WESTWIND GUIDELINES - 2012

Section V of the Covenants, Conditions and Restrictions of Westwind: No building, storage shed fence, wall or other structure, or exterior painting, shall be commenced, erected or maintained, upon the Properties, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials, color and location of the same have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association, or by an Architectural Committee composed of three (3) or more representatives appointed by the Board.

The following are the Guidelines in which the Board and/or the Architectural Committee use to help in their decisions regarding External Modification Requests made by property owners in the Westwind Subdivision of Flower Hill:

1. All pools, hot tubs and landscape waters must be submitted to the Westwind Board of Directors (the "Board") for prior approval.

2. No fence may be constructed beyond the front corner of a house, nor beyond the front corner of adjacent houses (exceptions are generally granted for houses on corner lots and lots placed directly in front of other homes).

   - Split rail fences (two and three rail) are the standard fence style for the Westwind community.
   - Gates must match the type of fence, but may be of various designs (i.e., slat style gates will not be allowed with a split rail fence).
   - Privacy fences will be allowed on those properties that border non-Flower Hill property. Replacement of existing (grandfathered) privacy fences will be considered on a case-by-case basis.
   - Ornamental fences such as lattice to hide garbage cans may be approved on a case-by-case basis. Do not replace any existing fences, or install a new fence or gate, without prior approval by the Board.

3. All sheds must be approved by the Board. Sheds must match the color scheme of the main house. The standard shed style for Westwind is a wood frame construction with horizontal aluminum or vinyl siding, or wood. Painted wood must match house colors. Siding and roof shingles must match the main house. Dimensions should not exceed 120 square feet.

   Pre-fabricated sheds may be approved if their color scheme and construction is harmonious with the look and feel of the neighborhood. ALL sheds must be approved by the Board.

4. Miscellaneous structures, including, but not limited to, sheds, decks, patios, playhouses and walkways must have prior approval of the Board.

5. All shutters must match the house trim or front door color. Ornamental woodwork may be added to the home with prior approval, and must be the color of the house trim.

6. Siding, trim and garage doors must be coordinating colors based on an approved color scheme (see Board for color approval). Siding must not be the same color as the trim and garage door. Siding and trim color, style and material must be approved prior to project start date.

   Garage doors may be painted to match the trim or, if approved by the Board, may be beige or white as appropriate to match the color scheme of the house. Garage windows can be of various designs.

7. Half-moon shaped vents on the front of homes must match the trim or house color.

8. All house and trim colors must be approved by the Board before painting begins. Colors must be in harmony with the existing colors of the home and with the neighborhood.

9. Gutters must be either the color of the trim, white or standard off-the-shelf beige. All gutters lining the entire house must be of the same color and style.

10. Ornamental windows may be approved and are not required to have the same grid pattern as "regular" windows (i.e., stained glass windows for sidelights, bay windows or sunburst patterns).

    Replacement windows must be approved. Window grids are required for windows that face the street except for ornamental windows. Grids are optional for other sides of the house, but must be uniform.

11. All trash and garbage placed at the curb on designated collection days must be placed in covered trashcans or sealed bags. Trashcans and recycle bins must be removed following collection. Trashcans and recycle bins must not be stored where visible from the front of the home. It is acceptable to have an ornamental structure or large bush to hide trashcans stored outside (See Item 2, bullet 4 above).

12. Montgomery County Noise Ordinance prohibits the use of lawnmowers and loud equipment before and after certain times of day. To comply with this ordinance please refrain from using power mowers, trimmers, and other power tools which generate loud noises on weekdays before 7:00 a.m. or after 9:00 p.m. and on weekends and holidays before 9:00 a.m. or after 9:00 p.m.

13. Per Montgomery County Code and HOA covenants, commercial vehicles are prohibited on your property (with the exception of your garage) and on county streets adjacent to homes or schools.

Most importantly, if you are not sure, or if you have any questions concerning any modifications to your home or property, please submit a Request for Exterior Modification Form (copy attached) and/or attend a Board Meeting for approval prior to making any changes.

These guidelines are not necessarily all inclusive; see both your Westwind Homeowner's Covenants and Flower Hill Central Corporation.