

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.

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.

Clotheslines, antennae, etc.: No clotheslines, exterior television or radio antennae, satellite dish or receiver or solar or other equipment of any sort shall be placed, allowed or maintained upon any portion of a structure or unit without prior written approval of the ACC. No antennae or satellite dishes shall be installed or used for the purpose of transmitting electronic signals. If approval is given by the ACC any wiring or cables must be placed in the flower beds or on the rear roof of the house.

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.

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 or chicken wire fencing will be denied approval.

Use wood or vinyl for fencing with the finished side facing surrounding properties.

Fencing will not be less than 48 inches in height, no higher than 72 inches. Split 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.

Commercial and Recreational Vehicles and trailers: No commercial vehicle (other than passenger vehicles having the capacity of less than nine (9) passengers), house trailer, mobile home, motor home, recreational vehicle, camper, truck with camper top, boat or boat trailer or like equipment shall be permitted on any unit or within the right-of-way of any street in the development on a permanent basis. These vehicles will be allowed on a temporary basis not to exceed forty-eight (48) consecutive hours. Notwithstanding the foregoing, any such vehicles or equipment may be stored on a Unit, provided such vehicle or equipment is kept in an enclosed space and is concealed from view by neighboring Residences and streets. Boats, mobile homes, campers and trailers of any type are not permitted if visibly kept on any property or street within the community. These vehicles may be towed at the owner's expense and risk.

Vehicles with tools, machinery, equipment, supplies, or debris will not be permitted if visibly kept on any property or street within the community. These vehicles may be towed at the owner's expense and risk.

Vehicles will be parked only on streets in designated parking lots, or in driveways or garages. Vehicles may be stored under a fitted protective cover that is in good condition.

Vehicles under construction, reconstruction, repair, or placement on jacks, jack stands, or other support may not be kept visibly on any property or street within the community. These vehicles may be towed at the owner's expense and risk. Maintenance and repairs that can be completed in less than 24 hours are permitted.

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.

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 structure shall more than one (1) job identification sign be approved by the ACC.

Storage Sheds: Shed will be considered based on location, materials, styles and color. 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.

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.

Trash Containers and Woodpiles: Trash containers should be stored out of sight (e.g. in garages, basements or rear yards). Trash containers may be stored inside yards if appropriately screened by evergreen landscaping, fencing, or an approved enclosure. Trash containers may not generally be stored in front of dwellings or on front porches. Firewood will be neatly and inconspicuously stored in a stack that is less than four (4) feet in height.

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