

Amberfield Homeowners Association

Architectural Standards
And
Control Specifications

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Architectural Review Committee

Mission Statement:

The primary purpose of the **Architectural Review Committee** ("ARC") is to preserve the integrity of the community, by keeping the community aesthetically pleasing, design consistency, and functionally convenient.

Goal:

To maintain a consistent Architectural Policy in keeping with the covenants, and to establish and amend from time-to-time objective standards and guidelines, including, but not limited to, Architectural Standards and Constructions specifications, Uniform Sign Relations, Uniform Mailbox Regulations, Landscaping Guidelines, and Environmental Rules and Regulations, which will be binding on all Property Owners within Amberfield Homeowner Association.

Objective:

To ensure that the homeowners adhere to the architectural, regulations and guidelines established for and by the association.

Action:

- To review Architectural Request forms submitted by the homeowners and to evaluate them for compliance with the existing architectural guidelines.
- Conduct a site visit prior to the scheduled architectural meeting.
- Make specific recommendations for approval or disapproval to the Board of Directors based on the site visit and review.
- Be familiar with the community and report any Architectural Policy violations to the management company, providing address and specific descriptions.
- To review and update procedures annually.

Submittal and Approval Process

Each homeowner has the responsibility to complete an Architectural Request Form prior to making any changes, additions or deletions to the exterior of their home or property. The process will be the same for all submittals with the required details varying depending upon the type of change. You can find Request Forms at the end of this booklet.

Items to be Submitted:

- Architectural Request Form completed in its entirety.
- Plot plan outlining the position or placement of the change or additions.
- Drawing / plans showing the construction of the change or addition.
- Samples of paint, siding, or any other items that may be helpful in making a decision.

Submit your completed Architectural Request Form to the **Management Company** for initial review for completeness and legibility. Incomplete or illegible submittals will be returned to the homeowner.

All completed submittals will be forwarded to the **Architectural Review Committee** or subdivision representative, prior to their next scheduled meeting for a review and a site visit.

The **Architectural Review Committee** meets on the 2nd Wednesday of each month.

A homeowner wishing to meet with the Architectural Review Committee should contact the management company to be placed on the agenda for the next scheduled meeting.

The management company will complete a standard response letter indicating the final decision. Approval of any submittal or position thereof does not ensure approval of any similar submittal, as each submittal will be considered on its own merits. Any alterations any or deviation may require a resubmittal. Please contact the management company for more information.

Reminders:

No construction shall begin without written approval.

City of Raleigh Building permits may need to be obtained and will be the responsibility of each homeowner.

Allow enough time for processing and approval in planning for construction.

Submittal and Approval Process (continuation)

Appeals:

To appeal a disapproved submittal, the homeowner must submit a written response to the Board of Directors, including specific detailed information that clarifies why the submittal should be reconsidered. The homeowner may request a meeting with the Board of Directors to further discuss the submittal. Please contact the ***Management Company*** to be placed on the agenda for the next Board of Directors meeting.

Additions and Structural Changes

Items not requiring Architectural approval:

Normal maintenance to preserve the structure in its original state does not require ***Architectural Review Committee*** approval.

Items requiring Architectural approval:

All external changes/additions or structural changes to homes require an ARC application and must have the Architectural Review Committee approval before construction begins. This includes, but not limited to, new rooms, porches, garages, carports or attached structures of any kind. Also, any changes to windows, doors, chimneys or fireplaces require approval. Repairs and maintenance to keep with the original condition of the structure does not require an application.

Information Required in Submittal:

- Plot plan showing the location of the structure and distance from any lot lines, as well as the location of any existing trees that need to be removed to complete the addition.
- Elevation showing the planned appearance of the structure.
- Description of materials to be used including siding, paint colors and shingle samples if applicable.

Guidelines:

- No addition shall encroach upon the setbacks for the lot as listed in the covenants.
- Additions should match the house color and style as much as possible.
- City of Raleigh Permits may need to be obtained and will be the responsibility of each homeowner.

Antennas (Radio and TV) Satellite Dishes

Items Requiring Architectural Approval:

All exterior-mounted radio/TV antennas and satellite dishes require architectural approval.

Items Not Requiring Architectural Approval:

Antennas located in the attic do not require architectural approval.

Information Required in submittal:

- Plot plan showing location of antenna or dish
- Description of plantings used to camouflage the equipment, if applicable.

Purpose and Intent - To minimize any health and safety hazards created by mounting satellite dishes on residential buildings. To control the location and screening of satellite dishes to lessen any impact on surrounding properties. To preserve the image and character of the Amberfield Homeowners Association.

Procedure - All exterior satellite dish installations must receive prior approved of the Amberfield Homeowners Association **Architectural Review Committee**.

