

All other signs, including political, ideological, or commercial signs, must be displayed only from the interior side of a window located on the dwelling, unless prior written approval is granted by the Board of Trustees..

5. Enforcement and Compliance:

The Board may promulgate additional rules regarding temporary signage, including limits on size, material, maintenance, and duration, provided such rules are not inconsistent with the Declaration or this Bylaw.

Proposed Bylaw Amendment: Restrictions on Leasing, Short-Term Rentals, and Use of Lot Amenities

Section X: Restrictions on Leasing and Short-Term Rentals

1. Prohibition on Leasing

No lot or any structure thereon shall be leased, rented, or otherwise occupied by any person

or entity other than the record titleholder of the lot and that owner's family, unless otherwise authorized in writing by the Carrington Woods Homeowners' Association Board of Trustees. All homes shall be occupied solely as the private residence of the owner(s) of record.

2. Short-Term Rental Prohibition

No lot, dwelling, or portion thereof shall be leased, licensed, rented, or otherwise made available for transient or temporary occupancy through services including, but not limited to, Airbnb, Vrbo, FlipKey, or similar short-term rental platforms.

3. Restriction on Commercial Use of Amenities

No portion of a lot, including but not limited to swimming pools, backyards, patios, or other outdoor or recreational spaces, shall be rented, leased, licensed, or otherwise made available to non-residents for commercial purposes including through online platforms or similar services.

4. No Business Use

The use of any lot for the conduct of a business, including the offering of rooms, structures, or amenities for rent or lease, shall be strictly prohibited. This provision reinforces and supplements the restriction against business uses outlined in Article I of the Declaration of Restrictions.

5. Enforcement

Violations of this Section shall be considered a material breach of the Association's governing documents and subject the lot owner to the enforcement procedures and penalties set forth in the HOA Rules Enforcement Process.

6. Grandfathering

This provision shall take effect immediately upon adoption; however, any existing leases validly executed and in force as of the effective date of this amendment may continue until their natural expiration but shall not be renewed or extended without written approval from the Board of Trustees.

## Proposed Bylaw Amendment: Storage Shed & Pool House Authorization and Regulation

### Section [X]: Storage Sheds and Pool Houses on Residential Lots

1. Purpose:

To accommodate homeowners' needs for additional storage while preserving the aesthetic value, safety, and property standards within Carrington Woods, the construction or placement of storage sheds shall be permitted subject to the following restrictions.

2. Architectural Approval Requirement:

No storage shed or pool house shall be constructed or placed on any residential lot without prior written approval of the Architectural Control Committee (ACC). All plans, including dimensions, materials, placement, and appearance, must be submitted in accordance with Article II of the Declaration of Restrictions for review and approval.

3. Design and Construction Standards:

All storage sheds and pool houses must:

- o Be constructed of durable, high-quality materials such as wood, composite, or metal. Plastic sheds are not permitted, unless otherwise approved by the HOA.
- o Be designed to complement and match the architectural style, exterior materials, and color scheme of the primary residence, including any visible roofing materials.

- Be permanently affixed to the ground in a manner consistent with applicable building codes and safety standards.
4. Placement Restrictions:
- Sheds/pool houses may only be located in the rear yard of the lot unless the HOA grants prior written permission for alternative placement.
  - No shed/pool house shall be placed within five (5) feet of any side or rear lot line unless the adjacent lot owner provides written consent, which must be filed with the HOA.
  - Sheds/pool houses may not be placed within any designated utility, drainage, or other easement areas.
5. Ongoing Maintenance:
- Each storage shed or pool house must be kept in good repair, free from peeling paint, rust, rot, or other signs of disrepair. The HOA may conduct periodic inspections and issue maintenance directives. Homeowners are required to comply with such directives within a reasonable timeframe or be subject to enforcement actions as described in the HOA Rules Enforcement Process.
6. Grandfathering and Non-Conformance:
- Any shed or pool house existing at the time of this amendment's adoption that does not conform with the foregoing requirements must be registered with the HOA within sixty (60) days. The Board may require improvements or relocation if the shed/pool house constitutes a visual or maintenance concern.

#### Section [Y]: Additional Detached Garages

1. Eligibility:
- Only homeowners with an existing attached garage of no more than two (2) car capacity may apply to construct an additional detached garage. Detached garages are primarily intended to be single-car structures; requests for larger structures must receive prior written approval from the HOA Trustees.
2. Architectural Approval Requirement:
- All plans for detached garages must be submitted to and approved in writing by the Architectural Control Committee (ACC) prior to the start of construction. The submission must include detailed drawings, dimensions, materials, color samples, roof style, and proposed location.
3. Design and Construction Standards:
- All detached garages must:
- Be constructed from the same or substantially similar materials as the primary residence.
  - Match the exterior appearance, color scheme, and roofing of the primary residence.
  - Be equipped with working electrical service installed in accordance with applicable codes.
  - Fully comply with all applicable city and township building codes and permitting requirements.

4. Location Restrictions:

The placement of any detached garage must comply with the same setback and lot-line requirements as those applicable to a dwelling under the Declaration of Restrictions. No detached garage may be placed within a designated utility, drainage, or other recorded easement.

5. Prohibited Structures:

Carports, fabric shelters, portable garages, and other temporary or non-permanent vehicle storage structures are prohibited unless expressly approved in writing by the HOA Trustees.

6. Ongoing Maintenance:

Detached garages must be kept in good repair and in a condition consistent with the appearance standards of the community. Structures in disrepair are subject to inspection, notice, and enforcement under the HOA Rules Enforcement Process.