

ARCHITECTURAL CONTROL RULES

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CONSTRUCTION BOND DEPOSITS

\$25 Non-Refundable Permit Fee

ITEM	DEPOSIT	REFUND
Residence (Property Owner)	5,000	2,000
Residence (Builder)	3,500	\$2,500 Builder-Road Cut \$0 POA-Road Cut
Additions		
150 Square feet or less	1,000	500
150+ Square feet	2,000	1,000
Deck		
100 Square feet or less	250	250
100+ Square feet	500	250
Boat Cover/House	2,000	1,000
Detached Garage/Outbuilding	2,000	1,000
Dog Pen	250	250
Fence	250	250
Play Area	250	250
Maint. Of Existing Items	250	250
Gazebo	500	500
Retaining Wall	250	125
Playhouse	500	250
Shed	500	250
Pavilion w/Concrete Pad	1,250	625
Seawall	3,000	1,500
Swimming Pool	3,000	1,500

NOTE: New resident refund is \$2,000 for the home and \$2500 for the road cut to the builder. (Approved 09/20/2020) New amount to retain is \$3,000 per Annual Meeting Vote 9/18/2016.

All nonrefundable monies are used for the purpose of infrastructure such as roads, etc. as stated in the Covenants and Restrictions under Section 2a.

Approved by the POA Board February 20, 2023

Addendum 1-Enclosure 1
Construction Bond Deposits
Page 1 of 1

Raintree Plantation Property Owners Association, Inc.

BUILDING PERMIT APPLICATION

Two (2) copies of construction plans and two (2) certified site survey plot plans bearing the seal or signature of a licensed surveyor must accompany this application. All plans and drawings of any type must be drawn to scale.

Name _____

Email _____

Address _____

Telephone No. _____

Date _____

- Name of general contractor _____ Telephone No. _____
- **NO DUMPING ALLOWED** – Contractor will dump in yard of house being built and contractor will clean up.
- Square footage, excluding porches, garages and basements _____ sq. ft.
- When will construction begin ? _____
- Street name where home will be built _____
- Is street paved? Yes _____ No _____
- Is Lot in applicant's name? Yes _____ No _____
- Has Jefferson County Permit been obtained? Yes _____ No _____
- Is there any variance from the restrictions requested? Yes _____ No _____
- If "yes" explain in full on reverse side of this application.

Applicant's house plans may be accepted by the Architectural Control Committee, but approval does not occur until after a seven (7) day waiting period and only if: 1) ACC minutes are circulated to ACC Committee and Board members and 2) No aggrieved parties have come forward and 3) there are no other outstanding disputes with the builder.

Construction cannot begin until Construction Bond is paid in full and approved plans have been picked up. All roadwork (i.e., culverts installed, ditches shaped/cleaned, and utility cuts) must be completed forthwith. After inspection by a P.O.A. representative and it is deemed that all building rules have been completed satisfactory, a portion of your Construction Bond will be returned. However, applicant is responsible for the road cut repair for a minimum of one (1) year from the date the occupancy permit was submitted to the P.O.A. office.

I certify the above representations are true, that I am familiar with all building guidelines, restrictions and utility requirements, and I have read everything on the permit.

Property Owner's Signature

This application and the plans are approved pursuant to the restrictions of Raintree Plantation, subject to the following conditions:

1. Applicant should immediately notify all utility companies for service, i.e., AmerenUE, AT&T and Jefferson County Sewer District (water and sewer connection).
2. It is the applicant's responsibility to determine the lake water level on any lot bordering the lake. It is also the applicant's responsibility to determine the flow line of the sewer mains after the mains are installed to determine if a sewer pump is needed. Sections 20 through 25 and Raintree Forest, sewer pumps are mandatory.
3. Any modification to the approved plans including upgrades **MUST** be resubmitted to the ACC for approval before work on such modification is commenced. Construction must begin within three (3) months of the date of approval or the approval will be deemed revoked and plans must be resubmitted.

DATE OF APPROVAL: _____

12/2021

Addendum I – Enclosure 2
Building Permit Application

Page 1 of 1

RAINTREE PLANTATION PROPERTY OWNERS ASSN., INC.

POLICY FOR OBTAINING A BUILDING PERMIT TO CONSTRUCT A NEW RESIDENCE

If you plan to construct a new residence in Raintree you need to familiarize yourself with this procedural policy, the Covenants and Restrictions, the building permit application and verification worksheet. Strict adherence to the rules will avoid delays in obtaining plan approval and construction of your home. The Architectural Control Committee (ACC) normally meets twice a month.

A. PLAN SUBMITTAL

Submit plans as follows to the POA office one week prior to the scheduled ACC meeting date. Contact the POA office for current meeting times.

1. Raintree Building permit application must be completed and signed by the property owner.
2. Two (2) copies of the building plans
3. Two (2) certified site survey plot plans bearing the seal or signature of a licensed surveyor.
4. All plans, drawings and plot surveys must be drawn to scale and show placement of driveways, decks, culverts, retaining walls, etc
5. Plans must be clear, readable and as built with no options.
6. Reverse plans will be accepted if plans are so marked.
7. Elevations must be clearly shown on the plans.
8. Minimum square footage Exterior measurement of heated living space, excluding porches, garages and basements
 - a. Ranch style-requires 1,550 square feet on the main floor
 - b. Two story or one and one half requires 1,350 square feet on the main floor with a total of 1,550
9. Two car attached garage and sufficient off-street parking for two additional vehicles unless a variance is granted by the ACC.
10. Building Setback lines: (house or attached structure)

Raintree
25 feet from front property line
30 feet from back property line
10 feet from each side property line

Raintree Forest
50 feet from front property line
50 feet from back property line
15 feet from each side property line

11. Utility easements must be verified. Some utility easements are 20 feet in width along the property line ***It is Property Owners' responsibility to determine sewer main hook up location.***
12. A sign no larger than 16" by 20" must be placed at each construction site identifying the lot and section number.
13. Lots must be staked at the two front corners prior to submitting plans.

B. PLAN APPROVAL

1. Homes must be acceptable by the ACC committee as provided in the Covenants
2. There are no outstanding assessment balances due on any lots owned by said property owner (s)
3. The POA has no outstanding disputes with the property owner(s) and/or the builder.
4. All plans are conditionally approved upon ACC vote but such decision shall not be final until seven (7) days have lapsed and no written complaint of approval is filed with the ACC. The ACC reserves the right to rescind its decision during the seven (7) days.
5. Construction must start within three (3) months of approval or resubmission is required. All construction must be completed within twelve (12) months from the date of approval.

C. PLAN DENIAL

1. You will be notified in writing if plans are not approved.
2. Homes of a similar appearance will not be allowed within four (4) lots and/or sight of one another.
3. No split level or split foyers homes.
4. Revised plans can be resubmitted to the ACC in accordance with plan submittal guidelines listed above.
5. See Covenants and Restrictions for details to appeal any ACC denials to the Board of Directors

D. PRIOR TO STARTING CONSTRUCTION

1. A Jefferson County Building Permit and verification of a sewer hookup must be obtained and a copy submitted to the P.O.A. office before construction can begin
2. The property owner signs the verification worksheet and the POA policy for building a new residence
3. A complete set of the approved plans has been picked up from the office
4. A cash construction bond in the amount of \$8,500 per individual home, divided between a maximum of \$5,000 from the Property Owner and \$3,500 to be paid by the Builder for road cut repairs, must be submitted to the P.O.A. prior to starting construction. The RPOA shall retain a portion of such bond permit, not to exceed \$3,000 for the Property Owner portion. In addition, the RPOA shall retain a portion of the Builder portion of the bond permit, not to exceed \$1,000 if the road cut is done satisfactory or \$3,500 if the RPOA has to make the road cut repairs.
5. Any owner, owning multiple lots shall comply with this requirement irrespective of the number of deposits, which have already been secured with the P.O.A. office.