Each request will be examined on its own merit. Nor previously approved installation shall constitute establishing a precedent for approval.

A satellite dish which meets size requirements may be located on any lot zoned for residential use in the Amberfield Homeowners Association provided that it meets the following requirements:

- Satellite dishes should be less than or equal to 30 inches in diameter.
- Satellite dishes should not be located within ten (10) feet of side or rear property lines, front yard, any required yard setbacks or in any required buffer, whichever is greater.
- No dish shall be located closer than thirty (30) feet to a street right-of-way.
- Satellite dishes installed at ground level must be screened so the dish is not visible from any street or neighboring property as viewed from ground level. The screen shall consist of live evergreen screening. Any tree removal required must adhere to tree removal restrictions set forth by the City of Raleigh and Architectural Review Committee. All wiring shall be properly buried.
- Satellite dishes may be located on the roof of a house provided that the dish is not on the portions of the roof facing the street, and the highest point of the dish is not higher than the peak of the roof. The dish must be a natural color and blend with the color of the roof.

- Satellite dishes may be mounted on the back of the side of a home but shall not be mounted on the front. If mounted on the side, dishes cannot be placed within ten (10) feet of the front of the dwelling. The dish must be painted to match the primary color of the home.

In no way shall these guidelines waive be more stringent than the City of Raleigh requirements nor waive the necessity of any required City of Raleigh permit(s).

Awnings and Gutters/Downspouts

Items Requiring Architectural Approval:

All awnings require ***Architectural Review Committee*** approval.

- Plot plan showing location of awning.
- Elevation showing location of awning.
- Description and sample of materials(s) to be used.

Guidelines:

- Fabric to blend with color of house.
- The awning material shall be fabric only.
- Can be either retractable or stationary.
- Any wood structure must be same color as house or deck.
- It is expected, that upon deterioration, the awning will be repaired within a reasonable time.
- Must be attached to house, not free standing.

Clotheslines

Permanent exterior clotheslines are prohibited. Temporary clotheslines can only be used if they are fully retractable mounted.

- Temporary clotheslines must be installed to be as inconspicuous as possible and should be placed out of view of any street. The preferred location is in the rear, directly behind the house.
- It cannot be placed any closer to the adjoining property lines than ten (10) feet.
- Homeowners must get permission from neighbors who can reasonably see the clothesline.

Deck, Patios, Arbors, Gazebos, and Screens

Items Requiring Architectural Approval:

There are no predetermined styles for decks or patios. All new decks, patios, arbors, gazebos screening and under-deck enclosures including associated landscaping require **Architectural Review Committee approval**. Any appearance change or addition requires approval.

Deck and Gazebos Materials:

- Deck materials are generally pressure treated wood and must be weather resistant.
- Composite and extruded aluminum that resembles natural wood grain can be used.
- The type and treatment of wood shall be like that of fences.
- Posts may be made of brick, pressure treated wood or other suitable materials.
- Include any landscaping plans/screening of the area underneath the deck.
- Vinyl lattice for screening purposes is acceptable.

Patio Materials:

- Concrete slabs, with smooth or stamped finish.
- Brick, with sand fill or grout.

- Stone, with sand fill or grout.
- Include any landscape plan with your request for the area around the perimeter patio.

Height of Deck, Arbors and Screens:

- Decks should be of a reasonable height for their intended purpose.
- Arbors should be no higher than eight (8) feet above the deck surface.
- Freestanding deck screens (e.g., lattice) shall not exceed five (5) feet in height.
- Vinyl lattice is acceptable.
- Screens as part of an arbor may extend to the arbor.

Location and Restrictions:

- Patios should be located behind the house, but may not extend around corners, or freestanding in other areas of a backyard.
- Obstruction of views or breezeways of adjoining properties will be given consideration in all cases.
- The construction of decks or patios within a buffer area will not be allowed.
- Only exterior materials comparable to those on existing structures and compatible with the architectural character of the community will be approved.
- All permits and building codes must be in compliance with the City of Raleigh regulations.

Information Required in Submittal:

- Plot plan showing the location of the deck or patio, in relationship to other structures and property lines.
- Elevation drawing(s) showing style of deck and/or patio, including railing, steps, etc.
- Description of materials used, including samples of stain if applicable.

Detached Structures

Items Requiring Architectural Approval:

All detached structures require Architectural Review Committee approval prior to construction. Example includes, but not limited to, storage sheds, greenhouses, garages, and carports. A detached structure must be placed on a foundation.

Information Required in Submittal:

Architectural Review Committee approval must be received prior to any construction. A request for approval shall include:

- Official plot or survey showing lot boundaries and existing building with the proposed structure.
- Two elevations of the proposed construction showing the proximity to the residence.
- Description of materials to be used including color samples.
- Description and location of any tree to be removed.

