

Design Guidelines

Introduction

The following guidelines were written to help residents plan and submit requests. The architectural control committee (ACC) reserves the right to approve projects that vary from the guidelines-even if the guidelines do not specifically address the project. ACC external projects require prior approval from ACC.

The ACC will carefully consider the location of a project in relation to surrounding properties. The ACC may require landscaping of sufficient height and density to minimize the project's visibility.

Animals and animal enclosures: Any enclosed structure for the care, housing, or confinement of domestic pets will be put in a location that minimizes its visual effect on surrounding properties.

Decks, porches, and patios: Decks and deck railings will be constructed of weather resistant wood and architecturally consistent with similar structures in the surrounding area. Deck railings will be 43 inches or less in height. Decks and deck railings will be natural in color. Natural staining or color painting of deck and deck railings will be considered.

Porches and patios will be constructed of materials compatible with the existing structure. Porches and porch roofs will match or be architecturally consistent with the roofline, material, color, texture, and style of the existing structure. The ACC will consider the visual effect on surrounding properties in approving decks, porches, and patios.

Setbacks: In approving plans and specifications for any proposed Structure; the ACC may establish setback requirements for the location of such Structure. Guidelines for setbacks may be included in the Design Standards of the ACC. No location is consistent with such setbacks.

Recreational and playground equipment: Recreational and playground equipment will be considered based on location, style, material, and color. Subdued earth-tone colors are preferred. Skateboard ramps are not allowed.

Basketball backboards will be considered based on location, method of installation, and materials. Backboards and their poles will be of standard commercial quality. Mounting structures for backboards secured to houses, carports, or garages will be painted to match or blend with the mounting surface.

Fencing: Install fencing on the perimeter property lines within proper tolerances, as allowed by county surveyors. Enclose the rear yard of single-family homes. The ACC will consider other natural locations for some corner or in irregularly shaped lots. It also will consider topography, natural obstacles, and aesthetics. Chain link, wood or chicken wire fencing will be denied approval.

Use vinyl or aluminum/metal for fencing with the finished side facing surrounding properties.

Fencing will not be less than 48 inches in height, no higher than 72 inches. Spilt rail, estate and picket fencing will be approved. Other styles may be considered by the ACC.

No fencing to extend beyond front corner of the house.

Temporary Buildings: No temporary building, trailer, garage, or building under construction on any unit shall be used, temporarily or permanently, as a residence except as temporary purposes in accordance with plans and specifications therefore approved by the ACC.

Signs: No signs whatsoever (including, but not limited to commercial and similar signs) shall, without the ACC's prior written approval of plans and specifications be installed, altered or maintained on any unit or portion of a structure, visible from the *exterior thereof*, *except the following*:

1. Such signs as may be required by legal proceedings, and for all building permits.
2. Any realtor and/or individual may place not more than one (1) "For Sale" sign in the front yard of any improved unit. "For Sale" signs must be less than six (6) square feet in size.
3. Not more than one (1) unit identification sign will be permitted and, it must be in accordance with plans and specifications approved by the ACC.
4. Directional signs for vehicular or pedestrian safety in accordance with plans and specifications approved by the ACC.

In no event during approved construction of any structures shall more than one (1) job identification sign be approved by the ACC.

Storage Sheds: Shed must be stick built onsite or prefab wood construction and will be considered based on location, materials, styles and color. Siding may be either wood or vinyl. Sheds will be placed on a solid foundation and floor. Sheds will be 144 square feet maximum or less in size and 7'3" or less in height. Sheds will be placed in rear of residence or behind an approved privacy panel/fence. No metal or plastic sheds will be approved.

Swimming Pools, Spas, and Hot Tubs: Pools, spas, and hot tubs will be located to minimize the visual effect on surrounding properties. Landscaping and fencing will be submitted with the request. A buffer, one of at least 10 feet within the property lines will be reserved for planned landscaping. The lot size, topography, location of equipment, landscaping plans, and the design, color, material, and method of installation, and location of pools, spas, and hot tubs will be carefully considered. No above ground pools will be permitted.

Roads and Driveways: No road or driveway shall be constructed or altered on any unit without the prior written approval of the ACC, plans and specifications must be submitted for approval.

General: Anything not expressly written in these guidelines remains the responsibility of the individual HOA's of each community.