

# Ridgeview Ranch HOA Design and Development Standards

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Ridgeview Ranch HOA Design and Development Standards

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## Ridgeview Ranch HOA Design and Development Standards

Pursuant to Article 15 Section 03 of the Ridgeview Ranch Declaration of Covenants, Conditions and Restrictions (CC&Rs), the Architecture Control Committee (ACC) has the authority to publish or modify from time to time, design and development standards for the Ridgeview Ranch Homeowners Association, Inc. (HOA). This includes (but is not limited to) standards such as architectural design, exterior improvements, fences, walls, landscaping, signs, mailboxes, exterior lighting.

The ACC has reviewed existing design and development standards and has consolidated and updated them into the following list of new design and development standards for the Ridgeview Ranch Home Owners Association. Note that this replaces other design standards published in prior Supplements. It does NOT change any of the existing usage restrictions which are outlined in Article 7 of the Declaration of Covenants, Conditions and Restrictions but adds clarifications to usage restrictions.

Please note that it is not possible to detail requirements for every improvement that could possibly be conceived by our homeowners, so if you have a project that does not have specific standards, please contact the ACC for assistance. **Just because there are no explicit standards in an area does NOT exempt homeowners from going through the required ACC review process.** To that end, understand that there are discretionary powers granted the ACC by Article 15 of the Declaration of Covenants, Conditions and Restrictions to conduct reviews of requested improvements to assure consistent application of aesthetic standards, suitability, harmony, conformity with the neighborhood and other factors the ACC deems relevant including the granting of variances under extenuating circumstances. You are encouraged to review Article 15 for additional details on the authority and governing powers of the ACC and the HOA's Board of Directors (Board).

### Overview of Homeowner Improvement/Modification Requirements

**Article 15.02 and 15.04 of the Declarations of Covenants, Conditions and Restrictions (CC&Rs) requires that prior to the beginning of ANY exterior modifications an application must be submitted to the ACC.** "No improvement shall be commenced, improved or altered, nor shall any grading, excavation, tree removal, landscaping or change of exterior color or other work which in any way alters the exterior appearance... without the prior written approval of the Architectural Control Committee".

**Improvement requests per Article 15.05 must include "a complete set of plans and specifications".** Details of the modification/improvement vary based on the category of request. In general, dimensions, description of materials, colors, locations within your property and drawings need to be submitted along with the request form. The ACC may request additional information and possibly inspections in order to make a decision. From the time you submit a completed Project Request Form, the ACC has 30 days to respond. In most cases, the ACC will complete the review much quicker, but keep in mind that the **30 days starts from the point all required materials have been submitted.** If you do not include the required details, you may delay your turn around time for review.

**Project Request Forms are available on the Ridgeview Ranch website, or can be obtained from our current management company. ([www.ridgeviewranch.org](http://www.ridgeviewranch.org) on the ACC page)**

### **Project Categories for ACC Design and Development Standards:**

The following categories have specific design standards. Please keep in mind that if your particular project does not fall under one of these categories, you still need to submit a request with complete set of plans and specifications. As mentioned above, it is not possible to detail requirements for every improvement that could possibly be conceived by our homeowners. The ACC conducts reviews of requested improvements to assure consistent application of aesthetic standards, suitability, harmony, conformity with the neighborhood and other factors the ACC deems relevant.

- Appurtenances (Antenna, Satellite Dishes)
- Arbor
- Awnings
- Basketball Goals
- Building Constructions
- Dog Run
- Doghouse
- Doors
- Driveways and Sidewalks
- Electric Generators, Standby
- Exterior Changes to House or Lot
- Fences and Walls
- Flags and Flagpoles
- Garages, Garage Doors
- Gazebo
- Golf Course Lots (additional restrictions)
- Home Additions
- Interior window treatments
- Landscaping
- Mailboxes
- Netting on golf course lots
- Painting/Staining/ Color Changes
- Patio
- Patio Cover
- Play Equipment
- Playhouse
- Rain Barrels
- Religious Displays
- Road obstruction from fences, walls, hedges, shrubs, etc.
- Roofing
- Rubbish and Recycling Containers
- Screens (including Solar Screens)
- Solar Panels
- Spa Enclosure
- Storage Sheds
- Storm/Screen Doors
- Swimming Pools
- Trellis
- Windows