E. GENERAL CONSTRUCTION REQUIREMENTS

1. Any modification to the approved plans including upgrades must be resubmitted to the ACC for approval before work on such modification is commenced.
2. Final elevation must be as per approved plans unless a modification was resubmitted and approved.
3. Debris and cut trees shall be removed (weather permitting) prior to framing.
4. Necessary steps must be taken to prevent erosion, ie., mulch/straw berm, fences, etc
5. NO BLASTING IS PERMITTED.
6. Foundation walls and footings must be continuously poured concrete on building site, as per Covenants
7. Construction site must be kept clean. If not, a dumpster will be required within seven (7) days of written notice. Dumpsters are not allowed to be parked on the street unless a variance has been granted by the ACC. In addition, roadways must be cleared of mud and debris.
8. Concrete wash water shall not be allowed to flow directly to storm sewers, streams, ditches, lakes, etc. without being treated. A sump or pit shall be constructed to contain concrete wash water.
9. The entire site shall be stabilized, using a suitable mulch layer or another method that does not require germination to control erosion.
10. Prior to framing above the foundation, a "Finished Foundation Survey" executed by a licensed surveyor must be submitted to the P.O.A. office.
11. Vehicles and/or construction equipment shall not be parked in any manner that obstructs traffic flow and/or hinders visibility.
12. Construction materials must be stored on the lot for which the County permit was issued.
13. No trespassing on adjacent property for any reason unless written authorization is obtained from the lot owner (s).
14. No dumping of building excavation waste allowed on adjacent properties or in the lake.
15. Drainage must be constructed in a satisfactory manner to cause surface water to run toward natural drain ways, which are deep enough, wide enough and clear of debris to handle surface water runoff.
16. All contractors must follow Raintree's rules and regulations.
17. All security and gate access procedures must be followed.
18. Construction must be completed within twelve (12) months from date of approval unless a written extension is requested and granted by the ACC.
19. Lot must be seeded and strawed (straw matting required), or sodded before bond will be refunded.

F. CONSTRUCTION BOND

Construction Bond refund may be withheld, in whole or part, if any of the following occurs:

1. Non-compliance of this policy, the Covenants and Restrictions, building permit application, verification worksheet and all rules of the Association
2. All construction, including elevations, driveways, decks, culverts, drainage ditch, retaining walls, etc have not been built per the approved plans and the plan verification worksheet.
3. Stop Work Orders are ignored.
4. Any outstanding assessment balance on any lots owned must be paid prior to bond refund
5. \$2,000 will be refunded upon various inspections that verify construction, excluding road cut, have been completed in accordance with the approved plans, plan verification worksheet and all rules of the Association. If any of the bond adjustments occur the penalty amount will be deducted from your refund.
6. An additional \$2,500 will be refunded to the builder after one year from the date of the occupancy permit was submitted to the P.O.A office. Refund will be issued upon inspection that verifies the road cut has been permanently repaired in accordance with standards established by the POA Association.
7. Balance of bond refunds will be forfeited in full after an EIGHTEEN MONTH period from the original date of plan approval if any construction is not completed within that time
8. Soil is imported to Raintree and no required documentation is furnished to the POA

G. BOND ADJUSTMENTS

Upon various inspections that verify the owner is in violation of this policy, the Covenants and Restrictions, the building permit application, the verification worksheet and all rules of the Association then the Association may at its discretion hire a subcontractor and/or have their maintenance staff correct any violations

The owners of a neglected lot shall be charged with the reasonable expense so incurred by the Association, which shall be a lien upon the owners' land in the subdivision until satisfied. Raintree Plantation Property Owners Association, Inc., its officers, agents or employees shall not be deemed guilty or liable for any manner of trespass or damage for any abatement, removal or the like.

Expenses incurred by the Association will be deducted from the Bond refund amount for the following violations:

Removal of debris and cut trees
Obtain a Finished Foundation Survey from a licensed surveyor
Culvert pipe and/or drainage ditch is not constructed as noted on your verification worksheet
Each time the maintenance staff is required to make a temporary repair to the road cut
Road cut needs to be permanently repaired by the Association
Obtain an occupancy permit from the county

Owners will be notified in writing detailing what works need to be completed and/or corrected prior to the Association taking further action.

H. VARIANCE

See the Covenants and Restrictions for details to request a variance

I. CONSTRUCTION HOURS- Outside Work

Weekdays 7 a.m. to official sunset time
Weekends 8 a.m. to official sunset time

J. CULVERT REQUIREMENTS & DRAINAGE DITCHES

Access to the lot must be established to protect existing road ditches. All driveways and off-street parking areas shall be durably paved except as to secondary parking. All secondary parking pavement materials must be approved by ACC.

All driveway culverts and any changes to a natural drainage ditch must be approved by the ACC and shall be constructed in accordance with standards established by the POA Association. The current driveway culvert standards are as follows:

Culvert pipe is required if so, noted on your ACC Plan Verification Worksheet

The culvert pipe to be installed in the road ditch, which the driveway crosses, shall not extend more than two (2) feet on each side of the driveway.

The culvert pipe installed shall be sufficient to carry the flow of water but not less than twelve inches (12") in diameter. The property owner is responsible for installing pipe of sufficient diameter and depth to accommodate water flow so that there is no back up in the road ditch or overflow onto the road.

Any modifications to the culvert requirements MUST be submitted to the ACC for approval. Approval will be granted on a case-by-case basis.

K. ROAD CUT - TRENCH BACKFILL & ROAD REPAIR STANDARDS

See addendum I-Enclosure 4 (Utility & Sewer Hookup).

Road Cut - Plans must be approved by ACC prior to making any road cuts. Road cuts must be permanently repaired in accordance with standards established, and outlined by the POA Association as follows:

The assigned Inspector, or if he or she is not available, the POA office will be notified 24 hours before the road cut and temporary repair is to be done.

The inspector, or a member of the ACC will monitor this work to ensure that the below standards are met. The trench backfill and road repair will not proceed unless the Inspector or an ACC member is present.

The standards to repair a road cut are as follows:

Backfill in trenches through paved or chip and sealed areas shall consist of $\frac{3}{4}$ " clean rock free of consolidated masses in excess of two inches (2") in diameter. Granular fill material shall be free from wood, paper, metal, ash or any other weak, unstable compressible or degradable material and from any material, clay or loam, which could interfere with the compacting qualities of the fill. Material dug out of the ditch is to be disposed of and not used to refill the ditch. Pea gravel or similar granular material approximately uniform in size and without bonding properties shall not be used.

Rock base needs to settle for at least 30 days. Road cut shall be maintained at all times, adding rock as needed. If road cut is neglected you will be notified. Immediate action on your part will be required. If temporary repairs are not completed within 48 hours the Raintree maintenance staff or contractor will make a temporary repair to your road cut. There will be a charge for material and labor plus \$200 deducted from bond.

Removed or damaged pavement shall be replaced with asphalt pavement not less than six inches (6") thick or of comparable thickness to the adjacent undamaged area whichever is greater. Permanent repair of a road cut must be completed no later than 120 days after the initial road cut is made.

L. RETAINING WALL

All retaining walls, regardless of length or height must be within the property lines and require ACC approval. The Property Owner is responsible for ensuring that the walls are properly designed.

