

AC RULES FOR COMMON AREA IMPROVEMENTS AND ROOF TOP INSTALLATIONS
Adopted by the Architectural Committee 02.25.17

Deck Extensions, Patio Extensions, and other Built Structures

With the exception of approved air conditioning units, no approvals will be granted for the erection of any physical improvement/structure (e.g., decks, patios, fences) in common areas

Plantings in Common Areas

No plantings (e.g., trees, shrubs, flowers) in common areas will be allowed, with the exception of approved foliage to screen an air conditioner.

Air Conditioners

On a pad

Shielded from views from the street and neighboring properties. Exact screening to be approved by ARC. If vegetation is used for screening, it shall be fire resistant. It is the responsibility of the homeowner to maintain the vegetation by timely pruning and the removal of excess litter to reduce fuel buildup adjacent to the dwelling.

Exterior conduits/piping to be enclosed in metal chase and any other exposed items to be painted by the homeowner to match dwelling.

Located 4 feet from non-common area property line.

Walkways/Pathways

Any approved walkway or pathway located in the common areas at the side of dwellings must be no wider than 2 1/2 feet

Walkways cannot extend more than 5 feet away from the foundation of the dwelling

Be flagstone or stepping stones, or gravel matching common area gravel (to be approved by ARC); no pavers, concrete, or asphalt

Any stones shall be set firmly in place

Maintenance is the responsibility of the homeowner and successor homeowners per Section 9.3B of the CCRs.

Cannot create drainage problems

No installation of lights

Any walkway can begin only at the front porch of the dwelling and extend to the rear lot line; no walkways shall extend to the street.

Swales/Drainage

Any solutions/modifications to address drainage issues must be submitted to the ARC. The use of underground piping/French drains is preferred, but other methods such as rock swales will be looked at on a case-by-case basis.

Maintenance of underground drainage pipes is the responsibility of the homeowner.

Maintenance of any rock swales in the common area is the responsibility of the homeowner.

Satellite Dishes

All satellite dish installations are subject to ARC approval.

Dishes need to be installed on fascia or the side of the house and not on roof shingles. Yard installation will only be approved if accompanied by a letter by the service provider that this is the only option available for reception.

Installation should minimize the use of cables, and all cables and other electrical equipment must be fastened and painted to match dwelling exterior

All satellite dishes must be active.

Upon termination of service or sale of the home, the homeowner is responsible for having the dish and all cables removed unless a subsequent homeowner accepts the responsibility for submitting a new application for approval. In the case of new applications, the ARC may require a dish to be relocated (e.g., off roof shingles. In the case of rental properties if a new tenant intends to resume service, a copy of the provider's service agreement in the name of the tenant shall be submitted to the ARC for approval or the dish shall be removed within 30 days of first taking occupancy.

Roof Heat Tape

A weather-proof electrical junction box must be used for all electrical connections

All electrical supply lines must be placed in a conduit and painted to match the dwelling's exterior