## ACC Design and Development Standards by Project Category

Category	Design Standard Description
<b>Address Plates</b>	All houses are required to have cast tone address plates in the front of the house facing the street. Any changes to the original builder standard of white cast stone with black numerals on a rectangle that is approximately 6 inches high by 12 inches wide, need to be approved by the ACC.
<b>Appurtenances (Antenna, Satellite Dishes)</b>	<p>Antenna and satellite dishes should be located in the least visible area where they will receive an acceptable quality signal.</p> <p>Satellite dish(s) more than one (1) meter in diameter shall be installed only behind fencing totally screened from public view from any public right-of-way.</p> <p>No more than three (3) external appurtenances (e.g., satellite dishes, antenna) are allowed per home.</p>
<b>Arbor</b>	<p>An arbor should be a continuation or complement of the architectural style of the house in design, color and materials. Design, color and materials that are not part of or do not complement the house should not be introduced. Colors must be earth tones, stained or natural. Overall height and overall area of the arbor must be architecturally suitable and proportional to the house and its lot. Application and copies of plans (drawings) for an arbor must be submitted to and approved by the ACC prior to commencement of construction of an arbor.</p> <p>Locations for arbors are limited to the side or rear yard and must be located within the building set back lines, unless otherwise approved by the ACC.</p> <p>For golf course lots, the structure may not hinder the peripheral view of adjacent neighbors. Any arbor involving structural additions or modification must first obtain a City of Plano building permit, which must be submitted to the ACC with the application.</p>
<b>Awnings</b>	Awnings must be "simple" in design and compatible with the architecture and building scale. Colors of awnings and its support structure must be solid earth toned (e.g., dark green, gray, brown, black, bronze) and compatible with existing building colors. "Bright" colored and striped awnings (e.g., red, yellow) are not permitted.
<b>Basketball Goals</b>	Permanent and portable basketball goals must have a clear backboard with black support poles.
<b>Building Constructions</b>	<p>Except for children's playhouses, dog houses, greenhouses, gazebos and buildings for storage of lawn maintenance equipment, no building previously constructed elsewhere shall be moved onto any Lot, it being the intention that only new construction be placed, and erected thereon.</p> <p>Prohibited exterior improvements for any lot within the association are batting cages, above ground swimming pools, window-mounted air conditioning units, car ports, and driveway cover extensions.</p>

Category	Design Standard Description
<b>Dog Run</b>	A dog run is limited to 6 feet in overall height and must be located behind the lot's main fence. Must not be visible from any public street; therefore, confined to rear (except golf course lots) or side yard. For golf course lots, dog run is limited to side yard and must be constructed of black wrought iron or tubular steel fencing, matching existing fence.
<b>Doghouse</b>	A doghouse is limited to 4 feet in overall height and must be located behind the lot's main fence. Roof is to be constructed of material similar to main house (e.g., asphalt shingles). Must not be visible from any public street; therefore, confined to rear (except golf course lots) or side yard. Doghouse is to preferably be painted an earth tone color.
<b>Doors</b> (see also Storm/Screen Doors)	<p>As has always been a standard in Ridgeview Ranch HOA, all homes must have brass door handle sets on the front door. Any other materials for door handles must be approved by the ACC.</p> <p>Front doors may be painted an accent color that is complimentary to the existing brick and trim.</p> <p>Front doors must meet the original minimum standard of the 6 pane wood or faux wood grain fiberglass door. Other acceptable materials include decorative cast iron.</p> <p>Any changes to existing doors or the addition of new doors added to a home after it was built, must be submitted to the ACC to review to assure the requested change is aesthetically suitable and harmonious with the neighborhood</p>
<b>Driveways and Sidewalks</b>	<p>All sidewalks shall conform to specifications and regulations of applicable governmental authorities and have the prior approval of the ACC. Each Owner shall be responsible for maintenance of the portion of any sidewalk and driveway located upon the Owner's Lot. All driveways and sidewalks shall be surfaced with concrete or a similar substance approved by the Committee.</p> <p>Any addition to an existing front entry drive path must be constructed of concrete, pavers, stone or brick with a neutral or muted color that is approved by the ACC. No extension shall exceed 3 feet from the property line. Front entry garage homes drive path extensions must be proportional to the lot size and allow for soft scape areas (e.g., grass, vegetation) so as not to appear like a "parking lot". Any addition to a rear entry drive path must also be constructed of concrete, pavers, stone or brick with a neutral or muted color that is approved by the ACC. No drive path extensions shall be approved for anything except parking for a frequently used vehicle.</p> <p>No front circular driveways are allowed.</p> <p>No car ports or driveway cover/extensions are allowed</p>