Guidelines:

Permanents structures must be installed to be as inconspicuous as possible and should be placed out of view of any street with the exceptions of a garage or carport. It cannot be placed any closer to the adjoining property lines than ten (10) feet. The preferred location is in the rear, directly behind the house, but each request will be reviewed on its own merit.

- Structures should match the house in color and style as much as possible.
- No metal sheds are allowed.
- No structure shall infringe upon their setbacks for the lot as listed in the covenants.
- All structures must be properly maintained.
- No vertical siding will be allowed. Siding must run in the same direction as the home.

Driveways and Parking Pads

Items Requiring Architectural Approval:

Any parking pads or changes to driveways require ***Architectural Review Committee*** approval.

Location and Restrictions:

- Parking and storage of motor vehicles, trailers, camping trailers, boats and recreational vehicles on soft surfaces are prohibited. **Note:** No trailers, camping trailers, boats and recreational vehicles shall be stored on any lot. **Garaged vehicles, trailers, boats, etc. are permitted.**
- Driveways and vehicle parking pads shall be concreted only. Any other type of pad (i.e., brick, stone, etc.) shall be reviewed on an individual basis. Aggregated base, thickness, reinforcement, etc., should comply with good construction practices.
- Close attention must be paid to structure placement, setbacks and encroachment onto buffer areas, association owned common property and neighboring lots.

Information Required in Submittal:

- Plot plan showing location of driveway or parking pad.
- Elevation drawing(s) showing the measurements of the parking pad such as length, height and width as well as any landscaping that will be added along the perimeter.

Fences

Process:

- Each installation will be examined on its own merit. No previously approved installation shall constitute establishing a precedent for approval. However, fences proposed for construction adjacent to existing fences are preferred to be of the same style, materials, and finish as the existing fences. This may be an absolute requirement in some buffer areas that have been designated by the City of Raleigh.
- No construction shall begin without the ***Architectural Review Committee*** approval of the submittal.
- Allow enough time for processing and approval in planning for construction. The completed application from along with the required signatures, plot plans, and construction details should be received at **CAS not later than ten (10) days prior to the Architectural Review Committee meeting**. Submittals received after this decline will review at the next Committee meeting.
- Approval of a fence does not constitute approval for any additional improvements (such as play equipment, swings, playhouses, or basketball equipment). These items must either be detailed on the application or, preferably, be on a separate application that is submitted for approval.
- During and after construction, the association reserves the right to perform an inspection to ensure that the fence and any associated landscaping conform to the conditions stated in the approval.

Style:

A. French Gothic	Drawing #1
B. Dog Ear Stockade	Drawing #2
C. Vertical Shadow Line	Drawing #3
D. Vertical Shadow Line	Drawing #4
E. Picket	Drawing #5
F. Picket	Drawing #6
G. Scalloped	Drawing #7
H. Scalloped	Drawing #8
I. Arrow Fence	Drawing #9
J. Chicago Style	Drawing #11
K. Chicago Style	Drawing #12

The finished side of all fence's styles must adjoin lots.

Styles I, J & K are wrought iron.

Color:

- Either natural or natural stained
- **PAINTED FENCES ARE STRICTLY PROHIBITED!**

Materials:

- Fences are to be wood, aluminum, composite, and wrought iron only.
- Wrought iron and aluminum fences must be black.
- All wood styles may be either cedar, redwood, or treated pine lumber.
- NO METAL (with exception of aluminum and wrought iron; see page 21 for samples), CHAIN, STONE, BRICK, OR CONCRETE FENCES ARE ALLOWED.

Height:

The Maximum height of a fence inside the subdivision is SIX feet. If you choose to build a prefabricated fence, most of these only come in heights of four to six feet. Therefore, you must build the four-foot fence to comply with the **Architectural Review Committee** standards for the subdivision. **Note:** A six-foot fences will be allowed on the rear of a lot that has an outside parameter of the subdivision.

All heights are measured form the ground to the top of the post. Fencing materials may not extend beyond the height's limits. Thus, the height limit shall be the higher of the posts or the fencing material.

Location:

- Fences shall not extend beyond midway of the front and rear of the dwelling.
- All fences must be constructed inside the property line, with additional setbacks for live screening when required.
- Fences that face a street must have live screening planted along the exterior of the fence. Planted screening must obscure the fence within a 3-year time span. Planted screening must be maintained by the homeowner.
- Property owners are cautioned that building a fence that infringes on easements or access of right-of-way may result in destruction or removal of the fence. Such building is done entirely at the risk and expense of the property owner.
- Existing topography and landscaping within a buffer shall not be disturbed except with the.....area also requires approval from the City of Raleigh.
- Submit a top-down map (surveyor's plat) to indicate the exact location of the fence in relation to the house and property line.

