



HICKORY
SPRINGS
AN ARVIDA COMMUNITY

Design Standards

Revised June 26, 2008

Hickory Springs Design Standards

In accordance with the Declaration of Covenants, Restrictions and Easements for Hickory Springs (“Declaration”), the following design standards have been established by the Hickory Springs Architectural Control Committee (ACC) in order to preserve the value and esthetics of our community (for most purposes, the terms Architectural Control Committee and Image Committee may be used interchangeably). The Design Standards are guidelines for homeowners to use when requesting a change to their home or lot and are meant to clarify what is and is not acceptable to the community. The standards will be divided into two sections; Exterior Design Standards and Building Design Standards. While there is some duplication between the two, in general, the Exterior Design Standards deal with common issues facing homeowners such as landscaping, house colors, fences, pools, etc., while the Building Design Standards provide guidance when a major construction project, such as original construction, a rebuild, remodeling, or an addition, is contemplated. The Exterior Design Standards will be provided to all homeowners as a ready reference, while the Building Design Standards will be provided upon request from any ACC member. The Building Design Standards are meant to be used in conjunction with the Exterior Design Standards and not as a stand alone document. In every case, it is the responsibility of the homeowner to get **prior** approval from the ACC before making any visible changes to a home or lot. **Failure to obtain prior approval for any modification may result in the imposition of a \$150 non-compliance penalty. This penalty may be imposed whether or not any additional remediation actions are required to ensure compliance with all other provisions of the Hickory Springs Design Standards or Declaration.**

In the event of a conflict between the Declaration and these Design Standards, the Declaration shall prevail. Article V, ‘Architectural Control’, and Article VI, ‘General Covenants and Restrictions’ are the most pertinent sections of the Declaration in this regard. Additionally, any item in these Design Standards that is also specifically identified in the Declaration will be highlighted in bold and a Declaration reference provided.

In those cases where a previously approved Architectural Control Project Application differs from these Design Standards, the **original** approval shall take precedence, so long as no other changes have been made to the original application and approval.

Architectural Control Request Procedures

1. Definition of Modifications

Please note that **any** alteration or change of any kind to the exterior of your house or lot requires approval **in advance** from the ACC. Modifications requiring Association approval shall include, but are not limited to, the alteration, addition or deletion of one or more of the following on a lot:

- a. Structures
- b. Exterior Colors
- c. Exterior Materials
- d. Fences, decks, terraces, walls, drives, turnarounds, walkways and patios
- e. Exterior Lighting
- f. Play Equipment, Swing Sets and Basketball Goals

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- g. Landscaping and/or grading
- h. Vegetable gardens
- i. Sports equipment
- j. Swimming pools or decorative pools or fountains
- k. Landscape structures
- l. Birdhouses, feeders, baths and lawn structures
- m. Satellite dishes

Any project that is commenced or completed without prior approval by the ACC may be removed by the Association and the cost of the removal assessed to the homeowner.

2. Architectural Control Project Approval Application

All requests must be in writing and include the following information:

- a. Complete description of the proposed project.
- b. Location and scope of the proposed project, including site plans.
- c. Size, color and materials to be used in the proposed project.

To assist you in providing this information, an Architectural Control Project Approval Application can be obtained from one of the ACC members or downloaded from the Hickory Springs website (www.myhickorysprings.com). The completed request should be submitted to an ACC member or to the Managing Agent as specified on the application. When in doubt, please submit a request for approval for any modification. An owner should never assume, because of similar improvements in the community or otherwise, that approval is unnecessary.

3. Fees

The ACC reserves the right to charge reasonable fees to ensure the adequate review of applications. This provision is not meant to be a mechanism of collecting fees for routine proposals, but rather a means to recoup Association costs related to the hiring of outside expertise for the review of complex or technical proposals.

4. Review Time/Approval

Every attempt will be made to provide an expeditious response to your request, but complex proposals may take the ACC up to 30 days to evaluate and offer a decision, so plan accordingly. The ACC's decision on a request may be as follows:

- a. Approved as Submitted
- b. Approved with Conditions or Changes
- c. Not Approved

5. Final Review

The ACC's final approval constitutes a binding agreement between the Owner and the Association. Any deviation from the approved plans must be resubmitted to the ACC for approval.

6. Appeals

Any applicant may, within ten (10) days after receipt of notice of any decision which he deems to be unsatisfactory, file a written request to have the matter in question reviewed by the ACC per Article V, Section 5.05 of the Declaration. The decision of a majority of the members of the ACC with respect to such matter shall be final and binding.

