

## ARCHITECTURE / OTHER FEATURES

### Wall Finish Materials

Allowed finish wall materials are: stucco, synthetic stuccos, stone, brick, simulated stone and brick materials. Wood siding is not allowed. Colors must be within the allowed color palette.

### Roofing Materials

Roofing materials shall be approved by The Trails, LLC. On Tree Line Avenue roof materials must be a minimum 25 year rated architectural shingle.

### Mechanical Equipment

Roof mounted cooling and heating units and related duct work must be painted to match roof or building color and it is desired that they be placed so they are not visible from public roadways or community open space. On flat roofs, HVAC equipment and duct work must be screened by parapet walls so they are not visible from public roadways or community open space.

### Antennas

All antennas and small satellite dishes may be located on the outside of the home and may be attached to the home in a location that is not above the upper most roof ridge line, is not visible from the front yard of a unit, is not visible from public roadways or community open space, provided such locations do not unreasonably increase the cost of installation or precludes a person from receiving or transmitting an acceptable quality signal. Prior Design Review Committee approval is not required for Acceptable Antennas as defined in the Rules and Regulations.

### Accessory Structures

Patio trellises, pergolas, and other exterior structures shall be constructed with finishes complying with The Trails approved materials and color palette with NW escarpment plan roof colors. Trellises and patio covers of simple clean forms are encouraged. They should be consistent with the building character and materials. Corrugated metal or fiberglass patio covers or metal awnings will not be permitted.

### Flashing, Sheet Metal, and Vents

All exposed metals (flashing, sheet metal, vent stacks and pipes) shall be painted to match the building color.

### Skylights

Skylights are to be designed as an integral part of the roof. Their form, location and color should relate to the building. Skylight glazing should be clear or solar bronze. White glazing is discretionary.

### Solar Panels

Solar panels should not be visible from the street. They are to be integrated into the roof design or flush with the roof slope. Frames must be colored to complement the roof. Unpainted mill finished aluminum frames are prohibited. Any support equipment shall be screened from view.

The Trails



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