M. BRINGING SOIL INTO RAINTREE

1. Any property owner/builder prior to bringing soil regardless of the volume into Raintree must provide the POA with a certification attesting that the soil level lead content is less than 240 parts per million. **If soil is obtained from more than one location a certification is required for each location.** This certification must be provided prior to importing the soil.
2. In addition, the property owner/builder must submit certification to the POA on where the soil originated from. This is also due prior to importing the soil.
3. Violation of these requirements can result in forfeiture of the construction bond.
4. These rules incorporate requirements from the EPA, Region 7 resulting from the soil sampling and excavations at Raintree Plantation.

N. STOP WORK ORDERS

- Failure to comply with this policy, the Covenants and Restrictions, the building permit application and the verification worksheet may result in a stop work order being issued.
- Failure to build the home per approved plans may result in a stop work order being issued.
- By signing this policy, you agree to stop working until the issue(s) requiring the stoppage are resolved. In the event a stop work order is ignored a court injunction may be filed against the owner(s).

O. TREE REMOVAL

- If trees are removed (clear cutting) prior to plan submittal debris needs to be removed within 30 days.
- Necessary steps must be taken to prevent erosion, i.e., straw barriers, fences, etc.

P. INSPECTIONS

During construction, a representative of the POA will inspect the building site to make certain that all rules are being followed. Inspections will also be made to confirm that all construction complies with the plans as submitted and approved.

Inspections may also be conducted by Jefferson County and Hillsboro Fire District.

Q. Construction Bond Refund

To arrange for a Construction Bond refund inspection of your building project contact the POA office.

An occupancy permit issued by the Jefferson County Building Commission must be submitted to the POA office prior to obtaining any bond refund.

Road shall be paved within one year after completion of new home if road is not already paved.

R. Property Owners Responsibilities

It is the RESPONSIBILITY OF THE PROPERTY OWNER to ensure that all CONTRACTORS follow the rules related to the project and within the subdivision.

I, the PROPERTY OWNER, have READ and AGREE to all the TERMS AND CONDITIONS in this DOCUMENT and ACKNOWLEDGE THAT I have received a copy of the COVENANTS and RESTRICTIONS APPLICABLE to RAINTREE PLANTATION. I have also been given a copy of this document, the building permit application and verification worksheet.

Property: _____ Date: _____
(Signature)

Building Permit Lot No.: _____ Section No.: _____

I, the PROPERTY OWNER, have been given a copy of the following documents

Covenants and Restrictions
Building Permit Application and POA Building Permit
Policy for Building a New Residence
ACC Verification Worksheet
Approved set of plans
Approved Plot Survey

Raintree is a designated Bird Sanctuary and is home to a wide variety of birds including the declining Pileated Woodpecker. You are urged to keep as many trees as possible on your lot to preserve the rural atmosphere and to provide homes, food and protection for the wildlife.

All utility companies should be notified as soon as possible. In some areas, additional lines may need to be installed which could cause a delay in obtaining service. For your convenience, the connection/service contacts are as follows:

Sewer & Water	Jeff Co Public Sewer District	636-797-9900
	Environmental Management Corp.	636-561-9478
	Emergency	877-507-0008
Electric	Ameren UE.	877-426-3736
Telephone	AT & T Service	800-770-2260
Raintree	POA Office	636-797-3434

Approval-Covenants: 9/05
Board: 4/11

Raintree Plantation Utility & Sewer Hookup

Trench Backfill & Road Repair Standards

Backfill in trenches through paved or chip and sealed areas shall consist of $\frac{3}{4}$ " clean rock free of consolidated masses in excess of two inches (2") in diameter. Granular fill material shall be free from wood, paper, metal, ash or any other weak, unstable compressible or degradable material and from any material, clay or loam, which could interfere with the compacting qualities of the fill.

Material dug out of the ditch is to be disposed of and not used to refill the ditch. Pea gravel or similar granular material approximately uniform in size and without bonding properties shall not be used.

Rock base must be allowed to settle for at least 30 days.

Road cut shall be maintained at all times, adding rock as needed. If road cut is neglected you will be notified. Immediate action on your part will be required. If temporary repairs are not completed within 48 hours the Raintree maintenance staff or contractor will make a temporary repair to your road cut. There will be a charge for material and labor plus \$200 deducted from your bond.

Removed or damaged pavement shall be replaced with concrete pavement not less than six inches (6") thick or of comparable thickness to the adjacent undamaged area whichever is greater. Permanent repair of the road cut must be completed no later than 120 days after the initial road cut is made.

CALL RAINTREE INSPECTOR BEFORE BACK FILLING

Inspector Name _____

Phone _____

Date _____

Please see reverse side for diagram

10-11

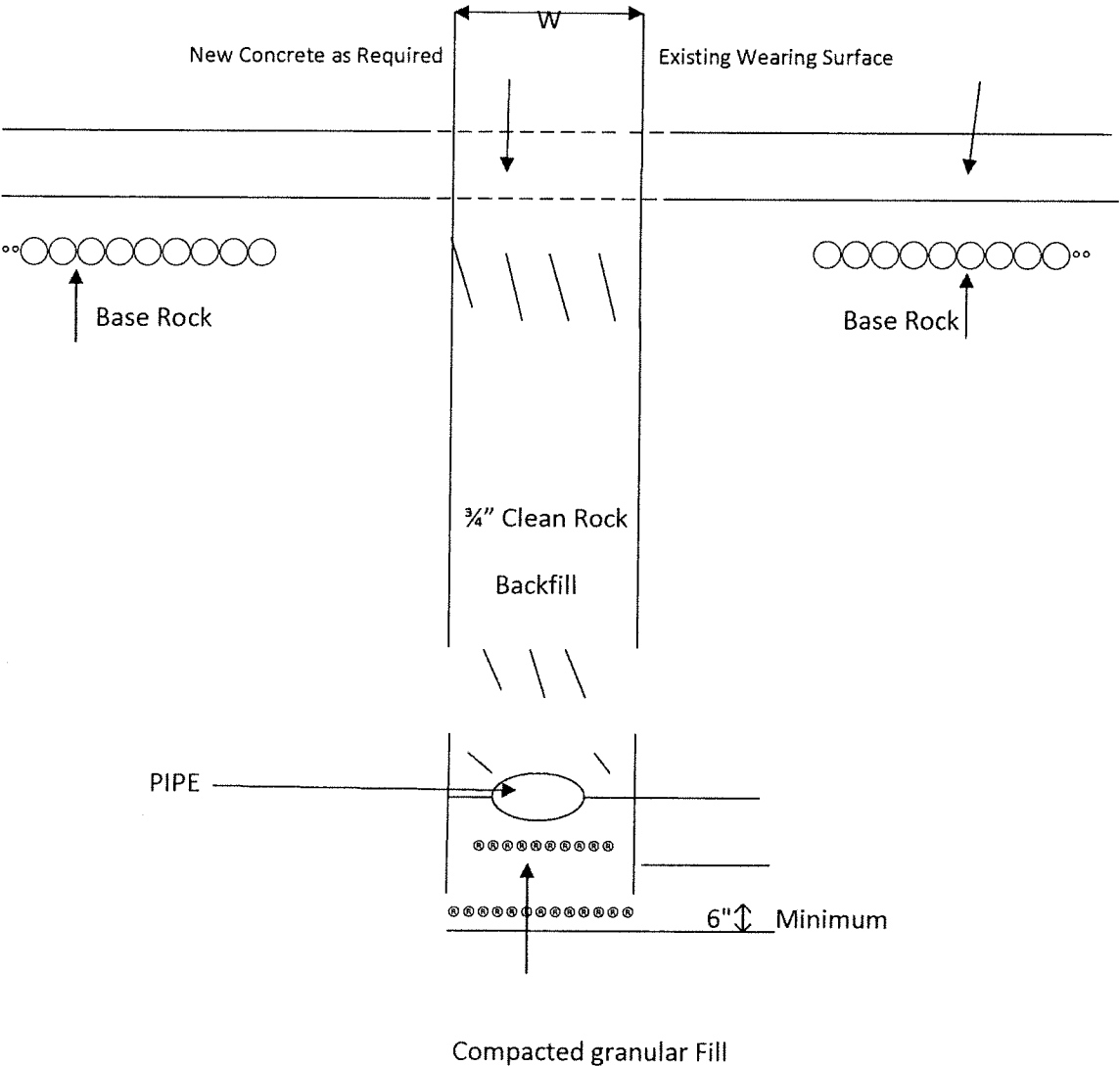
Approved by POA Board Sept. 20, 2020

Addendum I-Enclosure 4
Utility & Sewer Hookup
Page 1 of 2

Minimum Unsupported Trench Width

<u>Pipe Size</u>	<u>Trench Width(W)</u>
8"	24"
6"	18"
4"	12"
Under 4"	12"

Asphalt no less than 6" thick.