Category	Design Standard Description
<p><b>Electric Generators, Standby</b></p>	<p>All standby electric generators must be approved by the ACC before being installed. You must submit drawings showing the location of your generator, the brand and model number along with the generator capacity rating, colors and materials for fuel lines, transfer switch, and location of any exterior cables, lines, etc. that would be visible. Also submit details on screening materials (color, material, size, footprint) if unit will be visible from the street, neighbors, common areas or the golf course.</p> <p>Standby electric generators must adhere to the following restrictions:</p> <ul style="list-style-type: none"> <li>• standby generator must be fully enclosed in an integral manufacturer-supplied sound attenuating enclosure</li> <li>• all electric, plumbing and fuel line connections must be installed by licensed contractors;</li> <li>• generator, electric and fuel lines, and fuel tanks, must be installed in accordance with applicable governmental health, safety and electrical and building codes including all required city permits;</li> <li>• the standby electric generator and its electrical lines and fuel lines must be maintained in good condition;</li> <li>• the repair, replacement, or removal of any deteriorated or unsafe component of a standby electric generator, including electrical or fuel lines, is required</li> <li>• generator shall not be used to generate all or substantially all of the electrical power to a residence;</li> <li>• the periodic testing of a standby electric generator consistent with the manufacturer 's recommendations, must be conducted during daylight hours</li> <li>• shall not be installed on-property owned or maintained by Association;</li> <li>• must be screened if visible from:             <ul style="list-style-type: none"> <li>a. street facing the dwelling;</li> <li>b. visible from adjoining common area or adjoining residence if located in an unfenced side or rear yard; or</li> <li>c. visible through the fence from adjoining common area or adjoining residence if located in a side or rear yard with wrought-iron or aluminum fencing</li> </ul> </li> <li>• Screening materials must be the same size, height and style of wood as the rest of the lots fence, or, must follow the current fence standards if the entire yard is wrought iron fencing.</li> <li>• the method of required screening for yards with wood fences:</li> <li>• The Standby Generators must be stored behind the fence that encircles the backyard of the lot, as not to be visible from the street, neighbors, common areas, or golf course – or – if desired to place standby generator on side of house where there is no fence, then the Standby Generators must be enclosed completely in a fenced enclosure with a gate that will shield the view of the Standby Generators from the street, neighbors, and common areas.</li> </ul>