1. Dimensions **must** be included.

2. Elevations (side view) **must** be included.
3. Gate locations **must** be included.

Setbacks:

- All fences must be inside the property line.
- Additional setback may be required for the sake of landscaping.

Landscaping:

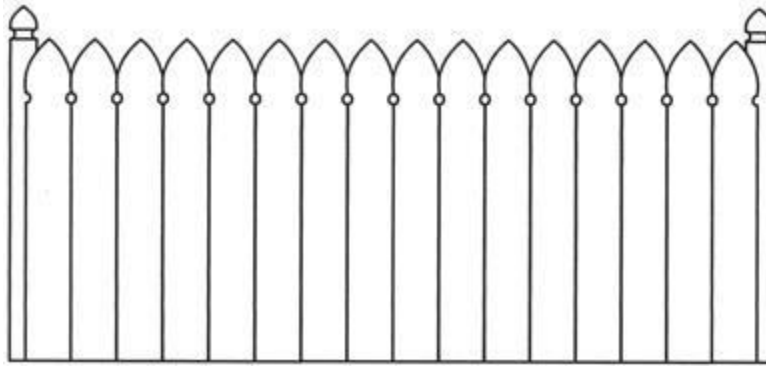
A landscaping plan shall be part of the documentation required to be submitted with the application.

Construction Details:

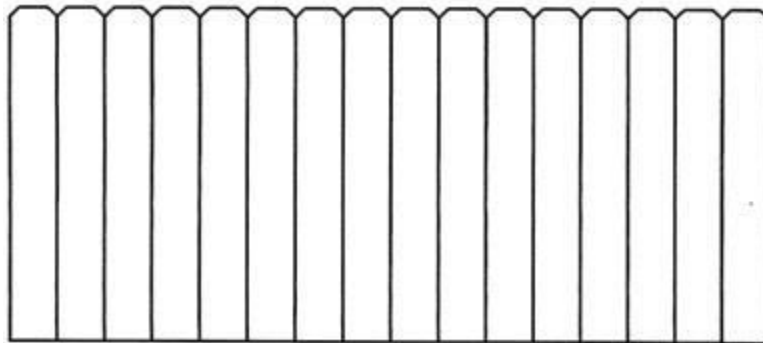
- All hardware is to be galvanized.
- For style B and G, slats may butt or have a maximum 1-inch gap between vertical slats.
- For style C, slats must have a minimum 1-inch overlap between vertical slats on opposing sides.
- For A, E, and F, requested slat width and spacing must be specified in application.
- All posts must be in concrete.
- The finished side of all fence styles must face adjoining lots.

Maintenance:

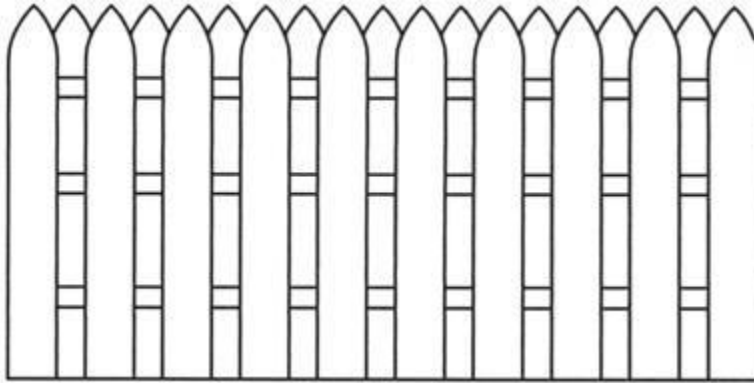
Maintenance of the fence and all associated screening plantings is the responsibility of the property owner.



"Finished side out" – Viewed from outside
Drawing #1 – French Gothic (Style A)

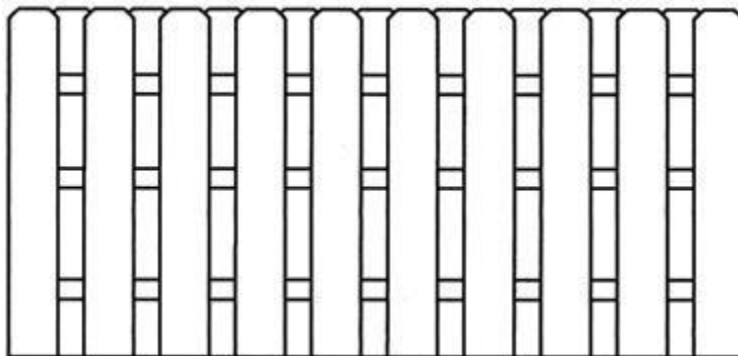


"Finished side out" – Viewed from outside
Drawing #2 – Dog Ear Stockade (Style B)