7. Completion of Work

Once a request has been approved, homeowners will have a reasonable amount of time to complete the work. The ACC will determine what a reasonable amount of time is on a case by case basis depending on factors such as the complexity of the project, the amount of work involved, weather, etc.

8. Non-Compliance

If, in the opinion of the ACC, a homeowner is deemed to have violated any provisions of these Design Standards or any provision of the Declaration, the ACC shall, in accordance with Article V, Section 5.12 of the Declaration, notify the Board of Directors who will take appropriate corrective measures.

9. Regulatory Compliance

It is the responsibility of the homeowner and not the ACC to ensure compliance with all governmental regulations. The approval of the ACC in no way relieves the homeowner of this responsibility. If a building permit is required, it is the responsibility of the homeowner to obtain such permit. ACC approval in no way guarantees that any plans will be approved by local government agencies. If any government agency requires modifications to ACC approved plans, such modifications must be approved by the ACC in accordance with the provisions herein.

10. Disclaimer

Article V, Section 5.16 of the Declaration contains a disclaimer of liability or responsibility for the approval of plans and specifications contained in any request by a homeowner. **PRIOR TO SUBMITTING PLANS OR INFORMATION FOR REVIEW, YOU SHOULD READ AND UNDERSTAND THIS DISCLAIMER. IF YOU DO NOT UNDERSTAND IT, PLEASE ASK A REPRESENTATIVE OF THE ACC OR THE BOARD OF DIRECTORS TO EXPLAIN IT TO YOU.**

Hickory Springs Exterior Design Standards

1. Colors

- a) No approval shall be required to repaint the exterior in accordance with the original color scheme.
- b) Written approval shall be required should the homeowner desire to change the original color scheme of any exterior surface, including the roof. Bright, unnatural colors will not be approved. You may be required to provide a four square foot sample painted the requested color to ensure the ACC has adequate reference to judge the new color. This sample will be retained by the ACC until the house painting is complete.

2. Driveways and Sidewalks

- a) Driveways must be curvilinear in nature and will normally be made of concrete. Brick or paver driveways are authorized with specific ACC approval only.
- b) All sidewalks must be either concrete or a combination of concrete and stone or concrete and brick, depending on the materials specified for the balance of the home.
- c) Steps that are not in direct contact with the stoop because of unusual grade conditions must be constructed of stone or brick.
- d) Decorative concrete is allowed subject to ACC approval (typically on apron only).

3. Retaining Walls

- a) All retaining walls visible from the street must be veneered with the same masonry material as the home. Exceptions approved by the ACC only.
- b) Retaining walls on the rear may be pressure treated timber
- c) Creosote crosstie walls are prohibited in all cases.
- d) Tree wells visible from the street may be pressure treated timber if approved by the ACC.

4. Landscaping Alterations/Additions

- a) Any landscape additions or alterations to a lot which makes a noticeable change visible from the street and/or from a neighbor's property, including gazebos, arbors, trellises or other decorative structures or which might cause erosion, require approval in advance from the ACC. All landscaping should relate to the existing terrain and natural features of the lot.
- b) Grass in the front and side yards will be Bermuda 419 or Zoysia only. Over-seeding with Rye grass is prohibited.
- c) **No tree having a diameter of 3 inches or more (measured at a point two feet above ground level) shall be removed from any lot without prior approval of the ACC, either specifically or by conforming to a prior approved landscaping plan. The removal and replacement of dead or diseased trees does not require ACC approval (6.06).**
- d) **Erosion resulting from any landscaping additions or alterations that impact neighboring properties is the responsibility of the landscaping homeowner and must be remedied (6.04).**
- e) The addition of edging around existing landscaped areas is acceptable so long as the edging used is unobtrusive.

5. Common Property Alterations/Additions

- a) Any addition or alteration to areas defined as community **Common Property (1.06)** including, but not limited to, the lake area must be approved by the ACC. The exception being that homeowners along the lake may clear, without ACC approval, undergrowth such as scrub grasses, vines, briars, poison ivy, Alders, seedlings, twigs and branches that inhibit proper growth of desirable plants and/or that prohibit views of the lake. If a homeowner does clear the common area of any of the above, they must properly dispose of that cleared material by bagging or hauling away.
- b) No hardwoods may be removed. Dead, diseased, or fallen trees must be reported to the Lake Committee or the Board.
- c) No structures of any kind can be built or placed on Common Property.
- d) Any costs associated with an ACC approved enhancement and the maintenance of said enhancement, or landscaping of Common Property, is at the expense of the requesting homeowner, and is deemed gifted to the community **for common use and enjoyment of all owners. (1.06)**

6. Mulching Materials

- a) Mulching materials shall be of natural color, uniform texture, and decomposable. Acceptable examples include, but are not limited to, pine straw, pine bark, redwood bark and cedar mulch.
- b) Mulch composed of more than one type of material ("trash" mulch) and stones used for mulch are prohibited in front yards and any other areas visible from a street.

