



THE SOMERSET VILLAGE HOMES ASSOCIATION

A Summary of Its Primary Covenants and Restrictions Governing Single Family Residential Homes

The Somerset Village Homes Association is a non-profit organization which has been formed both to protect each homeowner's investment by providing architectural, aesthetic and development standards for the execution of maintenance tasks normally associated with the care of the development's "common" areas and/ or elements. Such duties as landscaping, lawn care, liability insurance, utilities, and real estate taxes may be paid out of funds paid by Somerset Village Homes Association fees. The fees may be adjusted in accordance with the budget projected for annual maintenance and improvements.

Upon purchase of a property in Somerset Village or The Park at Somerset Village, you automatically become a member of The Somerset Village Homes Association and agree to abide by the covenants and restrictions of the subdivision as recorded. As a member of The Association, you will be invited to attend annual meetings where you will have the ability to vote on important issues regarding the management of The Association. Each property owner is required to pay The association an initiation fee of \$100 upon conveyance of the home site from the Developer. **The amount is the same regardless of the date of closing in the calendar year.** Once a home is constructed and occupied, there will be an annual maintenance fee of \$100 billed on January 1 of each year. The year of closing shall be prorated from the date of closing to the end of the year. In addition, any vacant lots will be assessed an annual maintenance fee of \$100. The annual fee may be adjusted by the Board of Directors should project costs dictate.

Special assessments for capital improvements may also be levied, provided the majority of each class of membership votes in favor of the assessment. For purposes of highlighting the covenants and restrictions pertaining to the current development status of Bellwood as recorded, the following regulations have been set forth.

Residential Architectural Minimums/ Standards

Somerset Village

Ranch Style Home	1,600 square feet finished above grade minimum
1 ½ or 2 Story Home	1,800 square feet finished above grade minimum
Split Level	1,900 square feet minimum

The Park at Somerset Village

Ranch Style Home	1,400 square feet finished above grade minimum
1 ½ or 2 Story Home	1,600 square feet finished above grade minimum
Split Level	1,700 square feet minimum

All floorplans must be approved by the Developer prior to construction. All homes in Somerset Village shall have a minimum 8/12 roof pitch. All homes in The Park at Somerset Village shall have a minimum 7/12 roof pitch. All homes shall have brick, stone, stucco, or a front porch on the front of the home. There shall be no vinyl siding allowed. All homes shall have a minimum of an attached 2 car garage. All homes shall have architectural shingles in black, weathered wood, charcoal, or any other color as deemed appropriate by the Developer or the Board of Directors of The Association.

Landscaping Requirements

Somerset Village

All homes in Somerset Village shall have a minimum of two (2) 3” caliper trees planted in the front yard. It is preferred the trees be planted between the sidewalk and the curb. However, if not appropriate, one tree may be planted between the sidewalk and curb and the other in another front yard location. If the lot backs to another lot, one (1) evergreen tree must be planted in the back yard. A total of four (4) shrubs must be planted in the front yard. **The front yard must be sodded OR the entire yard may be seed and straw if the entire yard is irrigated.**

The Park at Somerset Village

All homes in The Park at Somerset Village shall have a minimum of one (1) 3” caliper trees planted in the front yard. The tree planted in the front yard shall be planted between the sidewalk and curb. If the lot backs to another lot, one (1) evergreen tree must be planted in the back yard. A total of four (4) shrubs must be planted in the front yard. **The front yard must be sodded OR the entire yard may be seed and straw if the entire yard is irrigated.**

Fence Requirements

All fences must be approved by the Developer or the Board of Directors prior to installation. All fences shall have a maximum height of 48” and shall be black aluminum or metal. No chain link or wood fences are allowed. Wood fences may be allowed on an individual basis such as a privacy fence around a patio, hot tub area, or approved in-ground pool. Exceptions to the black aluminum fence required may be made only by the Developer or the Board of Directors.

Pets

No vicious animals shall be allowed anywhere in the development. Vicious animal include, but are not limited to, Pit Bulls, Rottweilers, Dobermans, or any mixed-breed animal that contains Pit Bulls, Rottweilers, or Dobermans.

Drainage

Property owners are encouraged to divert drainage to the street and to adjacent greenspaces whenever possible. **No landscaping berm shall be permitted which impede or divert storm water in any way.** No gutters, downspouts or any means of transporting water may be extended within ten feet of the front or rear property lines or within six feet of any side property line.

Mailboxes

Location of mailboxes shall be determined by the US Postal Service. All homes are required to have a standard mailbox as approved by the Developer.

Basketball Goals

Permanently installed basketball goals must be approved by the Developer or the Board of Directors prior to installation. Basketball goals may not be attached to a residence nor placed within a street right of way.

Satellite Dishes

Location of satellite dishes must be approved in advance by the Developer. No satellite dishes are allowed on the front of a home.

Boats, Campers, Recreational Vehicles, Motor Homes, or Trailers

Boats, campers, recreational vehicles, motor homes, and trailers of any sort must be parked inside of a garage or screened by a structure which must be approved by the Developer or the Board of Directors.

Work vehicles may be parked in a driveway if used on a regular basis. Inoperative vehicles must be stored within a garage at all times. Per City of Columbia ordinance, no vehicles of any kind will be parked in the street in front of a home for more than 24 hours.

Sheds, Detached Structures, Dog Houses, Swing Sets, Playhouses

No sheds, detached structures, dog houses, swing sets, or playhouses of any kind will be allowed without prior consent of the Developer or Board of Directors.

Swimming Pools

Only in-ground swimming pools shall be allowed. Swimming Pools must be approved by the Developer or board of Directors prior to installation.

Miscellaneous

No "For Rent" signs or any sign that implies rental activities shall be permitted.

No temporary structures shall be permitted.

No storage tanks shall be permitted.

No all-terrain vehicles or motorized bikes shall be allowed anywhere in the development.

Per City of Columbia ordinances, no open fires or fireworks shall be allowed anywhere in the development.

Outdoor fires must be contained to a fire pit or some other structure as approved by the Developer.
No trampolines shall be allowed anywhere in the development.
Unrelated adults occupying a single family home shall be limited to three.
Seasonal decoration shall not remain on the house or lot for more than sixty days.
Garages may not be converted to habitable space for pets or humans.
No political signs are allowed.
As per City of Columbia Ordinances, parking is allowed only on paved areas or streets.

Other Disclosures:

A property owner who sells or conveys ownership in a property shall disclose to the future owner the existence of these restrictions. Property owner acknowledges there are five (5) pages in this document and acknowledge receipt of this document.

The Developer and Board of Directors have broad powers in administering the architectural review criteria. Its decisions are legally enforceable. Property owners are advised that the preceding summary is a summary of the Somerset Village Declaration of Covenants and Restrictions. It is not a replacement of the Declaration.

The Cottages at Somerset Village

The Cottages at Somerset Village is a PUD zoned for up to 40 attached living units and/ or office space.

The Flats at Somerset Village

The Flats at Somerset Village is a PUD zoned for up to 138 attached living units and/ or office space.