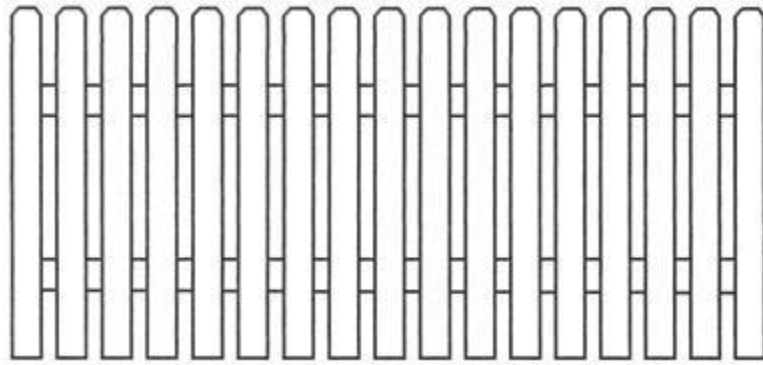
"Finished side out" – Viewed from outside

Drawing #3 – Vertical Shadow Line (Style C)

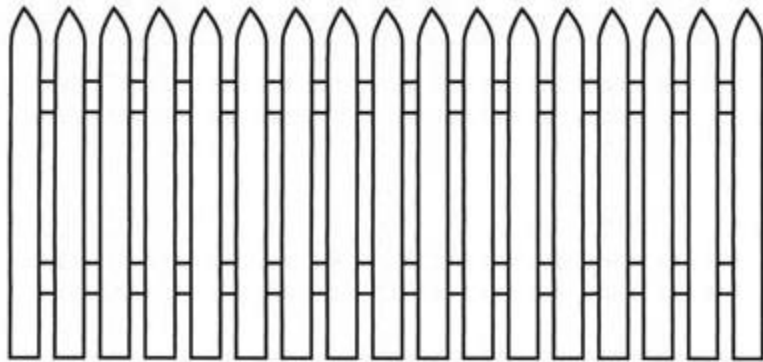


"Finished side out" – Viewed from outside

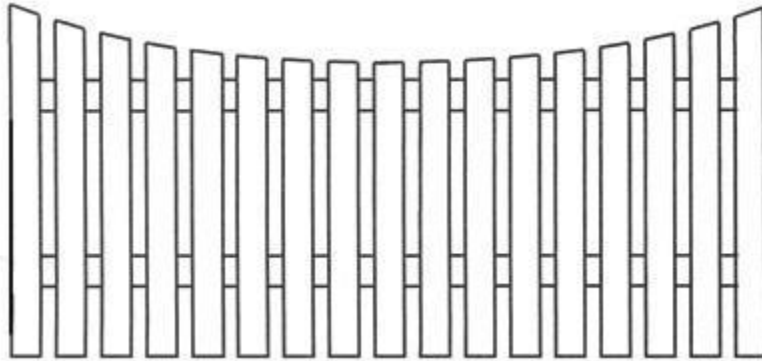
Drawing #4 – Vertical Shadow Line (Style D)



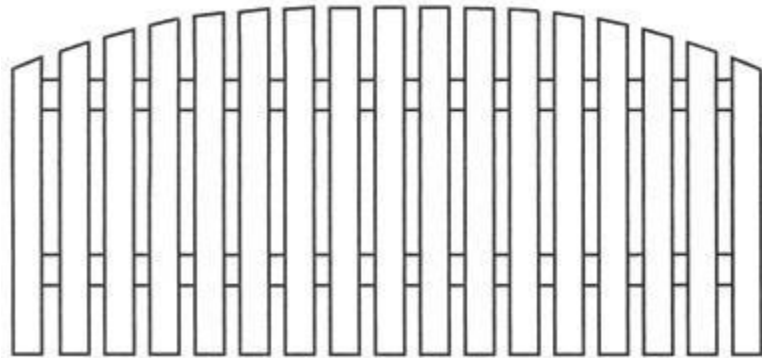
"Finished side out" – Viewed from outside
Drawing #5 – Picket (Style E)