Raintree Property Owners Association, Inc.

MISCELLANEOUS BUILDING PERMIT APPLICATION

Two (2) copies of certified site survey plot plans bearing the seal or signature of a licensed surveyor must accompany this application. Materials used (description/picture) needs to be submitted with application. All plans and drawings of any type must be drawn to scale.

NAME: _____ DATE: _____

ADDRESS: _____ TELEPHONE #: _____

EMAIL: _____

SECTION/LOT #: _____ PROJECT: _____

* Name of General Contractor: _____ Telephone #: _____

* **NO DUMPING ALLOWED** - Contractor will dump in yard of residence and contractor will clean up.

* When will construction begin? _____

* Street name where construction will be built: _____

* Is street paved? Yes _____ No _____

* Is lot in applicant's name? Yes _____ No _____

* Is there any variance from the restrictions requested? Yes _____ No _____

* If "Yes" explain in full on reverse side of this application.

Building plans may be accepted by the Architectural Control Committee, but approval does not occur until after a seven (7) day waiting period and only if: 1) ACC minutes are circulated to ACC committee and Board Members and 2) No aggrieved parties have come forward and 3) there are no other outstanding disputes with the builder.

Construction cannot begin until Construction Bond is paid in full and approved plans have been picked up by the inspector assigned to your project. All roadwork (i.e., culverts installed, ditches shaped/cleaned, and utility cuts) must be completed forthwith. After inspection by a P.O.A. representative, and it is deemed that all building rules have been completed satisfactory, a portion of your Construction Bond will be returned.

I certify the above representations are true, that I am familiar with all building guidelines, restrictions and utility requirements, and I have read everything on the permit.

Property Owner's Signature

This application and the plans are approved pursuant to the restrictions of Raintree Plantation, subject to the following conditions:

1. Applicant should immediately notify all utility companies for service, i.e., Ameren, AT&T and Jefferson County Sewer District (water and sewer connections, if applicable).
2. It is the applicant's responsibility to determine the lake water level on any lot bordering the lake. It is also the applicant's responsibility to determine the flow line of the sewer mains after the mains are installed to determine if a sewer pump is needed. Sections 20 through 25 and Raintree Forest, sewer pumps are mandatory.
3. Any modification to the approved plans, including upgrades, **MUST** be resubmitted to the ACC for approval before work on such modification is commenced. Construction must begin within three (3) months of the date of approval or the approval will be deemed revoked and plans must be resubmitted.

DATE OF APPROVAL: _____

04/2020

Addendum I - Enclosure 2
Building Permit Application
Page 1 of 1

RAINTREE PLANTATION PROPERTY OWNERS ASSN., INC.

**GUIDELINES FOR OBTAINING A BUILDING PERMIT
TO MAKE AN ADDITION TO EXISTING RESIDENCE**

If you are interested in making an addition to or remodeling the exterior of an existing residence on your lot or lots in Raintree you should carefully read this document, follow each step and abide by each rule and regulation. If this is done, the Architectural Control Committee will meet and process your application with the shortest delay of time. If the items are not met, this may cause a delay. Failure to complete in accordance with rules and regulations can be very expensive.

1. Submit two (2) copies of your building plans, all drawings must be to scale. If new foundation walls are to be erected or if an extension is proposed which extends over the existing building line, obtain two (2) certified site survey plot plans bearing the seal or signature of a licensed surveyor to the Raintree POA Office and submit them together with signed application for the building permit desired on forms provided by the Association.
2. If your plans show the construction would encroach upon the established building lines, a variance of those building lines must be obtained from the Board of Directors of the Property Owners Association. The Policy of the Board regarding variances is as follows:
 - (a) Variances to the front building setback line will not be considered.
 - (b) Variances to the back and side building setback lines will be considered only if the lot will not accommodate a home with the minimum square footage requirements (currently 1,550 square feet heated living space on the main floor or 1,350 square feet on the main floor with 1,550 total heated living space for a one and a half or two story home).

Before the Board will consider a variance request, evidence must be presented; showing notice of such request was given to all adjoining property owners, including notice of the date at which the variance request is to be presented to the Board. Evidence of notice must be by affidavit of personal service or receipt of registered or certified mail.

3. After all necessary documents for your Raintree permit have been filed; the POA's Architectural Control Committee will review your application and plans to make sure they meet the standards (aesthetic and architectural) for Raintree. If the plans are approved, the Committee will authorize the issuance of a Raintree building permit. Upon approval of the plans, you must submit a cash construction bond as listed below. The refund amount will be returned upon inspection, which verifies completion of construction in accordance with the approved plans and all rules and regulations of the Association.
 - Maximum of 150 square feet (outside dimensions), bond in the amount of One Thousand Dollars (\$1,000.00) of which Five Hundred Dollars (\$500.00) will be refunded.
 - More than 150 square feet, bond in the amount of Two Thousand Dollars (\$2,000.00) of which One Thousand Dollars (\$1,000.00) will be refunded.

13-14

1. If, for some reason, your plans are not approved, you will be notified and provided with information on the process to appeal the decision.
2. In addition to approval of plans by Raintree, you must obtain a Jefferson County building permit before you can start construction. During construction, your home may be inspected by either Jefferson County or representatives of the Raintree Property Owners Association to make certain that the building you are constructing complies with the submitted and approved plans. If the plans call for a new foundation, before you commence any framing above the foundation, a "Finished Foundation survey" executed by a licensed surveyor must be filed with the Property Owners Association. This is in addition to any requirement by Jefferson County.

You must execute a copy of this document by which you acknowledge the following requirements:

1. Construction plans must be approved by the Architectural Control Committee and a permit issued before any building starts.
2. Additions must be started within three (3) months of the date of approval of the plans by the Architectural Control Committee or the approval will be deemed revoked and plans must be resubmitted. All work must be completed within nine (9) months from the day building starts.
3. Any new exposed foundation must blend in with the existing foundation. NOTE:
ABSOLUTELY NO BLASTING IS PERMITTED.
4. Building can not be constructed closer than:

25 feet from front property line-	Raintree Forest homes: 50 feet
30 feet from back property line-	Raintree Forest homes: 50 feet
10 feet from each side line -	Raintree Forest homes: 15 feet

5. The owner, as well as the contractor, is responsible for keeping the site clean and the owner or builder must have an adequate debris container on site throughout construction in which construction debris is contained. With the approval of the Architectural Control Committee, no separate dumpster may be required if site can be kept clear of debris using existing solid waste disposal.
6. The owner/builder shall take whatever steps are necessary to prevent erosion during construction, i.e., straw barriers, fences, etc.
7. The Property owner is responsible for obtaining permission from security for their contractors to access the subdivision. **IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO INSURE THAT ALL CONTRACTORS FOLLOW THE RULES RELATED TO THE PROJECT AND WITHIN THE SUBDIVISION.**

I HAVE READ AND AGREE TO ALL OF THE TERMS AND CONDITIONS IN THIS DOCUMENT.

