



Community Association Design Guidelines

No exterior modifications, structures or improvements may be completed or installed without prior written approval from the Architectural Review Board. A Request for Modification Review form must be submitted to the Association for approval.

1. Exterior Decorative Objects, Front Porch Flower Pots, etc.

- A Request for Modification Form (Form) must be submitted for all exterior decorative objects, both natural and manmade, including, but not limited to, items such as bird baths, wagon wheels, sculptures/statuary, fountains, pools, antennas, flower pots, free-standing poles of any type, flag poles, and items attached to approved structures.
- Front doors and front entry area decorations must be tasteful and in keeping with the style and colors of the house. Plants and flowers in pots must always be neat and healthy. Neatly maintained front porch flower-pots (maximum of four (4)) that blend with the exterior color of the house, containing evergreens/flowers do not require the submission of a Form.
- Objects will be evaluated on criteria such as location, proportion, color, and appropriateness to the surrounding environment.
- Holiday decorations and lighting may be installed in a reasonable manner for the various recognized holidays. Holiday decorations and lighting may be in use until thirty (30) days after the Holiday.

2. Garden Plots

- All garden plots should be located behind the rear of the house.
- The size of the plot is generally limited to 150 square feet or ¼ of the rear yard, whichever is smaller.
- The maximum height of plants is less than four (4) feet at full growth.
- Garden plots for homes set on lots at angles and homes on corner lots will be considered on an individual basis.

3. Play Equipment

- Play equipment should be installed within the extended right and left sides of the house in the rear yard.
- Play equipment should not exceed fifteen (15) feet in height and will have a minimum visual impact on adjacent properties.
- All play equipment, including, but not limited to, swing sets, slides, seesaws, jungle gyms, etc., exclusive of wearing surfaces (slide poles, climbing rungs, swing seats, etc.) will generally be

required to blend into the surrounding environment through the use of earthen colors comparable to dark green or brown.

- Play houses and tree houses must be located where they will have a minimum visual impact on adjacent properties. In most cases, material used must match existing materials of the home, and the tree house/play house may not be larger than 100 square feet.

4. Basketball Goals

- Basketball Goal backboards should be perpendicular to the primary street on which the house is located.
- The backboard should be glass or clear plastic.
- The backboard post should be painted black.
- Basketball goals may not be attached to the house.

5. Private Pools

- A Form is not required to be submitted for children's portable wading pools (those that can be emptied after use) that do not exceed eighteen (18) inches in depth and whose surface area should not exceed twenty-four (24) square feet.
- Pools exceeding twenty-four (24) feet located above the ground are not allowed.
- In-ground pools must have adequate fencing. Generally, the maximum allowable pool area is 1,000 square feet.
- Glaring light sources that have a visual impact on neighboring lots will not be permitted.
- Spas and hot tubs must be screened from adjacent properties and streets.

6. Patios and Walkways

- A patio should not extend beyond the left and right sides of the house and should not extend to within ten (10) feet of the side property lines nor further than twenty (20) feet from the rear of the home.
- A patio should not exceed six (6) inches above the ground at any point.
- A walkway should not extend beyond the left and right sides of the house and should not extend to within ten (10) feet of side property lines, and
- A walkway should not exceed four (4) inches above the ground at any point.

7. Exterior Landscaping

- Landscaping should relate to the existing terrain and natural features of the lot, utilizing plant materials native to the Southeastern United States. The amount and character of the landscaping must conform to the precedent set in the surrounding neighborhood.
- All landscape beds must be covered with natural pine straw, chopped pine bark mulch, or wood shavings.
- White rocks are not permitted as landscape bed ground cover. However, river rock may be acceptable in certain cases.
- The preferred landscape bed edging is a neat four to six (4" – 6") inch deep trench. Other edging, if used, shall not exceed three (3") inches above the turf height and be of a uniform type.

- Outdoor storage of garden tools and hoses must be screened from view and kept behind shrubs. Any tools or items stored under a deck or porch must also be screened from view.

8. Decks

- Generally, the deck may not extend beyond the right and left sides of the home.
- Materials must be cedar, cypress, or #2 or better pressure treated wood.
- Color must be natural, stained, or painted to match the exterior of the home.
- Vertical supports for wood decks must be a minimum of four by six (4" X 6") inch wood posts or painted metal poles, boxed in to give the appearance of wood columns.
- Owners are advised that a building permit may be required for deck construction.

9. Accessory Structures

- All detached, accessory structures shall conform in design and quality to the house.
- Accessory structures shall be placed behind the home in an approved location.

10. Exterior Building Alterations

- Repainting of the house or trim does not require a Form if the color(s) are not changed.
- The original architectural character or theme of any home must be consistent for all components of the home. Once the character is established, whether it is traditional, contemporary, etc., no change may alter that character.
- A paint color change requires that the following information be submitted along with the Form:
 1. A paint sample or picture of the paint color desired.
 2. Area of home to be re-painted.
 3. Photograph of your home and homes on either side (in most cases, adjacent homes cannot be painted the same color).
- Storm windows and doors must be made of anodized bronze or anodized aluminum with baked enamel finish compatible with the primary and trim colors of the house.

11. Trash Receptacles

- All garbage cans must be concealed from view of neighboring streets and property while not in use.
- Garbage cans must be taken to and removed from street on the day of service.

12. Signs

- No signs of any kind are to be placed or erected without approval within the community, except:
 - One professional security sign
 - One "for sale" sign

13. Lighting

- Landscape lighting should not exceed twelve (12) inches in height
- The number of landscape lights should not exceed twelve (12)
- The total wattage of landscape lighting should not exceed 100 watts, all lights are white or clear, non-glare, and located so as to cause minimal visual impact on adjacent properties and streets.

14. Fencing

- The design concept of a neighborhood promotes a feeling of open space; therefore, fencing is not generally encouraged. For any type of fencing to be considered, a Request for Modification Review form must be submitted.
- Chain link fences or chain link dog runs are not allowed.
- The following types of fences may be approved for installation:
 - **Privacy Fence.** No greater than six-foot wooden privacy fence with dog-eared or scalloped tops. Material must be cedar, cypress, or # 2 or better pressure treated wood.
 - **Rail Fence.** Maximum four-foot wooden rail fence that may or may not have inside welded wire. The rail fence may be complimented by the use of a picket style gate or gates. Material (except for welded wire if used) must be cedar, cypress, or #2 pressure treated wood or better.
 - **Aluminum Fence.** Maximum five-foot aluminum spear-top or flat-top fence.
- All Request for Modifications must include the following information:
 - Picture of drawing of the fence type
 - Dimensions- Maximum heights noted above. The maximum span between posts shall be ten (10) feet. The minimum post size shall be 4 X 4 inches and must have two 2 X 8 inch rails or three 2 X 6 inch rails per section.
 - Color-
 - Wooden fences must be natural or have a natural wood stain.
 - Site Plan- an exact site plan denoting the location of the fence, house, and property lines. Fences shall not be located closer to any street than the rear edge of the home. However, on corner lots, the fence shall not be closer to any side street than the building line of the lot.
 - Crossbeam- Except for interior lots backing up to non-residential property, crossbeam structure shall not be visible from any street (must face inside toward the yard).
- All fences constructed on any lot shall be of uniform style and construction, including fencing used for dog runs. Dog runs must meet all fence guidelines.
- All fence posts must be set in concrete
- No fence shall be allowed on any lot that borders a lake.

Approved Fence Types

Wooden Scalloped



Aluminum Spear Top



Wooden Dog Eared Privacy



Aluminum Flat Top



Wooden Split Rail