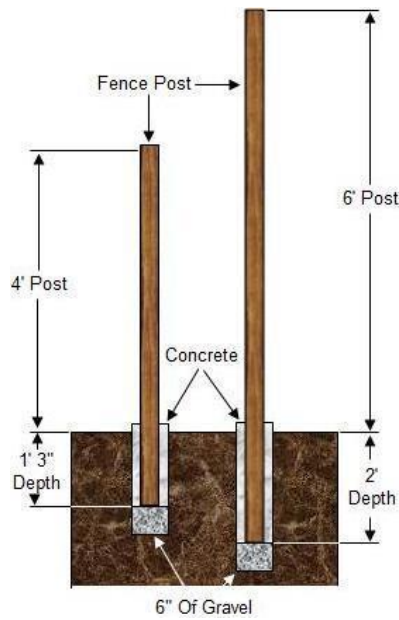
"Finished side out" – Viewed from outside
Drawing #6 – Picket (Style F)



"Downward Curve" – Viewed from outside
Drawing #7 – Scalloped (Style G)



"Upward Curve" – Viewed from outside
Drawing #8 – Scalloped (Style H)

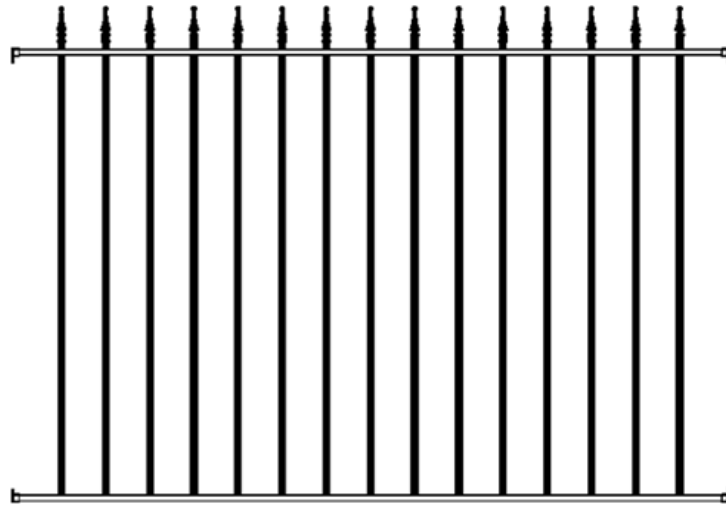


Drawing #9 – Fence Post Heights and Pole Hole Depth

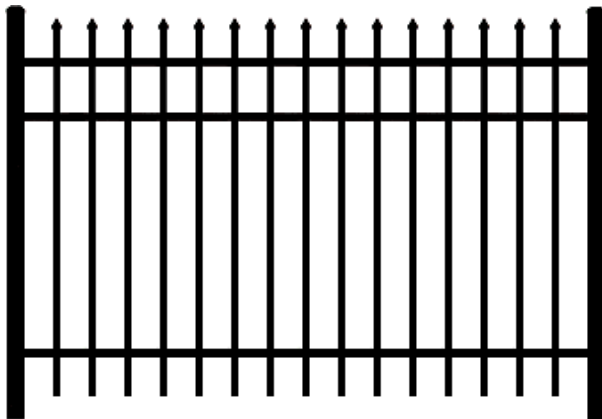
Table 1 provides a list of finished fence post heights and the relative post hole depth.

Table 1 - Relative Post Hole Depth To Finished Post Height			
Finished Fence Post Height	Depth For Post	Gravel Depth	Total Post Hole Depth
3' (36")	12"	6"	18"
3.5' (42")	14"	6"	20"
4' (48")	16"	6"	22"
4.5' (54")	18"	6"	24"
5' (60")	20"	6"	26"
5.5' (66")	22"	6"	28"
6' (72")	24"	6"	30"
6.5' (78")	26"	6"	32"
7' (84")	28"	6"	34"
7.5' (90")	30"	6"	36"
8' (96")	32"	6"	38"

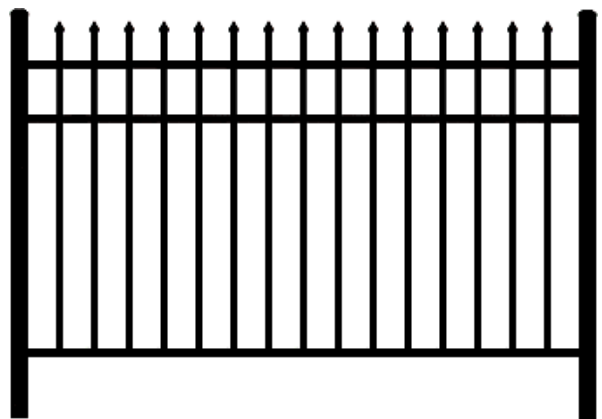
Wrought Iron Fences (Samples)



Arrow Fence
Drawing #10 – Arrow Fence (Style I)



Chicago Style with Picket Through Bottom



Chicago Style with NO Picket Through Bottom

Drawing #11 & 12 – Chicago Style Picket Fence (Style J &K)

Gutters and Downspouts

Items Requiring Architectural Approval:

Any changes to gutters and downspouts require ***Architectural Review Committee*** approval.