7. Statuary

- a) No man-made decorative objects are allowed in any yard visible from the street unless included in an overall landscaping plan approved by the ACC. Examples include birdbaths, frogs, bunnies, bambies, pagodas, etc.
- b) Flower pots are allowed on the front stoop or between garage doors so long as they are earth toned in color.

8. Fencing

- a) The preferred fence designs for Hickory Springs are natural cedar split-rail or wrought iron fences with a maximum height of 5 feet. Alternate fence designs shall be considered on a case by case basis by the ACC.
- b) Block walls and chain link fences are strictly prohibited.
- c) The location of the fence must also be approved by the ACC. Compliance with easements and other zoning restrictions, however, is the responsibility of the homeowner.

9. Exterior Lighting

- a) In areas visible from a street, only white or clear decorative landscape lighting may be used and only if they are located in landscaped areas with shrubbery. Lights not located in landscaped areas with shrubs are prohibited (i.e. down the side of driveways or walks where no shrubs are planted).

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- b) Colored lights shall not be used, except those decorative holiday lights and ornamentation used during the holiday season between Thanksgiving and New Year's Day. All holiday lights must be removed no later than January 21st each year.
- c) Spotlights, floodlights, sensor lights and any other exterior lighting require ACC approval prior to installation.

10. Swimming Pools

- a) Plans for swimming pools, hot tubs, decks, screening, etc. must be approved by the ACC in advance.
- b) Screened Pool Enclosures may not extend beyond the side of the house.
- c) Pool equipment and toys must be stored in such a way as to be screened from view from the street and/or neighbors. Additionally, pool pumps, filters and other equipment that makes noise must be sited a minimum of 15' from the lot line to reduce noise level in neighboring lots.
- d) **Above Ground Pools are strictly prohibited (6.16).**

11. Playground/Recreational Equipment

- a) **All playground equipment must be located between the rear of the dwelling and the rear lot line (6.16).**
- b) Play and recreational equipment visible from the street must be constructed of natural, unpainted wood. Depending on how the playground structure impacts the view from the street or of a neighbor, it may also require landscaping to adequately screen the view.
- c) Toys, bikes and other outdoor items are to be removed from the front/side yards when not in use and are not to be left overnight.

11. Basketball Goals

- a) **Permanent basketball goals may be placed adjacent to the driveway (6.16)**, the particular location of which shall be approved by the ACC.
- b) Backboards must be mounted on a black pole, perpendicular to the street and shall be either clear acrylic or white or gray in color.
- c) Portable basketball goals are acceptable as long as they are maintained in good condition and comply with the above standards.

12. Mailboxes

- a) All mailboxes must be a black standard U. S. Postal Service mailbox, size 1 ½.
- b) All mailboxes must be mounted on the community's standard post. This post and associated house numbers may be purchased from Delta South, Contact: Ernie Moore: (678) 455-5055
- d) Maintenance quantities of the green, white and gold paints used on the mailbox posts may be borrowed from the Homeowner's Association. Contact a member of the ACC for more information.

13. Maintenance

- a) **Homeowners are responsible for the upkeep and maintenance of their home and lot, as well as all landscaping located thereon. This includes, but is not limited to (6.14):**

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- i) **The repair and painting of all structures.**
- ii) **The seeding, watering and mowing of all lawns.**
- iii) **The pruning and trimming of all trees, shrubs and hedges**

14. Miscellaneous

- a) **Exterior storage sheds or buildings are strictly prohibited (6.07).**
- b) The only exterior antennae that will be approved are gray or other muted color satellite dishes measuring 18 inches or less in diameter, subject to site approval by the ACC.
- c) **The only signs allowed to be erected on a homeowner's property are "For Sale" signs (having a maximum face area of 4 square feet), security signs, and signs required by legal proceedings. Signs advertising a business or "For Rent" signs are not permitted (6.08).**
- d) **Exterior clotheslines are prohibited (6.13).**
- e) **Garbage Cans shall be kept screened by adequate planting or fencing so as to conceal them from view by neighboring residences and streets (6.13).**
- f) **Woodpiles must be kept at the rear of the property and shall be neatly stacked at all times (6.13)**
- g) **Yard maintenance equipment must be stored out of sight (6.13).**
- h) **Animal pens or runs must be submitted to the ACC for approval (6.18).**
- i) Only one flag per house may be flown at a time. No offensive flags are allowed. The ACC reserves the right to request removal of any flag it deems inappropriate. Flag poles and their locations must be approved by the ACC
- j) Holiday decorations must be removed within a reasonable time, but no later than three weeks after the holiday.