*(continued on next page)*





Category	Design Standard Description
<p><b>Flags and Flagpoles</b> <i>(continued)</i></p>	<ul style="list-style-type: none"> <li>• A flagpole attached to a dwelling or a freestanding flagpole must be constructed of permanent, long-lasting metal materials, PVC is not allowed. Any other materials must first be approved by the ACC. The finish must be appropriate to the materials used in the construction of the flagpole and be harmonious with the neighborhood</li> <li>• The display of a flag, or the location and construction of the supporting flagpole, must comply with applicable zoning ordinances, easements, and setbacks of record;</li> <li>• A displayed flag and the flagpole on which it is flown must be maintained in good condition and any deteriorated flag or deteriorated or structurally unsafe flagpole must be repaired, replaced, or removed;</li> <li>• Size of flags must not exceed 3 feet by 5 feet in size, and the location of flagpoles on which flags are displayed must be approved by the ACC</li> <li>• The illumination of a flag is allowed so long as it does not create a disturbance to other residents in the community. Solar powered, pole mounted light fixtures are preferred as opposed to ground mounted light fixtures. Compliance with all municipal requirements for electrical ground mounted installations must be certified by Owner. Flag illumination may not shine into another dwelling. Neighbor complaints regarding flag illumination are a basis to prohibit further illumination until Owner resolves complaint</li> <li>• Flagpoles need to abate noise caused by an external halyard; the preferred method is through the use of an internal halyard system. Alternatively, swivel snap hooks must be covered or "Quiet Halyard" Flag snaps installed. Neighbor complaints of noisy halyards are a basis to have flag removed until Owner resolves the noise complaint.</li> <li>• .</li> </ul>
<p><b>Garages, Garage Doors</b></p>	<p>Each residence shall have a garage suitable for parking no less than two (2) or more than four (4) standard size automobiles, which conforms in design and materials with the main structure. Garage doors may include decorative pieces if they are coordinated with decorative front doors and made out of cast iron or other materials that are not subject to deterioration from Texas summer sun and heat.</p> <p>Garage door replacements may be of metal, aluminum, wood, or other material as approved by the ACC.</p> <p>All garage doors shall be closed at all times except as may be necessary for the entry and exit of vehicles and persons.</p>
<p><b>Gazebo</b>  <i>(continued on next page)</i></p>	<p>A gazebo should be a "continuation" or complement of the architectural style of the house both in design, color and materials. Design, color and materials that are not part of or do not complement the house should not be introduced. Color must be solid earth tones, stained or natural. Overall height is limited to 8 feet from the ground to the base of the roof. The roof must have similar pitch to the home and be consistent with the design of the neighborhood. Overall area is limited to a maximum of 75</p>

Category	Design Standard Description
<p><b>Gazebo</b> <i>(continued)</i></p>	<p>square feet. Locations are limited to within the side or rear yard and located within the building setback lines unless otherwise approved by the ACC. For golf course lots, the structure can not hinder the peripheral view of adjacent neighbors.</p>
<p><b>Golf Course Lots (additional restrictions)</b></p>	<p>No exterior modification or improvement, including without limitation, dog houses, accessory buildings, storage buildings, and other such items, shall be installed upon any yard of a Lot which would be visible from the Golf Course, without prior approval of the Committee.</p> <p>In addition to the fence restrictions referred to, the golf course lots are additionally restricted by the City Agreement as follows:</p> <p>(A) All golf course lots shall have rear setback lines as listed in the current City Agreement and its associated amendments. For most golf course lots that is twenty five feet (25') from the golf course, but for some smaller lots this has been amended. Please check the current version of the City Agreement for your specific lot's rear setback line.</p> <p>(B) All dumpsters and trash collection areas on golf course lots shall be screened from view from the golf course.</p> <p>Exterior modifications for golf course lots, including structures and landscaping, must not hinder the peripheral view of adjacent neighbors.</p>
<p><b>Home Additions</b></p>	<p>Must submit detailed architectural drawings, colors and building materials. All additions to houses must submit a plan to the ACC and include pictures of the current house and lot, the proposed locations of additions, descriptions, drawings, list of materials for all exterior portions of the addition. Additions must match the existing house with materials, roofing, trim, siding, eaves. Additions will need to be mostly brick and stone to match the existing house materials.</p> <p>The size of home addition must be aesthetically proportional to the existing house and lot and must meet all builder setback requirements. Materials and colors need to be complimentary with the existing house.</p> <p>Note: additions for golf-course lots must still meet all other golf course lot restrictions in these standards including the peripheral view restrictions (<i>see Golf Course Lots additional restrictions above</i>).</p>
<p><b>Interior window treatments</b></p>	<p>Interior window treatments may be subject to replacement or removal if the ACC determines that they cause an unsightly detracting from the exterior appearance of the home.</p>
<p><b>Landscaping</b>  <i>(continued on next page)</i></p>	<p>Homeowners are required to maintain, at a minimum, a landscaping package consistent with what the builder installed at the time of original home construction. This includes:</p> <ul style="list-style-type: none"> <li>• foundation plants in the front of the house with a bedding border of metal, stone, or other material approved by the ACC</li> <li>• at least one single trunk large tree that when planted is at least 3" in diameter and will grow to a height of at least 10 feet tall</li> </ul>

