

Exhibit A: CCHOA ARCHITECTURAL (ARC) GUIDELINES (revised 2022)

The purpose of this document is to provide further detail and clarification to the Architectural guidelines referenced in Section IV in the Centennial Crossing HOA Rules and Regulations.

All changes to the Guidelines are made at the discretion of the Board.

The Board will make significant proposed changes to the Guidelines available to the homeowners for review and comment.

1.0 Guideline Review Procedures

- 1.1 Suggested revisions to the Guidelines may be submitted to the ARC at any time during the calendar year. In addition, the ARC will record all issues raised during the review process, discussion with residents, outside experts, or Board Members, or any other source from January 1 through December 31 of each year.
- 1.2 As needed, the ARC will prepare a set of draft revisions, using strikethroughs and plain text, for review by the Board. Once the Board and the ARC have reached consensus, a clean copy of the proposed Guidelines, with strikethroughs and plain text, will be prepared and electronically circulated to all homeowners for review.
- 1.3 Homeowners have a 30-day period to review and submit comments, via email, to the Board and ARC.
- 1.4 Homeowner comments pertaining to a submission must be submitted to the ARC via email, CCrossingArchitectural@gmail.com and must contain the following:
 - Name, address and phone number, email of the commenter;
 - Identification of the applicable guideline(s) by section and number (Suggestions for new guidelines are exempt from this requirement);
 - Clear description(s) of suggested revision(s); and
 - The reasons, rationale, and/or history behind the suggested revision(s).
- 1.5 The ARC will review comments submitted within the review period.
- 1.6 A final draft of the revised Guidelines will be submitted in total to the Board for ratification. Prior to ratification, public comment will be heard at the next scheduled Board meeting. The revised Guidelines will be published to the CCHOA website (<http://www.centennial-crossing.com/>). Homeowners will be notified when a complete copy of the final Guidelines are posted on the website.

2.0 ARC approval required

The following list of architectural and construction issues require approval by the ARC prior to the start of any work. Refer to Rule and Regulations Section IV, 4-6 for submission and approval of requests to the board. By adhering to the architectural submission steps, homeowners will maximize their chance of receiving a timely review.

2.1 Air Conditioning Units

- No permanent air conditioning units shall be installed in any dwelling unit or garage or otherwise protrude from any window or exterior wall of any dwelling unit.
- Replacement of central air compressors should be in the original location. If a different location is desired, approval is required from the ARC.

2.2 Attached/Detached Structures that exceed 30 sq/ft: Sheds, Greenhouses, Gazebos, etc.

- No temporary building, no detached storage shed, trailer, mobile home, recreational vehicle, permanent tent, shack or other similar Improvement shall be located upon the Lots. Deck boxes and similar outdoor storage solutions are permitted provided they occupy a footprint smaller than 25 square feet and maximum overall height of 50" from the ground.

2.3 Change the color of an exterior component (siding, trim, shutters, roof, etc.)

- Color samples must be submitted to the board for approval prior to the application of paint or stain. The variety of exterior paint colors adds to the unique aesthetics and valued charm of Centennial Crossing. Therefore, neighboring homes that are directly adjacent, cannot have the same or very similar exterior siding paint colors. Repetition of the same exterior paint color/color family across multiple homes on a single street is prohibited.

2.4 Replacing exterior siding of home requires approval from the board.

- Siding must be replaced with cedar or a material that has the same or similar appearance as cedar.
- Aluminum and vinyl siding are prohibited except for window and door trim.
- All changes to exteriors must be reviewed by the board.

2.5 Decks, Porches, Screened-in Porches, Breezeways etc.

- ARC approval is required prior to new construction or installation or modification of an existing structure.
- Where applicable roof shingles, trim, and siding should match the style, color and material used on the house.
- The final size of the structure should be in proportion to the house and lot.
- Once ARC approval is granted, it is the responsibility of the homeowner to apply for a Village of Vernon Hills building permit. The Village of Vernon Hills will not issue a building permit without written notice of ARC approval.

2.6 Dog Runs/ Pet Structures

- ARC approval is required prior to construction or installation.
- Pet structures, including dog enclosures and dog runs, must be placed in the rear of the home and must not be visible from the front of the home.
- Dog runs must meet all fencing restrictions in the Declaration and a dog run must be constructed to match a preexisting fence when applicable.
- Prefabricated (e.g., cyclone) wire pet structures are not permitted

2.7 Driveways & Walkways

- ARC approval is required for any design or material change to existing driveways or walkways.
- Driveways shall be made of asphalt, brick, or concrete.
- Walkways may be constructed from a variety of high-quality materials. Excessive walkway construction is discouraged.
- Village of Vernon Hills building permits, applied for after ARC approval, are the responsibility of the homeowner.