Information Required in Submittal:

- Drawing showing the color of gutters and downspouts.
- Drawing showing the style of gutters and downspouts.

Guidelines:

- Gutters and downspouts must be **white, black, or beige colors only**.
- Gutters and downspouts must be seamless aluminum only.

Gutters and Downspouts Styles Samples



K-Style Gutter



K-Style Gutter



Half Round Gutter



Half Round Gutter

Landscaping

Items Requiring Architectural Approval:

Landscaping of a minor nature such as naturalizing an area of the yard or adding low growing scrubs and bedding flowers need not be submitted for approval.

After initial construction, no tree has a trunk diameter exceeding six (6) inches at a height of four feet above ground level, shall be removed without the ***Architectural Review Committee's*** and/or the Board of Director's prior written approval, unless the tree is dead or diseased or poses an imminent threat or danger to persons or property.

Other major types of landscaping changes that are structural, change the contour of the land, adjacent to a property line, or obstruct a neighbor's view, will require ***Architectural Review Committee*** approval.

Information Requiring in Submittal:

- Plot plan showing quantity and location of plants.
- Description of plants.
- Details of any landscaping plan that may change the flow of any drainage/runoff shall be submitted with details, including a plot plan, drawing showing the present drainage/runoff and the proposed drawing showing the change in the drainage flow as a result of this change. Such changes may also require the approval of the City of Raleigh Engineer.

No changes or modifications can be made to Common Property by individual homeowners, without prior Board of Director's written approval.

Lawn Decorations, Lighting, and Signs

Items Requiring Architectural Approval:

Lawn ornaments, free standing flagpoles, lantern poles, floodlight, security lights, and fishponds.

Items Not Requiring Architectural Approval:

Decorations including holiday decorations, landscape or accent lighting, wall-mounted flags and lanterns, for sale, for rent, garage sale, yard sale, and political campaign signs. Signs will not be placed on common property.

In addition, all holiday decorations must be taken down in a timely manner.

Information Required in Submittal:

- Plot plan showing location of item.
- Picture or description of item.

Guidelines:

Every effort should be made not to disturb or adversely affect neighbors especially with the installation of floor lights and security lights. On the items, which do not require approval, the **Architectural Review Committee** reserves the right to request a homeowner to remove an item if surrounding homeowners complain and if, upon inspection, the **Architectural Review Committee** considers the item unsightly or a nuisance.

Mailboxes

All new mailboxes or replacements of deteriorating installations shall conform to the mailbox style approved for each section/subdivision.

- Mailbox posts must be made of metal or vinyl and **cannot** be made of wood.
- The mailbox post color must be white.
- The mailbox style must be black in color with a curved top and flat base. (**See sample below**)
- Planting around the base of a mailbox is allowed, provided that the guidelines for landscaping are followed.

Mailbox Style Sample



Mailbox Post Style Samples



Maintenance

It is the primary responsibility of each homeowner to maintain his property in a way that does not detract from the overall beauty of the community. It is hoped that each homeowner will take this responsibility seriously, as this can severely affect the value of all properties.

Following is a list of areas that should be reviewed on a regular basis to ensure that your home is in good repair:

- Shrubbery, Trees, and Lawns
- Driveways and Sidewalks
- Decks
- Fences
- Play Equipment
- Roofing
- Wood
- Paint and Stain
- Garbage Can Storage

Deteriorations:

If at any time the Board of Directors is made aware of a property that has deterioration to the point that it is affecting the aesthetics of the Community, the management company will make a site inspection.

Based on the severity of the deterioration, the homeowner will be given a specified length of time to make the necessary repairs. If after that time, the repairs have still not been made, the Board of Directors may be forced to take more strenuous action.

Painting

Items Requiring Architectural Approval:

- Color changes made to the existing colors must have approval (submit color samples to the Architectural Review Committee).

Items Not Requiring Architectural Approval:

- Periodic repainting and re-staining with the existing color for maintenance does not require approval.

Parking

No industrial or commercial type trucks, tractors, and inoperable vehicles may be regularly parked on the lot or on common property or within any right-of-way of any street in or adjacent to the subdivision as written in the Declaration of Covenants.

No travel trailers, boats, and recreational vehicles shall be stored on any lot. **Vehicles, trailers, boats, etc. are permitted within the garage.**

Pets, Pet Houses, and Pens

Guidelines for the Housing of Animals:

- Pet pens will not be permitted. Fencing is allowed, provided that the guidelines for fences are followed. Architectural approval must be obtained before placement of any fencing.
- No chain link or metal fencing is allowed. The fencing must be one of the approved fence styles.