Property Owner: _____ Lot & Section _____
(signature)

RAINTREE PLANTATION PROPERTY OWNERS ASSN., INC.

**GUIDELINES FOR OBTAINING A BUILDING PERMIT
TO CONSTRUCT A SEA WALL OR BOAT COVER**

If you are interested in constructing a sea wall or a boat cover you will need approval of the Architectural Control Committee before construction commences. All property from your property line to the lake is referred to as common ground and owned by the Property Owner's Association. No property owner has the right to construct anything on this property and/or to extend any structure into the lake without prior permission from the Association.

Any concrete release, additive, or stain to concrete must be approved by ACC prior to installation.

1. Bring two (2) copies of your building plans and two (2) certified site survey plot plans which show the exact location of the structure being proposed and the normal water line of the lake and its location in relationship to the property line to the Raintree POA Office and submit them together with signed application for the building permit desired on forms provided by the Association. All drawings must be to scale and the site survey must bear the seal or signature of a licensed surveyor.
2. After all necessary documents for your Raintree permit have been filed; the POA's Architectural Control Committee will review your application and plans to make sure they meet the standards (aesthetic and architectural) for Raintree. If the plans are approved, the Committee will authorize the issuance of a Raintree building permit. Upon approval of the plans, you must submit a cash construction bond for a sea wall in the amount of Three Thousand Dollars (\$3,000.00) of which One Thousand Five Hundred Dollars (\$1,500.00) will be refunded. You must submit a cash construction bond for a boat cover in the amount One Thousand Dollars (\$1,000.00) of which Five Hundred Dollars (\$500.00) will be refunded upon inspection which verifies completion of construction in accordance with the approved plans and all rules and regulations of the Association. If the application is for both sea wall and boat cover construction, the bond is Four Thousand Dollars (\$4,000.00) of which Two Thousand Dollars (\$2,000.00) will be refunded.
3. If, for some reason, your plans are not approved, you will be notified and provided with information on the process to appeal the decision.
4. In addition to approval of plans by Raintree, you must obtain a Jefferson County building permit before you can start construction for a boat cover. During construction, the site may be inspected by either Jefferson County or representatives of the Raintree Property Owners Association to make certain that construction complies with the submitted and approved plans.

You must execute a copy of this document by which you acknowledge the following requirements:

1. The Architectural Control Committee must approve construction plans and a permit issued before any building starts.
2. Work on your seawall or boat cover must be started within three (3) months of the date of approval of the plans by the Architectural Control Committee or the approval will be deemed revoked and plans must be resubmitted. All work must be completed within nine (9) months from the date work begins.

3. Seawalls may not extend into the Lake more than 15 feet from your lot line unless a variance has been granted by the Board or it does so to tie into an existing seawall. The Committee does not have to approve 15 feet. Wherever a sea wall exists on the adjoining property, proposed seawall, if practical, should blend into existing seawalls. Boat slips must be a minimum of 15 ft. in Length (Length meaning perpendicular to the Lake, from Lake into land) and 12ft. in width (Width meaning parallel to the Lake Shore).
4. Boat covers may not be larger than Forty (40) feet in length including all overhangs (Length meaning parallel to the Lake Shore) or more than Thirty (30) feet in width (Width meaning perpendicular to the Lake, from Lake into land). The Boat cover MUST cover the boat slip and any overhang may not extend more than two (2) feet over the water. Storage areas may not exceed thirty-five (35) square feet outside measurements. Must be within the overall covering that is part of the boat slip roof covering; i.e., same material and physically connected to the boat slip roof covering so as not to impair the aesthetic appearance of the waterfront or subdivision.
5. The owner, as well as the contractor, is responsible for keeping the site clean and the owner or builder must have a container on site throughout construction in which construction debris is contained. With the approval of the Architectural Control Committee, no separate dumpster may be required if site can be kept clear of debris using existing solid waste disposal.
6. All vessel lifts of any type MUST be within a boat slip.
7. No Floating, Piered, Wood, etc. docks are allowed.
8. The owner/builder shall take whatever steps are necessary to prevent erosion during construction, i.e., straw barriers, fences, etc.
9. The owner is responsible to assure the Lake bottom is restored to original condition. All cofferdam methods used must be approved by ACC prior to construction. No filling or earthen materials will be allowed.
10. The Property owner is responsible for obtaining permission from security for their contractors to access the subdivision. **IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO ENSURE THAT ALL CONTRACTORS FOLLOW THE RULES RELATED TO THE PROJECT AND WITHIN THE SUBDIVISION.**

I HAVE READ AND AGREE TO ALL OF THE TERMS AND CONDITIONS IN THIS DOCUMENT.

Property Owner: _____ Lot & Section _____
(signature)

NOTE: ABSOLUTELY NO BLASTING IS PERMITTED.

GUIDELINES FOR OBTAINING A BUILDING PERMIT TO CONSTRUCT AN ADDITIONAL DETACHED GARAGE

If you are interested in constructing an additional detached garage you will need to submit the following to the Raintree POA office.

Submit two (2) copies of your plans and two (2) site survey plot plans showing the exact location where the detached garage will be constructed in relation to your home. Submit either a picture or an explanation of the type of materials that will be used. All plans and drawings of any type must be drawn to scale.

REQUIREMENTS:

- Must be located provided that the home owner has performed a Boundary Line Adjustment to attach the adjoining lot to the residential lot that has a completed house on the property.
- The detached garage shall be no greater than 900 square feet which would include all overhangs and no less than 400 square feet.
- It must be connected with a pathway to the residence. The pathway must be constructed of concrete, brick or stone which is aesthetically acceptable to the Architectural Control Committee.
- Garage must have poured concrete floor and footings with a minimum of a one car garage door.
- Driveway shall be durably paved with either concrete or asphalt.
- The exterior must match the design and materials of the house.
- The garage cannot have any bathrooms or kitchen facilities. It cannot be used as an apartment, living space or a place to conduct a business.
- No prefabricated or pre-engineered garage will be allowed.
- Garage must be within all setback lines of the property.

Front property line – must be behind the front face of the house
30 feet from back property line
10 feet from each side line

- All driveway culverts and any changes to a natural drainage ditch must be approved by the ACC and shall be constructed in accordance with standards established by the POA Association. (see New Residence Guidelines)
- After the garage is completed the Boundary Line Adjustment cannot be reversed or altered in anyway.
- Construction must meet all Jefferson County and International Residential Building Codes.
- Proper permits must be obtained from Raintree and Jefferson County prior to beginning any construction.

GUIDELINES FOR OBTAINING A BUILDING PERMIT TO CONSTRUCT AN ADDITIONAL DETACHED GARAGE

Page 2

After all necessary documents for your Raintree permit have been filed; the Raintree ACC will review your application and plans to make sure they meet the standards (aesthetic and architectural) for Raintree. If the plans are approved, the Committee will authorize the issuance of a Raintree building permit. Upon approval of the plans, you must submit a cash construction bond as listed below. The refund amount will be returned upon inspection which verifies completion of construction in accordance with the approved plans and all rules and regulations of the Association.

- Maximum of 400 square feet (outside dimensions), bond in the amount of Twelve Hundred Dollars (\$1,200.00) of which Six Hundred Dollars (\$600.00) will be refunded.
- 401 + square feet (outside dimensions), bond in the amount of Two Thousand Dollars (\$2,000.00) of which One Thousand Dollars (\$1,000.00) will be refunded.
- Maximum size (outside dimensions), cannot be greater than 900 square feet.