2.8 Fences, Fence-Style Ornamentation and Lattice

Fence installations in Centennial Crossing must comply with the Village of Vernon Hills Fence Requirements. The following requirements are specific to Centennial Crossing and place additional restrictions on fence installations. New or replacement fences must comply with **both** the Village of Vernon Hills fence requirements and the following:

- ARC approval is required prior to construction or installation.
- Fences should be used to project a continuity of theme and to provide for privacy or screening of objectionable areas. These benefits should be accomplished without negative influences on neighboring properties.

- Openness in all yards is encouraged. In front yards, a maximum height of 42" is permitted and a maximum opacity of 50%. The style of the fence shall be white picket or black wrought iron/ aluminum and should be complimentary to the style of the home.
- In rear yards and adjacent patio or service areas, such as driveways, privacy can be provided with a solid 48" maximum height fence. 100% opacity is permitted for a maximum of 75% of the length. The remaining length shall not exceed 75% opacity. If a style with only one finished side is chosen, the finished side shall face away from the fenced area.
- No chain link, stockade, or board-on-batten fences are permitted in any yard.

2.9 Fence Maintenance

- All fences shall be maintained in good condition and repair at the Owner's sole cost and expense. Loose broken or missing pickets, posts, gates or other elements of the fence assembly shall be repaired promptly. Where necessary to ensure the safety of the community, temporary repairs may be made. However permanent repairs must be completed prior to the first Memorial Day holiday following the installation
- Fences that are painted or stained shall be maintained, through periodic repainting and/ or touch ups of existing paint or stain to minimize chipping, flaking, and peeling of the coating.
- Wood fences must be painted white or off-white (to match the trim of the home. Paint shall be applied to wood fences prior to the first Memorial Day holiday following the installation.

2.10 Mailboxes

- All mailboxes located on the Property of the Centennial Crossing subdivision are owned by the CCHOA.
- No mailbox may be replaced or otherwise altered in any manner without the express prior written consent of the Board.
- Any Resident who has a damaged or otherwise non-functioning mailbox should contact the Property Manager, or, in the absence of the Property Manager, a member of the Board.

2.11 Patios, Porches, Seating Walls and Decks

- ARC approval is required prior to construction or installation.

- Patios may be constructed from stone, brick, or concrete.
- Decks may be constructed with wood or composite materials.
- The patio size should be in proportion to the house and not extend past more than one of the house lines.
- Patios, porches, decks, and seating walls must comply with Village building codes and ordinances.
- <https://www.vernonhills.org/DocumentCenter/View/8198/DECK-PERGOLA-GAZEBO-2021>

2.12 Satellite Dishes & Antennas

- The erection of any communication antennae or similar devices (other than simple mast antennae or television reception device located on the roof of a Dwelling) shall not be allowed unless completely screened from view and approved in writing in advance by the Board of the Association.
- The Owner shall obtain a permit from the Village, if necessary, before erecting such device.

2.13 Solar Panels

- The Owner shall obtain a permit from the Village, if necessary, before installing solar panels.
- An attempt should be made to conceal the conduit leading to the solar panel

2.14 Swimming Pools and Hot Tubs

- A Swimming Pool shall have a meaning consistent with the that ascribed by Village of Vernon Hills as "any artificial basin of water installed for the purpose of swimming which is 18" or deeper with 90 square feet or more of surface area which requires external buttresses, or which is dug into the ground."
- In-ground Swimming Pools will be allowed if plans comply with existing village codes.
- Swimming Pool fencing must meet the fencing requirements of The Declaration and must match existing fencing when applicable.
- No above-ground Swimming Pools will be allowed.
- Hot tubs will be allowed if plans comply with existing village codes.
- Hot tubs must not be openly visible from the street or from the alley.

2.15 Pergolas, Porticos

- ARC approval is required prior to new construction or installation or modification of an existing structure.
- The final size of the structure should be in proportion to the house and lot.
- Materials used must be consistent with other materials used for structures in the neighborhood.
- Once ARC approval is granted, it is the responsibility of the homeowner to apply for a Village of Vernon Hills building permit. The Village of Vernon Hills will not issue a building permit without written notice of ARC approval.
- No porticos shall be used as second story patios.

2.16 Trellises and arbors

- ARC approval is required prior to new construction or installation or modification of an existing structure.
- The final size of the structure should be in proportion to the house and lot.
- Trellises and arbors must be consistent with the aesthetics of the neighborhood