

LEISURE KNOLL at MANCHESTER

ARCHITECTURAL CONTROL GUIDELINES

DRIVEWAY EXTENSIONS

1. Work must be performed by a licensed/insured contractor. Evidence of current insurance and a valid license number must be submitted along with the permit application.
2. Driveways shall have a maximum extension of ten (10) feet. Toward the garage side of the house can be a maximum of five (5) feet from driveway edge and toward the house side can be a maximum of five (5) feet. **The overall width shall be a maximum of twenty-one (21) feet.** Driveway may extend to side of house to a minimum of two (2) feet off of the property line. This two (2) foot clearance must be left vacant. There will be nothing placed in this two (2) foot area (i.e. curbing, edging, and/or shrubbery.)
3. If you widen the driveway, you must also widen your apron. The new apron and swale curb must have a depth of six (6) inches. The sidewalk adjacent to the widened apron must be replaced with sidewalk which must have a depth of six (6) inches. **DRIVEWAYS MUST BE INSPECTED BEFORE POURING OF CONCRETE, ASPHALT and/or PAVERS.**
4. Driveways shall go straight to street. No alterations can be made to the curb (except as noted below) trees, lamp posts, utility boxes or other items.
5. There shall be maintained a clearance of a minimum of three (3) feet off of any cable, telephone, or other utility connection box.

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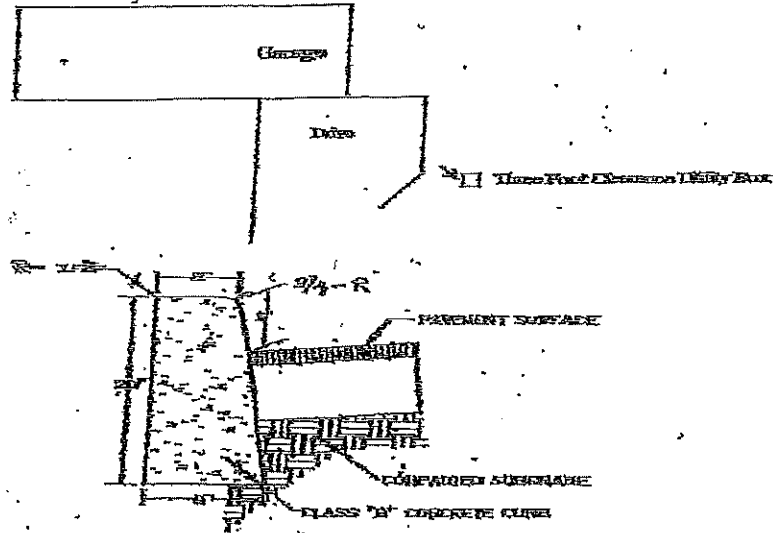
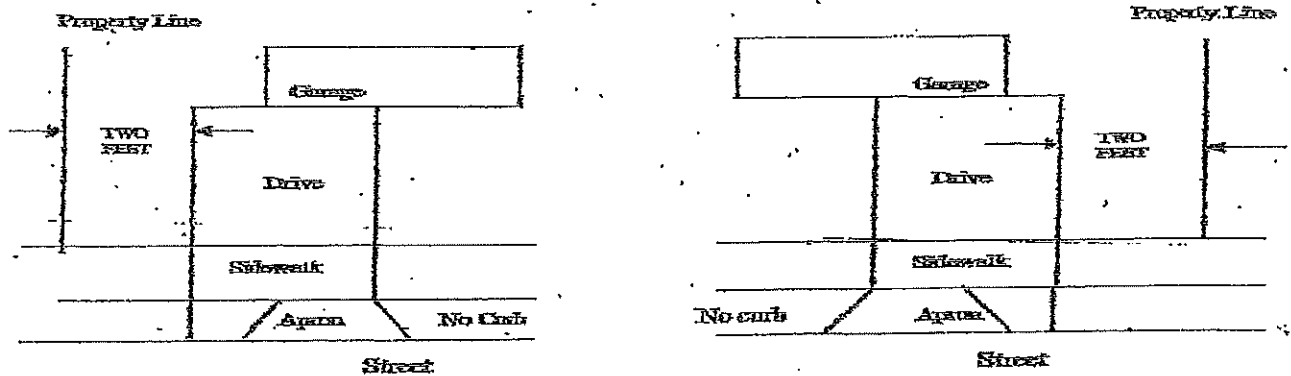
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6. Types of driveway surfaces allowed: Bituminous concrete (asphalt), cement, stamped cement or paver stone or any combination of two (2) of these materials, except that the ACC shall have the authority to determine if the combination is appropriate.
7. Edging is allowed on sides of driveway as follows: cement, pavers or brick can be used, sizes to be six (6) inches wide by no more than two and one half (2 ½) inches above the driveway surface.
8. Curbing may be altered per attached spec and pictures plus you also have to make angle configuration. All to look like standard curbing. All costs to be borne by resident.
9. When a sidewalk in driveway area is requested it may be added to front door side of driveway and can only be thirty six (36) inches wide. Material allowed is cement or paver stone.
10. The Owner shall hold harmless and indemnify the Association from all such loss or damage and provide the Association with a completed Release and Indemnification Form (see Exhibits, page 10) for these purposes adopted by the Board of Trustees for driveways and sidewalks along front door side of driveway using pavers in any way. Failure to sign the waiver will mean that the application will not be approved.

See attached page for diagram layout.

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NOTES: TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED BY
 PLACING AN 1/4" SPACER AND SHALL BE FRESH WITH FRESH
 ENDS AND REINFORCING FABRIC WITH FRESH CONCRETE
 THE REQUIREMENTS OF MASSING SPECIFICATIONS 12-2013 IN
 1/4" FROM FACE AND TOP OF CURB.

CONCRETE CURB & PAVEMENT