

SLEEPY HOLLOW ARCHITECTURAL COMMITTEE GUIDELINES

1. Any requests for approval be made in writing (with artist's sketches and/or photographs) in triplicate to the Committee. Any application should contain a surveyed drawing showing the location of any such improvement and its relative location/distance to lot lines and existing structures.
2. The general concept of Sleepy Hollow is an "open sight" line concept where each owner benefits from views onto their neighbor's property, the golf course, covered bridge, rolling terrain, and streams. Sleepy Hollow intends to maintain itself as an "upscale" semi-suburban development of shade trees and open terrain promoting use of natural materials, landscaping, etc.
3. The Committee will consider the following general standards when presented with a request:
 - a. Fences – Construction of any type of fence is subject to the approval of the Architectural Committee. Wood split-rail fences consisting of 2 or 3 rails, and measuring 42 inches high are generally permitted in rear and side yards.
 - b. Mailboxes – Wooden mailboxes are uniform throughout Sleepy Hollow and are to be kept in good condition and painted with Benjamin Moore paint color Briarwood 73. This is the only mailbox style and paint color permitted in Sleepy Hollow.
 - c. Modifications to structures – Any structural modifications, additions, or visible improvements to a lot and or residence must first be submitted to the Architectural Committee for approval.
 - d. Outbuildings – Outbuildings and sheds are not permitted.
 - e. Pools – No above ground pools are permitted. In ground pools and hot tubs must be approved by the Architectural Committee.
4. The Committee may, in exceptional circumstances, consider variances from the general standards outlined above. Any exceptions will be granted only in exceptional circumstances taking into consideration the unique circumstances involved including, but not limited to the following: (i) corner lots; (ii) lots on the exterior perimeters of Sleepy Hollow; (iii) unique configuration of lot; (iv) existing and/or proposed utility access; (v) existing geologic and topographical conditions; (vi) existing improvements on a lot and surrounding lots; and (vi) legal restrictions such as accommodating handicapped access.