Category	Design Standard Description
<p><b>Landscaping</b> <i>(continued)</i></p>	<p>Any replacements must be of similar size and type to original plantings, and must be of the native region to promote aesthetic harmony within the community.</p> <p>Application and copies of plans (drawings) for any major changes to landscaping, including but not limited to walls, retaining walls, fences, trees, and shrubbery, must be submitted to and approved by the ACC prior to commencement of landscaping work and/or construction.</p> <p>Required landscaping maintenance includes keeping grass cut and planter areas and sidewalks and driveways free of weeds. Sidewalks should be maintained and properly edged. Dead vegetation (e.g., trees, shrubbery, etc.) is required to be removed within 30 days. Dead and eroding soil must be maintained to be consistent with the rest of the yard. If yard is sodded, must replace dead or eroding grass with a grass that will grow in that area (i.e., shade tolerant variety), or, some sort of ground covering, or bed extensions as approved by the ACC.</p>
<p><b>Mailboxes</b></p>	<p>As has always been a standard in Ridgeview Ranch HOA, all homes must have brick mailboxes. Mailboxes shall be standardized and shall be constructed of a material and design approved by the ACC (unless cluster boxes are required by the U.S. Postal Service). Brick mail boxes must match the brick on the house and be rounded or square at the top and be consistent with the other brick mailboxes in Ridgeview Ranch HOA.</p>
<p><b>Netting on golf course lots</b></p>	<p>Property abutting the golf course shall not install any type of netting, permanent, temporary or otherwise, for the purpose of stopping golf balls from entering yard.</p>
<p><b>Painting/Staining/Color Changes</b></p>	<p>Homeowners who plan to re-paint the exterior of their home with the same original house color are not required to submit an application to the ACC. Homeowners who choose to change their home's exterior color from the original color are required to submit an application to the ACC. Trim, eaves, and siding, must all be the same color. Front doors and garage doors may be a different color, but must be complimentary with the trim and brick. All applicants must submit color samples of existing home colors and proposed colors including brick, trim, eaves, and doors.</p> <p>The painting of exterior brick is strictly prohibited.</p>
<p><b>Patio</b></p>	<p>A patio must be constructed of concrete, bricks, pavers, stone, or other approved material.</p>
<p><b>Patio Cover</b></p>	<p>A patio cover must be constructed of redwood, cedar, pressure treated lumber or a material approved by the ACC. Corrugated fiberglass sheeting is not an approved cover material. The patio cover finish must be a color similar to the main house, left to finish naturally, clear sealed or sealed/stained to give the appearance of new redwood or cedar. Height is limited to home's first floor.</p>

