

**Terracina Architectural Control Committee (ACC)  
Supplemental Design Guidelines**

**General Guidelines**

- The Design Guidelines are meant to serve as a supplement to the current CC&R's. They have been established to enhance areas of the CC&R's which require high levels of subjectivity.
- All improvement projects must enhance the appearance of the home, neighborhood and complement the existing design.
- Generally, applications should include a detailed description of proposed improvements and a plat of the lot showing the location and dimensions. Specific additional requirements for submission are noted in these guidelines.
- Unless otherwise stated, the rear portion of the lot is defined by areas to the rear of the front wall of the house containing the street number monument, and on each respective side thereof.
- No modifications should be placed as to negatively impact drainage on any adjacent lot by diversion or impoundment of storm water flows.
- All modifications should be properly permitted by the Town of Flower Mound, prior to an application being submitted to the ACC. If the permitting process has not completed at the point of ACC review, any approvals will be conditioned on the issuance of a proper permit. Approval by the Town of Flower Mound does not guarantee approval by the ACC. Approval by the ACC does not relieve a lot owner of the responsibility to obtain all necessary permits from the Town prior to construction.
- These guidelines describe the common characteristics of designs that are likely to be approved by the ACC. Meeting all requirements listed here does not guarantee ACC approval.

**Pools**

- All pools must be properly permitted by the Town of Flower Mound and must be designed for and built-in ground by a contractor(s) licensed in all aspects of the construction project.
- Pool materials and surrounding decking shall coordinate with the masonry materials of the home and should be incorporated into the entire visible area of the project to include those areas visible externally or to the rear and side of the lot.
- Vinyl and/or "drop-in" pools will not be approved.
- The pool shall be placed in the rear portion of the lot. The rear portion of the lot includes all areas to the rear of the front wall of the home on each respective side.
- Pumps and pool machinery shall be screened from view from all neighboring lots by an approved screening wall. The screening wall should be built with either dark-stained wood to coordinate with the home or the same brick or masonry materials as the home exterior.
- Pool features such as waterfalls, slides, diving boards, or grottos should generally not exceed the height of the fence line. Features should be built with materials and colors that coordinate with the overall design of the pool and the home exterior.
- Submission requirements:
  - Plat of yard with location of pool and all dimensions.
  - Location of pool pumps and tanks with a detailed design for screening wall around equipment.
  - Style and color of all pool materials and surrounding decking.
  - A graphical rendering of the pool project to show how it will appear in yard.
  - Drainage plan to ensure no adverse impacts to neighboring lots.

**Outbuildings and Storage Sheds**

- Sheds or outbuildings must be constructed of the same materials as the original home. The brick or stone and mortar must be the same as the original home or if the original pattern is discontinued, then the closest available pattern shall be used. Stucco shall be painted in colors to match or coordinate with the main home.
- A building permit from the Town of Flower Mound is required for detached accessory buildings 120 square feet or larger and may be requested by the ACC as part of the review process.
- Accessory buildings shall not exceed 450 square feet.
- Roofing materials for outbuildings must match the roof materials of the original home.
- Lean-to type sheds or temporary structures are not permitted per the CCR's. Commercially available pre-assembled sheds or kits will not be approved.
- Storage cabinets smaller than 10 square feet and less than 3 ft tall are exempt from the above guidelines provided they're neutral in color, on a level surface placed at the rear of the lot, remain in good repair, and otherwise do not detract from the appearance of the home.

#### **Pergolas, Shade Structures and Arbors**

- Masonry products used on the structure must match and/or coordinate with the exterior of the home.
- Wood components must be stained in natural wood tones and complement the look of the home exterior.
- If a pergola is attached to the home exterior, it shall connect to the main home exterior at a solid roof or wall area and not against a window.
- The size of the pergola or shade structure should not exceed 250 sq ft.
- Any structure should be at least 10 ft from neighboring lot lines.

#### **Mailboxes**

- The standard mailbox design for the community is a basic black metal mailbox mounted on a black steel pole. The design for a basic mailbox shall match the original design of the mailbox built with the homes.
- No stickers or markings on the mailbox are permitted. If the standard black mailbox design is installed, the mailbox must match the original design for the community.

