

Abrams Pointe Homeowners Association

Quick Reference Guide – Home Improvement Project Approvals

Use the table below as a guide to projects that require pre-approval, no approval, or those that are prohibited. This list is not all inclusive. Please refer to the Architecture Guidelines and Procedures for Home Improvement Projects (the “Guidelines”) for additional guidance and contact the Board of Directors with any questions.

Prior Approval Required	
Item	Guidance
Detached garages, carports, outbuildings & other structures	Article VI – Section 1
Flags & flagpoles	Article VI – Section 2
Driveways & walkways	Article VI - Section 4
Fences & walls	Article VI - Section 6
Sheds	Article VI - Section 14
Garages and detached garages	Article VI – Section 15
Exterior fascia, roofing, trim & finishing materials	Article VI – Section 16
Additions, enclosures & sunrooms	See the Guidelines
Decks, porches, patios & pools, structural retaining walls	See the Guidelines
Solar panels	See the Guidelines
No Approval Required	
Item	Guidance
Landscaping, including landscaping/gardening retaining walls	Article VI - Sections 18 & 21
Underground irrigation systems	N/A
Invisible pet fences	N/A
Security cameras (must be attached to the house, not invasive to other lots, and less than seven in total)	N/A
Existing item with similar characteristics	See guidance below
Prohibited	
Item	Guidance
Livestock, poultry, reptiles, and animals for commercial purposes or breeding	Article VI - Section 5
Exterior lighting directed at other lots/homes	Article VI - Section 7 & 30
Certain exterior clothing lines	Article VI - Section 11
Temporary structures such as tents, shacks, kennels, or accessory buildings	Article VI - Section 20
Above ground utilities	Article VI - Section 22

Guidance on replacing an existing item:

No approval is required for the replacement of an existing item with an item that has similar characteristics. These characteristics include but are not limited to materials, finishings, colors, aesthetics, quality, size, footprint, and/or shape. Some examples are exterior light fixtures, roofing shingles, siding, masonry & stone work, and replacement of driveways & walkways. If the characteristics of the item are changing such as replacing a wood fence with a vinyl fence, please submit a project application to get prior approval.