Category	Design Standard Description
<p><b>Play Equipment</b></p>	<p>Must submit drawings and specify color, location and materials. Play equipment shall be limited to either the side or rear yard, constructed of timber, not to exceed 14 feet in overall height and setback a minimum of 5 feet from permanent structures (fence, shed, etc.) to allow for maintenance.</p> <p>For homes on the golf course, play equipment must not impair the view of the golf course from neighboring homes. Fabric awnings are preferred to be solid earth tone colors (e.g., dark green, grey, brown). For homes not on the golf course (interior homes), all play equipment that does not extend beyond the height of the backyard fence does not need prior approval.</p>
<p><b>Playhouse</b></p>	<p>Must submit drawings and specify color, location and materials.</p> <p>A playhouse must be located behind a 6-8 foot wood fence. Limited to an overall height of 8 feet and maximum area of 80 square feet. Exterior materials are limited to wood. Exterior color, excluding roof, must be similar to main house. Roof material must be similar as that of main house (e.g., asphalt shingle). Exception is for fabric roofs, which are preferred to be solid earth tone colors (e.g., dark green, grey, brown). A playhouse on a golf course lot is limited to the side yard only and must be located behind the lot's wood fence, whereby limiting the view of the playhouse from a public street. A 2-foot setback is required to allow for maintenance of adjacent structures (e.g., fence, lawn).</p> <p>The number of outdoor structures on a given lot will be limited to a reasonable number for the size of the yard.</p>
<p><b>Rain Barrels</b></p>	<p>Under no circumstances shall rain barrels be installed or located in or on any area within a Lot that is in-between any portion of the house and an adjoining or adjacent street.</p> <p>The rain barrel must be of color that is consistent with the color scheme of the property owner's home and may not contain or display any language or other content that is not typically displayed on such rain barrels as manufactured.</p> <p>Rain barrels may be located in the side-yard or back-yard of an owner's property if they are not visible from a street, the common area or another lot. In the event the installation of rain barrels in the side-yard or back-yard of an owner's property is impossible, the ACC may impose limitations or further requirements regarding the size, number and screening of rain barrels with the objective of screening the rain barrels from public view to the greatest extent possible.</p> <p>There must be reasonably sufficient area on the property owner's property in which to install the rain barrel.</p> <p>Rain barrels must be properly maintained at all times or removed by the owner.</p> <p>Rain barrels must be enclosed or covered.</p> <p>Rain barrels which are not properly maintained, become unsightly or could serve as a breeding pool for mosquitoes must be removed.</p>

Category	Design Standard Description
<p><b>Religious Displays</b></p>	<p>Religious displays are allowed to the extent allowed by the constitution of the state of Texas and the United States. Religious displays are allowed on the entry to the owner's or resident's dwelling but must not extend past the outer edge of the door frame of the owner's or resident's dwelling. Individually or in combination with each other, religious item displayed or affixed on the entry door or door frame has a total size limit of 25 square inches They must not threaten the public health or safety, nor can they violate any laws. These displays cannot contain language, graphics, or anything that is patently offensive to a passerby.</p> <p>Except as otherwise provided by this section, this section does not authorize an owner or resident to use a material or color for an entry door or door frame of the owner's or resident's dwelling or make an alteration to the entry door or door frame that is not authorized by the restrictive covenants governing Ridgeview Ranch dwellings.</p> <p>The HOA may remove any items displayed in violation of this section.</p>
<p><b>Road Obstruction</b> (from fences, walls, hedges, shrubs, etc.)</p>	<p>No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two (2) and six (6) feet above the roadway shall be placed or permitted to remain on any corner Lot within the triangular area formed by the street right-of-way lines and a line connecting them at points twenty-five feet (25') from the intersection of the street right-of-way lines, or, in the case of a rounded property corner, from the intersection of the street right-of-way lines as extended. The same sight-line limitations shall apply on any Lot within fifteen feet (15') from the intersection of a street right-of-way line with the edge of a private driveway or alley pavement. No tree shall be permitted to remain within such distance of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.</p>
<p><b>Roofing</b></p>	<p>All shingles will be replaced with 25 year or above shingles. All replacement shingles must be of a dark gray/weathered wood hue and/or must be complimentary to the existing neighborhood and house. No light color shingles are allowed. Any color variation from the existing roof must be approved by the ACC prior to installation.</p> <p>Roofing shingles designed primarily to be wind and hail resistant and provide heating and cooling efficiencies greater than those provided by customary composite shingles; or provide solar generation capabilities must follow the above color requirements and must be more durable than and of equal or superior quality as stated above. The owner requesting permission to install these types of roofing shingles will be solely responsible for accrediting, certifying and demonstrating to the ACC that the proposed installation is in full compliance.</p>
<p><b>Rubbish and Recycling Containers</b> (continued on next page)</p>	<ol style="list-style-type: none"> <li>1. Rubbish, recycling and other trash and garbage containers (the "Containers") shall be stored in such a manner as to not be visible from the public street or the golf course.             <ol style="list-style-type: none"> <li>a. Front-Entry Street Garage Lots.                 <ol style="list-style-type: none"> <li>i. Option 1: The Containers shall be stored in the garage.</li> </ol> </li> </ol> </li> </ol>



