

# **ARCHITECTURAL STANDARDS COMMITTEE**

## **PROJECT GUIDELINES**

The following project guidelines (not conclusive) supplement the Restriction Agreements and provide assistance in planning projects and submitting Project Requests for changes to a lot. Because lot size, home locations, topography, and placement of neighboring improvements vary within a subdivision, context of a proposed modification is an important factor. The Architectural Standards Committee (ASC) may approve Project Requests that vary from these guidelines. The lack of specific information in the guidelines shall not preclude the ASC from approving or denying an application.

Refer to Restriction Agreement Article XXIV (c).

### **ANIMAL ENCLOSURES**

Made of chain link fencing, not larger than 200 square feet, and shall be located to the rear of the house.

### **SATELLITE DISHES**

No television satellite over two (2) feet in diameter shall be allowed. Approved satellite dishes may not be located in the front yard. Small dishes affixed to the residence may be allowed. No shortwave or other radio transmission station shall be operated on any lot.

### **CLOTHES DRYING FACILITIES**

No permanent facilities for drying or airing of any clothing or bedding shall be permitted outdoors on any lot or in any other unenclosed area including porches and patios.

### **FENCES**

Fences or walls are allowed only from the back rear corner of the residential structure perpendicular to the side lot line and may extend to enclose the rear portion from the front and side street lines on said lot.

Fences constructed from the residential structure to the rear line of the lot shall be constructed of wood, brick, or vinyl, and shall not exceed a height of seventy-two (72) inches.

**ALL FENCES MUST BE PRE-APPROVED BY THE ASC AS PER THE  
RESTRICTION AGREEMENT**

## **LANDSCAPING AND GARDENS**

It shall be the responsibility of each property owner to prevent the development of any unclean, unsightly, or un-kept conditions of buildings or grounds on such lot, which shall tend to substantially decrease the value or beauty of the neighborhood as a whole or of specific areas as determined by the ASC. The ASC has the right to disapprove any landscaping design which shall not compliment the whole subdivision.

Vegetable gardens are to be planted behind the residence.

Decorative lawn ornaments larger than thirty-six (36) inches tall are to receive prior ASC approval.

Any hedge of shrubs or rows of trees to be planted shall be approved by the ASC prior to planting and shall be located only in areas approved by the ASC. Such hedge rows shall be kept neatly trimmed and attractive.

Minimum landscaping for each structure shall include seeding of all lawn areas, and/or maintained natural areas, as well as appropriate foundation plantings (defined as: basic structure of a plant bed that is permanent, such as bushes and evergreens.

## **MOTOR VEHICLES, WATER CRAFTS, AND TRAILERS**

No on-street parking of any vehicle except as shall be necessary on a temporary basis to provide services for resident of such lot or for guests visiting property owner.

No unlicensed vehicles may be kept on any lot, except in enclosed areas.

Motor vehicles may only be parked on the driveway or in the garage. There shall be NO parking of motor vehicles in the yard.

No junk cars, house trailers, transport trucks or tractor trailers shall be placed on any lot at any time, whether temporarily or permanently. Campers and recreational vehicles are an exception to this rule, provided they cause no sight line interference and are parked to the rear of the front corners of the main dwelling.

## **RECREATIONAL AND PLAYGROUND EQUIPMENT**

Recreational and playground equipment shall be placed behind the residences. (Exception of one basketball goal per residence)

## **SIGNS**

No signs of any description shall be displayed on any residential lot, with the following two (2) exceptions:

"For Sale" signs, which shall not exceed two (2) feet by three (3) feet in dimension.

Political signs, which shall not exceed two (2) feet by two (2) feet and may only be displayed forty-five (45) days prior to the election date and seven (7) days following the actual election.

## **ACCESSORY BIULDINGS**

Accessory buildings shall not be prefabricated (defined as: made in a factory in sections that can be put together quickly after being shipped) and no larger than 300 square feet and 1 story high. Said building shall be of permanent construction (defined as: tied down at all four (4) corners). Construction shall be of the same materials and colors as the dwelling (i.e. vinyl, brick, or stone only) with the roofing to be of the same material and color of the house. Accessory buildings shall be placed to the rear of the residence.

**ALL ACCESSORY BUILDINGS MUST BE PRE-APPROVED AS PER THE  
RESTRICTION AGREEMENT**