#### **Fences**

- Per the Covenants, perimeter fences will be black wrought iron style and 6 ft in height.
- For corner or key lots, some portions of the fence may be 4 ft in areas along the street as required by the Town. The fence shall then transition to a 6 ft height for all other sections.
- Acceptable materials for fence panels and posts are powder-coated tubular steel, aluminum, or other durable metal material with a similar appearance.
- Custom designs are permitted on gates if made with the same material as fence panels and conservative in nature.
- The standard accepted design for the neighborhood is a two-rail, smooth-top panel with flat-top line posts. The panels can either be raked or squared off as long as the pickets are evenly spaced and aligned vertically.
- Fence posts shall be constructed of black metal to match the fence panels. Finials on the line posts must be flat. The finials on the posts along the front fence may be either flat or a simple decorative design.
- Brick and stone posts are permitted in lieu of metal posts for the front portion of the fence only on sections of the fence that do not run along the lot line. The posts shall not encroach into adjacent property. The brick and/or stone must match the materials used on the home and should be built such that the structural integrity remains intact and geometrically the same over time.
- Driveway gates must match the style of the fence without excessive ornamentation.
- Walk gates and drive gates may slightly exceed 6 ft if the design coordinates with the overall design of the fence.

- Picket spacing for wrought iron style fence is normally 3.5 to 4 inches. Double pickets that are spaced 1.5 to 2 inches apart are acceptable if the pickets are all the same style. Plastic mesh or wire materials should not be affixed to the fence.

### **Playscapes and Recreational Equipment**

- Tennis courts, basketball courts, or other sports courts will not be approved.
- Playscapes or swing sets must be sufficiently anchored to prevent any movement during high wind conditions.
- Playscapes must be constructed of stained wood or composite materials that enhance the appearance of the lot. Metal swing sets are generally not acceptable.
- Evergreen shrubs of sufficient size should be installed around the playscape to screen from view from the street.
- The playscape should be at least 5 ft from neighboring lot line.
- Trampolines must be in good repair and anchored to the ground to prevent blowing away.
- Small portable playground toys (such as Little Tykes play sets) are not subject to this section if they can be readily moved into the home when not in use for extended periods of time or during adverse weather and high winds.

### **Greenhouses and Vegetable Gardens**

- Greenhouses must be constructed to the same standard as the original home with brick and masonry materials to match.
- Commercially available greenhouses are considered temporary structures and not allowed per the CCR.
- Framing for greenhouse top portion must be either black metal or wood stained in dark brown color. Alternate materials with similar appearance will be considered on a case-by-case basis.
- The windows of greenhouse must be clear panels of glass or high-quality polycarbonate. No plastic sheeting or similar materials may be used.
- Vegetable gardens must be built of masonry or finished wood materials that coordinate with the appearance of the home. If a trellis is mounted over a vegetable garden, the design must be attractive and built with materials that coordinate with the home or black metal fencing. Chain-link fencing materials or posts will not be approved.

### **Additions**

- Any addition to the main home must exactly match the appearance of the original home.

### **Landscaping**

- New flower beds or landscaping features in the front of the home must be approved by the ACC. This also applies to side yards facing the street for corner or key lots. Areas within six feet of the home structure do not need approval.
- Planting of shrubs and trees in the rear or side yards do not require ACC approval.
- Landscaping improvements must not adversely affect any neighboring lots. Trees and shrubs must be planted with enough room to grow to maturity without intruding onto neighboring lots and sidewalks.
- Any construction of permanent landscape borders or flower beds with brick, stone, concrete, or other similar materials must be approved by the ACC.
- Flower bed or landscape borders must be constructed of masonry materials that match or complement the materials on the main home.

- For brick or stone flowerbed borders adjacent to the front façade of the home, the top of the border wall must be level and not sloped.
- The original stone retaining walls shall not be modified unless approved by the ACC. The walls must remain the original style and color and will not be painted.

### **Concrete Flatwork, Patios, and Decking**

- Concrete must be neutral colors that match or complement existing concrete and enhance the appearance of the home. Concrete flatwork cannot be painted.
- No sidewalk or street curb may be altered without permit from the Town. The entrance of the driveway shall be angled at 45 degrees from the sidewalk to the street to coordinate with original design.
- Wood or composite decking shall not be installed directly over the ground.
- Screening walls on patio shall be constructed of masonry or wood that coordinates with the exterior of the home. The height of the screening wall shall generally not exceed 5 ft and would ideally contain design elements accretive to the exterior of the project as well. The screening wall should be part of the permanent installation of the concrete structure and not extend into the yard or resemble standard hi stand-alone fencing.
- Edges of concrete patios must be finished in similar construction materials (stone, masonry, etc) or smoothed, stained and/or painted to complement the overall appearance of the landscape. In no case should the exposed edgings of the concrete structure be left bare and exposed.