Category	Design Standard Description
<p><b>Rubbish and Recycling Containers</b> <i>(continued)</i></p>	<p>ii. Option 2: The Containers shall be stored behind the fence that encircles the backyard of the lot, as not to be visible from the street.</p> <p>iii. Option 3: The Containers may be stored on the side of the house and screened from view using well maintained, mature bushes, vines and/or shrubbery on both sides of the Containers. Bushes, shrubbery and/or vines must be the same height or taller than the Containers.</p> <p>b. Rear-Entry Alley Garage Lots.</p> <p>i. Option 1: The Containers shall be stored in the garage.</p> <p>ii. Option 2: The Containers shall be stored behind the fence that encircles the backyard of the lot, as not to be visible from the street.</p> <p>iii. Option 3: The Containers shall be pulled back from the alley after trash collection onto private property or to the rear building line so as not to be visible from the public street.</p> <p>c. Golf course lots.</p> <p>i. Option 1: The Containers shall be stored in the garage.</p> <p>ii. Option 2: .If wooden fencing runs along the side of the house, then the Containers may be stored ONLY on the side of the house screened by a partition using the same size, height and style of wood fencing material as the rest of the lots fence.</p> <p>iii. Option 3: If wooden fencing is located on the back corner of the house and runs along property line of the yard, then the fence may be extended towards the front of the house to accommodate the Containers. The Containers must be enclosed completely in a fenced enclosure with a gate on both ends that will shield view of the Containers from the golf course and from the street. Fencing materials must be the same size, height and style of wood as the rest of the lots fence.</p> <p>iv. Option 4: If wrought-iron fencing is part of the lot, the Containers may be stored on the side of the house and screened from view using well maintained, mature bushes, vines and/or shrubbery on both sides of the Containers. Bushes, shrubbery and/or vines must be the same height or taller than the Containers.</p> <p>2. The Containers shall not be placed for collection before 6:00PM on the day before collection and shall be removed from either the public street or alley and stored by 7:00PM on the same day of collection.</p>

Category	Design Standard Description
<b>Screens (including Solar Screens)</b>	Screens intended for windows shall be integral with the window, earth toned in color and complementary with the house Grid patterns (or lack of grids) need to be consistent on all windows on a given side of the house. Solar screens must be approved prior to installation.
<b>Solar Panels</b>	<p>Solar panels must be located on the property owner’s property on the roof of the home or in the fenced portion of the yard. The ACC may deny a request for the installation of solar panels if it makes a written determination that the placement of the solar panels, as proposed by the property owner, constitutes a condition that substantially interferes with the use and enjoyment of land by causing unreasonable discomfort or annoyance to persons of ordinary sensibilities. Solar panels must not threaten the public health or safety or violate any laws.</p> <p>The owner can, but is not required by statute, to include letters from adjoining owners (those lots that are next to the applicant’s lot) with the original ACC application. If the ACC denies an application, then the owner can secure the letters to establish prima facie evidence that the installation would not result in the condition that substantially interferes with the use and enjoyment of land by causing unreasonable discomfort or annoyance to persons of ordinary sensibilities.</p> <p><u>For roof mounted solar panels:</u></p> <p>The panels must not extend higher than or beyond the roofline. Panels should be mounted on roof areas not visible from the street unless homeowner can demonstrate using a publicly available modeling tool that the location facing the street is more than 10% above the energy production of the device if not located on the portion of the roof facing the street. The panels should conform to the slope of the roof and have a top edge that is parallel to the roofline. The panel’s frame, support bracket, and visible piping or wiring must be bronze or black tone as commonly available in the marketplace; any deviation in color must be submitted and approved by ACC.</p> <p><u>For solar panels mounted in fenced in yard</u> the panels must not be taller than the fence.</p> <p><u>Solar panel maintenance:</u></p> <p>Any installation of Solar Panels which voids material warranties is not permitted and will be cause for the Solar Panels to be removed by the owner.</p> <p>Solar Panels must be properly maintained at all times or removed by the owner.</p> <p>Solar Panels which become non-functioning or inoperable must be removed by the owner of the property.</p>