Final Reminder

These Design Standards are for clarification purposes only and in no way relieve the homeowner of the responsibility of submitting a request to the Hickory Springs ACC and abiding by their decision. Remember, if you make a change to the exterior of your home or lot without the approval of the ACC, you may be required to return your property to its previous state at your expense. In addition, a \$150 non-compliance penalty may be imposed. The ACC approval procedures are not meant to be an impediment to your property rights, but rather, a means to keep Hickory Springs a desirable and attractive place to live. For questions about these Design Standards or the Declaration in general, please contact a member of the ACC.

Hickory Springs Builder's Design Standards

- 1. Minimum Square Footage:** The minimum air-conditioned/heated area is 2,500 s. f.
- 2. Setbacks:** The lots in Hickory Springs are zoned R-20. As such, the standard minimum building setbacks are:
 - a) Front: 35 feet
 - b) Side: 10 feet
 - c) Side Street: 25 feet
 - d) Rear: 35 feet

More restrictive setbacks may apply to perimeter lots and lots adjacent to the amenity areas. The builder is required to review the final plat to ensure compliance with all required setbacks.

3. Slab Houses

- a) Unless otherwise approved by the ACC, all slab houses must be on a build-up conventional slab or monolithic slab with turn-down with a minimum of one step up from finished walkway to the interior floor elevation
- b) The exterior of the foundation must be veneered with brick, stone or stucco depending on the exterior material of the main house.
- c) All brick slab houses must be 3-sided brick.

4. Foundations

- a) All houses must have brick, stone, or stucco veneered foundations, as applicable to the material of the main house, including chimney stacks.
- b) All foundations must be constructed of reinforced concrete and a minimum of 9'-0" in height.
- c) All front stoops must be supported by stoop arms or continuous foundation walls and completely veneered with brick or stone, depending on the type of home being built, including all steps leading from the sidewalk.

5. Brick Homes

- a) All brick homes must be a minimum of three sides brick
- b) All brick must be in subdued colors and samples submitted for approval.
- c) Old used brick may be acceptable in special areas, as well as the painting of brick.
- d) Mortar colors must be submitted for approval. No weeping or black mortar will be allowed.
- e) Raised banded stucco trim in conjunction with brick or additional brick detailing is highly recommended.
- f) When keystones are indicated on the plan, they shall be precast. No site-fabricated keystones are allowed.

6. Stucco Houses

- a) All four sides must be stucco with a significant amount of trim, raised banding and detail provided on the front elevation.
- b) All stucco must be subdued in color and submitted for approval.

7. Siding Houses

- a) All siding houses must have brick or stone foundations across foundation or basement walls on all sides of the house up to the first floor level.
- b) Siding details with bottom skirt boards, rake boards, etc. as specified by the ACC are required.
- c) Brick or stone splash is required at rear.
- d) Siding must be one of the following types:
 - i) Natural wood lap siding; hardboard lap siding
 - ii) Natural plywood siding with well detailed edges and joints
 - iii) Natural cedar shakes or shingles
 - iv) “Hardi Plank” concrete siding
- e) Because of the initial savings with full siding homes, the builder must invest in additional upgrades on the front of the house. Due to the many variables that affect the actual amount of savings, the extent of additional detail will vary. Some enhancements considered favorable are full wraparound porches with architectural trim and detail, shutters with hinges and shutter dogs, enhanced or enlarged entryways, front door pediments, and single or double covered front entries.

8. Stone

- a) All stone shall be subdued in color and samples submitted for approval.
- b) Mortar shall be subdued in color and samples must be submitted for approval. – No black mortar allowed.
- c) Stone must terminate on an interior corner on the front elevation.
- d) Cultured stone may be approved.

9. Colors

- a) Exterior colors must be subdued in nature and approved by the ACC.
- b) The construction of homes with identical elevations and/or color schemes side-by-side or across the street from one another is strictly prohibited. The ACC will require strict conformance to a “five-in-one” rule.

