

SPRING REMINDER

FLHA ARCHITECTURAL- CONTROL COMMITTEE

With the nice weather, outdoor projects are popular. Here are just a few things to remember before you start.

ACC approval is needed for almost all outdoor projects. Having approval avoids the possibility of being required to remove the project or correct the change. These include:

SHEDS, GARAGES, FENCES, DECKS, GAZEBOS

Seek approval before erecting any structure on your property. This includes garden and tool sheds, garages, gazebos, decks, and fences including hedges. Approval has been granted for sheds and garages that closely match the house in materials and color. Chain link fencing has been approved for areas considered backyards. Temporary structures that are up for just a season do not need approval. However if the structure is deemed unacceptable, it may need to be removed.

SETBACK

The setback is from ALL property lines including the sides and back. All sheds, garages, etc. must be beyond the 30 foot setback. Waivers have been granted, so be sure to apply before you start. Plan to keep structures where they will have the least impact on your neighbors.

PAINT SCHEMES

Changes in the color of your house and other structures need to be approved by the committee.

TREE REMOVAL AND LANDSCAPE CHANGES

No trees may be removed without approval within the 30 foot setback that are more in 6 inches in diameter 4 feet above the ground. Trees help create a buffer for your neighbors and you. Generally changes to your landscape plan including removal of trees need approval. Ask the ACC before you begin.

To get a form for submission from the web at fragarialanding.org. Plan at least 2-4 weeks for the committee to act on your submission. In some circumstances the ACC may required more time. The committee has up to 30 cays to respond to requests.