### **Trash Can Screening**

- The trash can screening enclosure should be no larger than 6 ft wide x 4 ft deep with a minimum height of 4 ft. This will contain two trash receptacles with leeway to maneuver. A gate will be included in the design in order to access the trash cans.
- The trash can enclosure must be placed against the home exterior wall and be completed enclosed on all sides. No trash cans or recycle containers should be visible from any neighboring lots or the street through the enclosure.
- Acceptable materials for the trash can enclosure can include:
  - Stained wood (preferably dark brown / black) of high quality
  - Metal (aluminum or steel – preferably black)
  - Brick, stucco, or stone that exactly matches home exterior – the gate can be either dark-stained wood or metal
- The posts for the enclosures must be anchored to the concrete or cemented into the ground.
- The location of the enclosure should be behind the façade of the home, against the side or rear exterior wall. The longer (6 ft) side of the enclosure should be against the exterior wall.
- The base of the enclosure should be either a concrete slab or paver stones properly installed on level, prepared base of gravel and sand. The floor cannot be grass or loose paver stones.
- The trash can enclosure may only be used to store trash receptacles issued by the Town for trash pickup.
- Sheds or temporary structures will not be approved.

- Evergreen shrubs are encouraged to be added around the enclosure to soften the appearance.
- The trash can enclosure design must be attractive and enhance the appearance of the home exterior. Note: A standard, plain vertical slat privacy fence will not be approved.
- All designs must be submitted for ACC approval via Smartwebs.

### **Exterior Lighting**

- Permanent exterior lighting additions/modifications to the home exterior or yard will require approval by the ACC. Temporary lighting, small solar landscape lighting, bulb/fixture replacements, holiday lighting installation or other similar projects do not require approval provided that they do not detract from the appearance of the property or create a nuisance for neighboring lots.
- For light fixtures attached to home, the color must complement the architecture and style of the home. No excessively bright or multi-color light features will be allowed in general.
- Lights must not be blinking, flashing, or shining directly into neighboring lots or the street.
- Landscape lighting must enhance the appearance of the landscaping and not create a nuisance or hazard to neighboring lots.

### **Solar Panels**

- In addition to the requirements set forth in the Declaration of CCR's, a solar panel installation must be approved by the ACC for design and appearance.
- No portion of the solar energy device (to include the conduits and other accessories) may extend beyond the roof edge or around the gutters.
- All solar panel installations must be completed to minimize the amount of conduits and hardware that is visible from the exterior. Conduits shall be routed through the interior of the attic and not over the top of the roof shingles.

### **Standby Generators**

- Standby generators are permitted if approved by the ACC for location and design.
- The generator must be installed against the side of the home exterior and screened from view from the street and adjacent lots.

### **Swimming Pool Enclosures**

- A swimming pool enclosure consists of a fence installed on a pool deck surrounding the pool for safety purposes.
- Either a black mesh fence or a set of clear panels may be installed on the pool decking as a pool enclosure.
- The swimming pool enclosure shall not exceed a height of 4 feet.
- The fence or panels must be located on the pool deck within 3 feet of the edge of the pool water.
- The enclosure must not be climbable.
- The design and placement of the swimming pool enclosure must be approved by the ACC.

### **Pool Houses and Accessory Buildings**

- Any outbuilding that is fully enclosed and has utility connections will be considered an Accessory Building by these guidelines.
- An Accessory Building must be located within the build setback lines of the lot.

- The design of the Accessory Building must match the design of the main home exterior. The same brick or masonry materials must be used. The roofing style and color must match. The window frames must match the windows on the original home.
- If an air conditioner is installed, the external components must be screened from view from adjacent lots. No window mounted air conditioning units will be approved.
- A permit must be obtained and approved from the Town for the structure. Approval of the permit by the Town does not supersede the requirement for design approval by the ACC.
- Accessory Buildings must not exceed 450 square feet.