10. Height

- a) Homes shall be no more than 3-stories high with a maximum height of 35 feet from the front yard grade to the lowest point of the foundation.
- b) Concrete poured foundation walls shall generally be a minimum of 9’-0” in height. 8’-0” high foundation walls may be acceptable if open web floor trusses are used for the basement level.

11. Roofs, Chimneys, Bays

- a) Roofs shall be asphalt shingles only with a minimum pitch 10/12 on gables and 9/12 front to back.
- b) Dimensional shingles are required (similar to the Celotex Shadow Band 25 year shake shingles)
- c) Clay-tile roofs and flat roofs are strictly prohibited.
- d) Metal roofs are required on bays and returns for accent purposes only.
- e) All chimneys must be carried to the ground except at the rear when concealed by a deck.
- f) All chimneys, whether brick, stucco or siding, must be topped with a metal shroud painted black.
- g) Bays may be cantilevered only when hidden by landscaping.
- h) No plumbing or heating vents shall penetrate roof surfaces that face the street or street adjacent to the residential structure. All such vents must be painted black
- i) No dentil molding will be allowed on gables.

12. Garages

- a) All houses must have an attached 2-car garage pre-wired for an automatic closing device, as a minimum.
- b) Garage doors shall be painted to blend in with the exterior of the house.
- c) Side entry garages are required unless the builder can demonstrate the lot does not accommodate a side entry garage.
- d) If there is a front entry garage, there must be a single door per bay with no windows.
- e) Detached garages are not allowed unless connected to the main house with a breezeway.
- f) Jack arches, wood pediments, or transoms are required above garage doors for accent purposes on front entry garages.
- g) Carports are prohibited.

13. Retaining Walls

- a) All retaining walls visible from the street must be veneered with the same masonry material of the home. Exceptions must be approved by the ACC.
- b) Retaining walls on the rear may be pressure treated timber.
- c) Creosote crosstie walls are prohibited.
- d) Tree wells visible from the street may be pressure treated if approved by the ACC.

14. Driveways and Sidewalks

- a) Driveways must be curvilinear in nature and will normally be made of concrete. Brick or paver driveways are authorized with specific ACC approval only.
- b) All sidewalks must be either concrete or a combination of concrete and stone or concrete and brick, depending on the materials specified for the balance of the home.
- c) Steps that are not in direct contact with the stoop because of unusual grade conditions must be constructed of stone or brick.
- d) Decorative concrete is allowed subject to ACC approval (typically on apron only).

15. Windows and Doors

- a) Silver finish aluminum doors (including sliding doors) and windows are prohibited.
- b) Factory painted or anodized aluminum finish may be used, the color of which shall be specified in the plans submitted to the ACC for approval.
- c) All windows on the front of the house must have some sort of architectural detail, i.e., molding, banding, or brickwork along the top as well as snap-in grids or mullions.
- d) Front doors must be painted to match shutter/color accents.
- e) Front door leaded glass units must be stained dark and no colors are allowed in the glass (subject to ACC approval).

16. Landscaping

- a) As a minimum, front and side yards must be sodded with a warm turf sod (either Zoysia or Bermuda 419). These areas, along with all landscaped beds in the front and side yards, must also be irrigated with an automatic irrigation system.
- b) Over-seeding with Rye or laying sod over-seeded with Rye is strictly prohibited.
- c) The rear yard may be seeded and strawed with a grass seed suitable to the time of year. Perennials, however, are prohibited as a rear yard ground cover.
- d) Fescue sod may be used in the rear provided it is serviced with automatic irrigation.
- e) Sufficient trees, shrubbery, perennials, annuals, etc will be incorporated into an overall landscaping plan to bring the lot and home up to Hickory Springs Landscaping standards.

17. Deck Posts

- a) Wooden deck posts must be 6"x6" in size or greater.
- b) Homes around the amenity and lake that are high profile lots will be required to have wrapped posts on the deck. These will be built of the same masonry material that is on the home to simulate columns.
- c) If the posts or deck is visible from the side, the builder may also be required to wrap the posts.

18. Erosion

- a) During construction, the homeowner is responsible for the installation and maintenance of all necessary erosion control devices, including silt fences, etc, required to prevent discharge of silt onto adjacent lots, common areas, streets, etc.
- b) The homeowner is responsible for any mud in the streets that results from trucks and delivery vehicles leaving an individual site.