6/18/2021

RAINTREE PLANTATION PROPERTY OWNERS ASSN., INC.

**GUIDELINES FOR OBTAINING A BUILDING PERMIT
TO CONSTRUCT A PET ENCLOSURE**

If you are interested in constructing a pet enclosure you will need to submit the following to the Raintree POA Office.

Submit two (2) copies of your pet enclosure plans and two (2) site survey plot plans showing the exact location where the enclosure will be constructed in relation to your home. Submit either a picture or an explanation of the type of materials that will be used. All plans and drawings of any type must be drawn to scale.

Invisible fencing shall be used to contain pets within the confines of the owner's property, if at all possible. However pet enclosures may be approved if the Architectural Control Committee is satisfied that:

- **Invisible fencing is not deemed possible**
- **The pet enclosure does not impair the view from neighboring properties**
- **The enclosure abuts the rear of the home (*no free standing structures*)**
- **Enclosure does not extend more than 8 feet from the rear of the home or 16 feet in length**
- **The enclosure is screened from view; i.e., bushes, shrubs or flowers**
- **Does not encroach upon side setback lines**

After all necessary documents for your Raintree permit have been filed; the POA's Architectural Control Committee will review your application and plans to make sure they meet the standards (aesthetic and architectural) for Raintree. If the plans are approved, the Committee will authorize the issuance of a Raintree building permit. Upon approval of the plans, you must submit a cash or check construction bond in the amount of Two Hundred Fifty Dollars (\$250.00) of which Two Hundred Fifty Dollars (\$250) will be refunded upon inspection which verifies completion of construction in accordance with the approved plans and all rules and regulations of the Association.

RAINTREE PLANTATION PROPERTY OWNERS ASSN., INC.

**GUIDELINES FOR OBTAINING A BUILDING PERMIT
TO CONSTRUCT A FENCE**

If you are interested in constructing a fence you will need to submit the following to the Raintree POA Office.

Submit two (2) copies of your fence plans and two (2) site survey plot plans showing the exact location where the fence will be constructed in relation to your home. Submit either a picture or an explanation of the type of materials that will be used. All plans and drawings of any type must be drawn to scale.

REQUIREMENTS:

- **Maximum Heights** **48 inches**
- **Type(s)** **Picket
Slats
Spindle
Split Rail
Wrought Iron**
- **Spacing** **3" Minimum**
- **Installation** **Attached rear sides of home
on or within property lines**

The only exception for the height of a fence is for protection around a swimming pool, in which event the maximum height can be six feet.

Pursuant to paragraph 2f of the Restrictions it reads as follows:

All fences other than those ornamental in nature are prohibited in the subdivision except upon specific approval of the Board of Directors of Raintree Plantation Property Owners Association, Inc. An ornamental fence may be placed on the rear of any lot after approval of the Architectural Control Committee so long as same does not interfere with any other lot owners' views or impair the aesthetic appearance of the subdivision. No fence shall be placed on a vacant lot. Any fence, retaining wall or other structure to be erected in front of the building on any lot shall have prior approval of the Architectural Control Committee of Raintree Plantation Property Owners Association, Inc.

After all necessary documents for your Raintree permit have been filed; the POA's Architectural Control Committee will review your application and plans to make sure they meet the standards (aesthetic and architectural) for Raintree. If the plans are approved, the Committee will authorize the issuance of a Raintree building permit. Upon approval of the plans, you must submit a cash or check construction bond in the amount of Two Hundred Fifty Dollars (\$250) of which Two Hundred Fifty Dollars (\$250) will be refunded upon inspection which verifies completion of construction in accordance with the approved plans and all rules and regulations of the Association.

RAINTREE PLANTATION PROPERTY OWNERS ASSN., INC.

**GUIDELINES FOR OBTAINING A BUILDING PERMIT
TO CONSTRUCT A GAZEBO**

If you are interested in constructing a gazebo you will need to submit the following to the Raintree POA Office.

Submit two (2) copies of your gazebo plans and two (2) site survey plot plans showing the exact location where the gazebo will be constructed in relation to your home. Submit either a picture or an explanation of the type of materials that will be used. All plans and drawings of any type must be drawn to scale.

REQUIREMENTS:

- Must not be a "permanent structure", meaning not on a permanent foundation,
- Application must have the Gazebo location noted on a plot plan of the lot and such will not be allowed in the area in front of the home,
- Will not be permitted on any lot not improved with a home, unless the owner of that lot has a home on the adjacent lot and will not be permitted until construction of the home is completed, furthermore if same is to be on such an adjacent lot, the applicant must agree to remove same in the event the common ownership is not maintained (agreement to remove must be recorded),
- May not have enclosed walls,
- May not be used for storage area,
- Must be ornamental in natural,
- Can be no larger than twelve (12) feet in diameter and must be octagon shaped,
- May not impair view of neighboring properties,

After all necessary documents for your Raintree permit have been filed; the POA's Architectural Control Committee will review your application and plans to make sure they meet the standards (aesthetic and architectural) for Raintree. If the plans are approved, the Committee will authorize the issuance of a Raintree building permit. Upon approval of the plans, you must submit a cash or check construction bond in the amount of Five Hundred dollars (\$500.00) of which Five Hundred Dollars (\$500.00) will be refunded upon inspection which verifies completion of Construction in accordance with the approved plans and all rules and regulations of the Assoc.

RAINTREE PLANTATION PROPERTY OWNERS ASSN., INC.

GUIDELINES FOR OBTAINING A BUILDING PERMIT TO CONSTRUCT AN OUTBUILDING

If you are interested in constructing an outbuilding you will need to submit the following to the Raintree POA Office

Submit two (2) copies of your outbuilding plans and two (2) site survey plot plans showing the exact location where the outbuilding will be constructed in relation to your home. Submit either a picture or an explanation of the type of materials that will be used.. All plans and drawings of any type must be drawn to scale.

REQUIREMENTS:

- Must be located on at least 1.5 acres. All lot(s) must be under one legal description.
- A house must be on the property.
- Outbuilding must be behind the front face of the house.
- Outside dimensions, including overhang, cannot exceed 900 square feet.
- Building must have poured concrete floor and footings.
- The exterior must match the design and materials of the house.
- The outbuilding cannot have any bathroom or kitchen facilities. It cannot be used as an apartment or living space.
- Construction must meet all Jefferson County and International Residential Building Codes.
- No prefabricated or pre-engineered buildings will be allowed.
- Building must be within the setback lines of the property.
- The Exception to this policy - Lakefront property owners can build a boat dock cover, with a seawall and boat slip with the approval of the Raintree POA Architectural Control Committee (ACC).
- Proper permits must be obtained from Raintree and Jefferson County prior to beginning any construction.

All outbuildings are prohibited in the subdivision except upon specific approval of the Architectural Control Committee. No outbuilding shall be placed on a vacant lot

After all necessary documents for your Raintree permit have been filed; the POA's Architectural Control Committee will review your application and plans to make sure they meet the standards (aesthetic and architectural) for Raintree. If the plans are approved, the Committee will authorize the issuance of a Raintree building permit. Upon approval of the plans, you must submit a cash or check construction bond in the amount of Two Thousand Dollars (\$2,000) of which One Thousand Dollars (\$1,000) will be refunded upon inspection which verifies completion of construction in accordance with the approved plans and all rules and regulations of the Association.

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Approved by Board of Directors & Covenants
September 2012 & November 2019

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Outbuildings
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RAINTREE PLANTATION PROPERTY OWNERS ASSN., INC.

GUIDELINES FOR OBTAINING A BUILDING PERMIT TO CONSTRUCT A PLAYGROUND EQUIPMENT/STRUCTURE

If you are interested in constructing a playground equipment/structure you will need to submit the following to the Raintree POA Office.