Category	Design Standard Description
<p><b>Spa Enclosure</b></p>	<p>A spa enclosure shall be a “continuation” or complement of the architectural style of the house both in design, color and materials. Design, color and materials that are not part of or do not complement the house should not be used. Colors must be solid earth tones, stained or natural. Overall height is limited to 8 feet from the ground to the base of the roof plate and the roof must have similar pitch to the home and be consistent with the design of the neighborhood and size of complementary proportion to the back yard which should not exceed 144 square feet.</p>
<p><b>Storage Sheds</b></p>	<p>Must submit drawings and specify color, location and materials.</p> <p>A shed must be located behind a 6-8 foot wood fence. Limited to an overall height of 8 feet and maximum area of 80 square feet. Exterior materials are limited to wood or other material approved by the ACC. Exterior color, excluding roof, must be similar to main house.</p> <p>Roof material must be similar as that of main house.</p> <p>A shed on a golf course lot is limited to the side yard only and must be located behind the lot's wood fence, whereby limiting the view of the shed from the public street. A 2-foot setback is required to allow for maintenance of adjacent structures (e.g., fence, lawn)</p>
<p><b>Storm/Screen Doors</b> <i>(see also “Doors” for front door requirements)</i></p>	<p>Storm doors visible from a public street will only be approved which are uninterrupted (no cross bars) full top-to-bottom, single-piece clear-view glass only. Glass panels may be permanently affixed to the frame or may be a removable insert. If any screen insert is included with the storm door, it too must be full screen with no additional bars or other decoration. All metal frameworks must blend with the trim color of the main dwelling. All doors and screens must be maintained in good condition. Any damaged screen material must be replaced immediately.</p> <p>An exception to clear view glass storm front doors are decorative cast iron storm doors, which must be reviewed by the ACC for consistent application of aesthetic standards, suitability, harmony, conformity with the neighborhood.</p> <p>Note: Single piece glass doors with cross bars, 2 piece glass doors, or 1/2 glass doors with glass only in the top half of the door are for back door installation only (doors not visible from a public street or golf course) and will not be approved for installation on front doors under any circumstances. Screen doors independent of Storm Doors are for back door installation only (doors not visible from a public street or golf course).</p>
<p><b>Swimming Pools</b></p>	<p>Must submit detailed plans. Pool equipment must not be visible from the front of the house.</p>

Category	Design Standard Description
<p><b>Trellis</b></p>	<p>A trellis should be a "continuation" or complement of the architectural style of the house both in design, color and materials. Design, color and materials that are not part of or do not complement the house should not be introduced. Color must be solid earth tones, stained or natural. Overall height is limited to 8 feet. Locations are limited to within the side or rear yard and located within the building setback lines unless otherwise approved by the ACC. For golf course lots, the structure cannot hinder the peripheral view of adjacent neighbors.</p>
<p><b>Windows</b></p>	<p>As of 2015, the original standard which required divided light window panes in front windows is being updated to also allow clear glass windows in the front of the house, if the ACC considers them to be aesthetically suitable and harmonious with the neighborhood. Clear glass windows have always been allowed in the side and back windows.</p> <p><b>All changes to existing window styles must be submitted to the ACC for review and approval before being replaced along with pictures of the existing windows and pictures of the requested style of window replacements.</b> <i>(If you are just replacing windows with the same color and same grid style, that is considered maintenance and is not required to be reviewed by the ACC).</i></p> <p>Window frames and grids must be white and the width of the window frame/trim must be complimentary to the house. Replacement frames should not be significantly wider than the original frames. Custom grid patterns must be reviewed and approved by the ACC prior to installation. Grid patterns (or lack of grids) need to be consistent on all windows on a given side of the house.</p> <p>Any tints used in the glass must be earth tones (i.e., browns, greys) or other color as approved by the ACC.</p> <p>Material of replacement window frames and grids must be capable of tolerating our summer sun and heat.</p>