Information Required in Submittal:

- Plot plan showing the location of the proposed structure.
- Description of the materials to be used in construction.

Retaining Walls

Items Requiring Architectural approval:

Any retaining wall must be submitted for ***Architectural Review Committee*** approval.

Information Required in Submittal:

- Plot plan
- Elevation
- Description of materials to be used.

Guidelines:

Approved materials include, but are not limited to, brick, stone, railroad ties, wood or architectural block.

Skylights, Roof Mounted Attic Fans and Attic Power Ventilators

Exterior HVAC systems are not allowed. Emergency situations will be reviewed by AHOA board.

Items Requiring Architectural Approval:

The Architectural Review Committee must approve any addition of a skylight or attic fan that changes the exterior of the roof.

Information Required in Submittal:

- Plot plan showing the location of the addition.
- Description of the style, size, and materials to be used.

Guidelines:

The addition of the skylight or attic fan must be located on the section of roof facing the back of the lot.

Solar Collectors/Panels

Items Requiring Architectural Approval:

All solar collectors/panels require ***Architectural Review Committee*** approval.

Information Requiring in Submittal:

- Drawing showing the location of the unit on the roof.
- Plot plan showing visibility from street and neighboring lots.

Guidelines:

- Solar collectors/panels must be installed to be as inconspicuous as possible.
- Whenever possible, collectors/panels should be placed on the rear of the home or on the side that has the least public exposure.
- Collectors/panels should be attached only to the roof, not free standing or ground mounted.
- Every effort must be taken to camouflage the plumbing and supports for the collectors/panels. This may require completely encasing the collectors/panels. All metal parts will be painted to match roof coloring. There should be a minimum exposure of piping with no piping running down the side of the dwelling.
- The ideal installation is one that is flat on the roof.
- Any tree removal required to permit increased solar exposure to be collectors/panels, must adhere to the tree removal guidelines.
- No topping or removal of trees on association common areas and/or green ways shall be allowed.

Storage

No trade materials or inventories may be stored upon residential lots. Homeowners can request an exception for an approved storage and the storage is limited to the resident for no more than 30 days. If more time is needed, homeowner must request additional time.

Temporary storage of materials for modification projects should be discreetly placed and maintained in an orderly manner.

Swimming Pools and Hot Tubs

Items Requiring Architectural Approval:

All permanent swimming pools and hot tubs required architectural approval.

Information Required in Submittal:

- Plans and specifications showing the nature, kind, shape, height, materials, and location must be submitted.
- Plot plan showing the location of pool and/or hot tub.
- Plan for screening (fencing or live screening).

Guidelines:

- Any wood supports structure must be the same color as the house or deck.
- Pool or hot tub cannot be located within a buffer or easement.
- All City of Raleigh and Wake County Health Department regulations must be met.
- Pool or hot tub must be screened from view from any street.

Swing Sets, Playhouses, and Jungle Gums

Items Requiring Architectural Approval:

All permanent play equipment must be approved by the ***Architectural Review Committee*** prior to placement.

Information Required in Submittal:

- Plot plan showing location of play equipment to be placed.
- Drawing of picture or play equipment to be placed.

Guidelines:

Play equipment must be left natural, painting is prohibited. No METAL play equipment will be allowed.

Permanent play equipment must be installed to be as inconspicuous as possible and should be placed out of view of any street. It cannot be placed any closer to the adjoining property lines than ten (10) feet. The preferred location is in the rear, directly behind the house, but each request will be reviewed on its **own** merit.

The ***Architectural Review Committee*** reserves the right to request that a homeowner remove play equipment if surrounding neighbors complain about disrepair (disrepair constitutes noticeable missing and/or broken parts, rust, and/or peeling paint). A site inspection will be conducted by the management company to verify if the complaints are valid and if action needs to be taken.

Screening may be required along the property lines in order to block the view and/or noise from neighboring lots. Landscaping plans should accompany the submittal.

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Non-permanent play equipment must also be placed inconspicuously so that it does not detract from the neighborhood surroundings.

Vegetable Garden Plots

Items Requiring Architectural Approval:

Vegetable garden plots will not require prior approval of the ***Architectural Review Committee*** if they are wholly located in the rear portion of the lot and a minimum of ten (10) feet from the side and rear lot lines. Any tree removal required to provide space for the garden plot must adhere to the tree removal guidelines.

Architectural Review Committee is required for any vegetable garden plot locations other than describe above, or any deviation from the above requirements.

Guidelines:

Maintenance of the garden plot is required. Excess debris will be removed at the end of the gardening season and the plot returned to a natural state. This would include stakes and any other structural additions required for harvesting the garden.

In addition, NO compost piles are allowed on any portion of property located within the association.