Submit two (2) copies of your playground equipment/structure plans and two (2) site survey plot plans showing the exact location where the equipment/structure will be located in relation to your home. Submit pictures of the type of playground equipment that will be used. All plans and drawings of any type must be drawn to scale.

REQUIREMENTS:

- **Temporary in nature**
- **Does not impair the view of neighboring properties**
- **Must remain within the original setback restrictions**
- **May not be enclosed with walls and roofs**
- **May not be used for storage areas**
- **Tree house and/or raised platforms are prohibited**

After all necessary documents for your Raintree permit have been filed; the POA's Architectural Control Committee will review your application and plans to make sure they meet the standards (aesthetic and architectural) for Raintree. If the plans are approved, the Committee will authorize the issuance of a Raintree building permit. Upon approval of the plans, you must submit a cash or check construction bond in the amount of Two Hundred Fifty Dollars (\$250) of which Two Hundred Fifty Dollars (\$250) will be refunded upon inspection which verifies completion of construction in accordance with the approved plans and all rules and regulations of the Association.

RAINTREE PLANTATION PROPERTY OWNERS ASSN., INC.

**GUIDELINES FOR OBTAINING A BUILDING PERMIT
TO CONSTRUCT A RETAINING WALL**

Pursuant to paragraph 2f of the Covenants it reads as follows:

A Retaining wall may be placed on the rear of any lot after approval of the Architectural Control Committee so long as same does not interfere with any other lot owners' view or impair the aesthetic appearance of the subdivision. No fence shall be placed on a vacant lot. Any fence, retaining wall or other structure to be erected in front of the building on any lot shall have prior approval of the Architectural Control Committee of Raintree Plantation Property Owners Association, Inc.

RESOLVED, that applications to construct any fence, retaining wall or other structure to be erected in front of a building on any lot shall be submitted to the Architectural Control Committee for review and recommendation to the Board.

RESOLVED FURTHER, that the Board establish the following guidelines for any retaining wall permitted to be constructed in front of the building on any lot, said wall shall:

- a) Be 48" or less in total height;
- b) Be built entirely within the property lines of the lot;
- c) Be constructed of concrete, brick or stone which is aesthetically acceptable to the Architectural Control Committee.

RESOLVED FURTHER, that the approval granted to anyone for the building of any retaining wall, fence or structure shall contain a disclaimer that states that the P.O.A. assumes no responsibility for the structural soundness or for the management of surface water that might be displaced as a result of the construction.

Submit two (2) copies of your plans showing the exact location where the retaining wall/s will be constructed in relation to your home. Submit either a picture or an explanation of the type of materials that will be used. All plans and drawings of any type must be drawn to scale.

After all necessary documents for your Raintree permit have been filed; the P.O.A.'s Architectural Control Committee will review your application and plans to make sure they meet the standards (aesthetic and architectural) for Raintree. If the plans are approved, the Committee will authorize the issuance of a Raintree permit or submit recommendations to the Board. Upon approval of the plans, you must submit a cash construction bond in the amount of Two Hundred Fifty dollars (\$250.00) of which One Hundred Twenty Five dollars (\$125.00) will be refunded upon inspection which verifies completion of construction in accordance with the approved plans and all rules and regulations of the Association.

RAINTREE PLANTATION PROPERTY OWNERS ASSN., INC.

GUIDELINES FOR OBTAINING A BUILDING PERMIT TO CONSTRUCT A SWIMMING POOL

If you are interested in constructing a swimming pool you will need to be aware of the determination and policy of RAINTREE relating to swimming pools

The Board has determined that any devise intended for swimming, recreation bathing, or wading, intended to contain water over twenty inches in depth or extending more than two feet in maximum height above ground and which is not removable, is deemed to be a structure within the meaning of the Restrictions and, therefore requires prior approval of the Architectural Control Committee before construction commences. Furthermore, any such devise, which is removable, must be physically removed during the period of September 15 through May 15

The policy of the Architectural Control Committee in reviewing applications shall be as follows:

Above ground swimming pools and structures related thereto are deemed to be aesthetically and architecturally unacceptable and not to comply with the general plan or concept of Raintree Plantation.

In-ground swimming pools which fully comply with the regulations of Jefferson County may be placed on the rear of any residential lot after approval of the Architectural Control Committee so long as same does not interfere with any other lot owner's views or impair the aesthetic appearance of the subdivision.

- NO swimming pool may be erected on a vacant lot
- Any equipment installed in connection with a swimming pool shall be screened from exposure by decorative covering approved by the Architectural Control Committee to obscure the equipment from public view.
- All fences must be ornamental in nature, no higher than 6 feet and comply with the regulations of Jefferson County and be approved by the Raintree Architectural Control Committee prior to construction

Accordingly, if you are interested in constructing an in-ground swimming pool you will need to submit the following to the Raintree POA office:

- 1.. Submit two (2) copies of your swimming pool plans; including the equipment to be installed, the screening to be used to obscure the equipment from public view and the fence plans
2. Submit two (2) site survey plot plans showing the exact location where the swimming pool and any fence/equipment will be constructed in relation to your home. It is suggested that either a picture or an explanation of the type of materials to be used be included as well.
3. All plans and drawings of any type must be drawn to scale.

After all necessary documents for your Raintree permit have been filed the Architectural Control Committee will review your application and plans to make sure they meet standards (aesthetic and architectural) for Raintree. If the plans are approved, the Committee will authorize the issuance of a Raintree building permit

Upon approval of the plans, you must submit a cash or check construction bond in the amount of Three Thousand Dollars (\$3,000) of which Fifteen Hundred Dollars (\$1500) will be refunded upon inspection, which verifies completion of construction in accordance with the approved plans and the rules and regulations of Jefferson County and the Association

25-28

Approved by Board of Directors: 11/19/2019

JEFFERSON COUNTY BUILDING DEPARTMENT
SECTION 3109
SWIMMING POOL ENCLOSURES AND SAFETY DEVICES

3109.1 General Swimming pools shall comply with the requirements of this section and other applicable sections of this code.

3109.2 Definition. The following word and term shall, for the purposes of this section and used elsewhere in this code, have the meaning shown herein.

SWIMMING POOLS. Any structure intended for swimming, recreation bathing or wading that contains water over 24 inches (610 mm) deep. This includes in-ground, above-ground and on-ground pools; hot tubs; spas and fixed-in-place wading pools.

3109.3 Public swimming pools.. Public swimming pools shall be completely enclosed by a fence at least 4 feet (1290 mm) in height or a screen enclosure.. Openings in the fence shall not permit the passage of a 4-inch diameter (102 mm) sphere.. The fence or screen enclosure shall be equipped with self-closing and self-latching gates.

3109.4 Residential swimming pools.. Residential swimming pools shall comply with Sections 3109.4.1 through 3109.4.3.
Exception: A swimming pool with a power safety cover or a spa with a safety cover complying with ASTM F 1346.

3109.4.1 Barrier height and clearances. The top of the barrier shall be at least 48 inches (1219 mm) above grade measured on the side of the barrier that faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches (51 mm) measured on the side of the barrier that faces away from the swimming pool. Where the top of the pool structure is above grade, the barrier authorized to be at ground level or mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be 4 inches (102 mm).

3109.4.1.1 Openings.. Openings in the barrier shall not allow passage of a 4-inch diameter (102 mm) sphere.

3109.4.1.2 Solid barrier surfaces. Solid barriers which do not have openings shall not contain indentations or protrusions except for normal construction tolerances and tooled masonry joints.

3109.4.1.3

Closely spaced horizontal members. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches (1143 mm), the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed 1.75 inches (44 mm) in width.

Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1.75 inches (44 mm) in width.

3109.4.1.4

Widely spaced horizontal members. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches (102 mm).. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1.75 inches (44 mm) in width.

3109.4.1.5

Chain link dimensions. Maximum mesh size for chain link fences shall be a 2.25 inch square (57 mm square) unless the fence is provided with slats fastened at the top or the bottom which reduce the openings to no more than 1.75 (44 mm).

3109.4.1.6

Diagonal members. Where the barrier is composed of diagonal members, the maximum opening formed by the diagonal members shall be no more than 1.75 inches (44 mm).

3109.4.1.7

Gates. Access gates shall comply with the requirements of Sections 3109.4.1 through 3109.4.1.6 and shall be equipped to accommodate a locking device.. Pedestrian access gates shall open outward away from the pool and shall be self-closing and have a self-latching device.. Gates other than pedestrian access gates shall have a self-latching device. Where the release mechanism of the self-latching device is located less than 54 inches (1372 mm) from the bottom of the gate, the release mechanism shall be located on the pool side of the gate at least 3 inches (76 mm) below the top of the gate, and the gate and barrier shall have no opening greater than 0.5 inch (12.7 mm) within 18 inches (457 mm) of the release mechanism.

3109.4.1.8

Dwelling wall as a barrier.. Where a wall of a dwelling serves as part of the barrier, one of the following shall apply:

- 1.. Doors with direct access to the pool through that wall shall be equipped with an alarm which produces an audible warning when the door and its screen are opened.. The alarm shall sound continuously for a minimum of 30 seconds immediately after the door is opened and be capable of being heard throughout the house during normal household activities.. The alarm shall automatically reset under all conditions.. The alarm shall be equipped with a manual means to temporarily deactivate the alarm for a single opening. Such deactivation shall last no more than 30 seconds. The deactivation switch shall be located at least 54 inches (1372 mm) above the threshold of the door..

- 2.. The pool shall be equipped with a power safety cover which complies with ASTM F 1346.
3. Other means of protection, such as self-closing doors with self-latching devices, which are approved by the administrative authority, shall be accepted so long as the degree of protection afforded is not less than the protection afforded by Section 3109.4.1.8, Item 1 or 2.

3109.4.1.9

Pool structure as barrier. Where an above-ground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure and the means of access is a ladder or steps, then the ladder or steps either shall be capable of being secured locked or removed to prevent access, or the ladder or steps shall be surrounded by a barrier which meets the requirements of Sections 3109.4.1.1 through 3109.4.1.8. When the ladder or steps are secured, locked or removed, any opening created shall not allow the passage of a 4 inch diameter (102 mm) sphere.

3109.4.2

Indoor swimming pools. Walls surrounding indoor swimming pools shall not be required to comply with Section 3109.4.1.8.

3109.4.3

Prohibited locations. Barriers shall be located so as to prohibit permanent structures, equipment or similar objects from being used to climb the barriers.

3109.5

Entrapment avoidance. Where the suction inlet system, such as an automatic cleaning system, is a vacuum cleaner system which has a single suction inlet, or multiple suction inlets which can be isolated by valves, each suction inlet shall protect against user entrapment by an approved antivortex cover, a 12 inch (304 mm by 304 mm) or larger grate, or other approved means.

In addition, all pools and spas shall be equipped with an alternative backup system which shall provide vacuum relief should grate covers be missing.. Alternative vacuum relief devices shall include one of the following:

1. Approved vacuum release system..
2. Approved vent piping.
3. Other approved devices or means.

RAINTREE PLANTATION PROPERTY OWNERS ASSN. INC.

GUIDELINES FOR OBTAINING A BUILDING PERMIT TO CONSTRUCT A SHED

If you are interested in constructing a shed on your property, you will need to submit the following to the Raintree POA Office.

Submit two (2) copies of your Shed plans and two (2) site survey plot plans showing the exact location where the shed will be constructed in relation to your home. Submit either a picture or an explanation

of the type of materials that will be used. All plans and drawings of any type must be drawn to scale

REQUIREMENTS:

- A house must be on the property.
- Shed must be located behind the main house and within the sidewalls of the house.
- Outside dimensions, including overhang, cannot exceed 100 square feet.
- Shed must have poured concrete floor.
- Must be properly anchored to a concrete floor, with color and materials matching the house on the same property.
- The shed cannot have any bathroom or kitchen facilities, • It cannot be used as an apartment or living space.
- Construction must meet all Jefferson County Building Codes.
- No prefabricated or pre-engineered sheds or buildings will be allowed.
- Shed must be within all setback lines of the property.
- Proper permits must be obtained from Raintree and Jefferson County prior to beginning any construction.

All sheds are prohibited in the subdivision except upon specific approval of the Architectural Control Committee. No sheds shall be placed on a vacant lot

After all necessary documents for your Raintree permit have been filed; the POA's Architectural Control Committee will review your application and plans to make sure they meet the standards (aesthetic and architectural) for Raintree. If the plans are approved, the Committee will authorize the issuance of a Raintree building permit. Upon approval of the plans, you must submit a cash construction bond in the amount of Five Hundred Dollars (\$500) of which Two Hundred Fifty Dollars (\$250) will be refunded upon inspection which verifies completion of construction in accordance with the approved plans and all rules and regulations of the Association. Construction must start within three (3) months of approval or resubmission is required. All construction must be completed within (90) days from the date of approval.

Approved by Board of Directors & Covenants September 2021

Addendum I - Enclosure I
Shed
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RAINTREE PLANTATION PROPERTY OWNERS ASSN., INC.

GUIDELINES FOR OBTAINING A BUILDING PERMIT TO CONSTRUCT A PAVILION

If you are interested in constructing a Pavilion on your property, you will need to submit the following to the Raintree POA Office:

Submit two (2) copies of your Pavilion plans and two (2) site survey plot plans showing the exact location where the Pavilion will be constructed in relation to your home. Submit either a picture or an explanation of the type of materials that will be used. All plans and drawings of any type must be drawn to scale.

REQUIREMENTS:

- The Pavilion must be a wood post structure made to encompass concrete flat work (permanently attached) for the purpose of outdoor living with a pitched roof to match home design or boat house.
- The Pavilion must be built with 6" x 6" wood posts with no walls.
- The Pavilion must be ornamental in nature.
- The Pavilion cannot impair view of neighboring properties.
- The Pavilion is permitted to be built beyond the setback lines between the home and a lake ONLY. Any non-lake property Pavilions must be within the predetermined building setbacks.
- The Pavilion is not to exceed 500 square feet of total coverage.
- No storage is permitted under Pavilion, including but not limited to: vehicles, lawn tools, rubbish or personal belongings not intended for outdoor living.
- The Pavilion cannot be prefabricated.
- The Pavilion's roof material must match existing home material.
- Property owners must have Jefferson County Permit and pass final inspection.

All Pavilions are prohibited in the subdivision except upon specific approval of the Architectural Control Committee. No Pavilions shall be placed on a vacant lot.

After all necessary documents for your Raintree permit have been filed; the POA's Architectural Control Committee will review your application and plans to make sure they meet the standards (aesthetic and architectural) for Raintree. If the plans are approved, the Committee will authorize the issuance of a Raintree building permit. Upon approval of the plans, you must submit a cash or check construction bond in the amount of One Thousand, Two Hundred and Fifty Dollars (\$1,250) of which Six Hundred Twenty-Five Dollars (\$625) will be refunded upon inspection which verifies completion of construction in accordance with the approved plans and all rules and regulations of the Association. Construction must start within three (3) months of approval or resubmission is required. All construction must be completed within ninety (90) days from the date of approval.