

**HARVEST BEND, THE MEADOW HOMEOWNERS
ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE
GUIDELINES**

JULY, 1989

INDEX

- 1.0 - Outbuildings
- 2.0 - Basketball Goals
- 3.0 - Patio Covers
- 4.0 - Room Additions
- 5.0 - Exterior Painting
- 6.0 - Storm windows/screens/Doors
- 7.0 - Decks
- 8.0 - Swimming Pools/Pool Enclosures
- 9.0 - Solar Panels/Screens/Film
- 10.0 - Satellite Dish
- 11.0 - Fence/Fence Extensions
- 12.0 - Decorations
- 13.0 - Exterior Lighting
- 14.0 - Mailboxes
- 15.0 - Wind Turbines
- 16.0 - Outdoor Carpeting
- 17.0 - Gate Covers
- 18.0 - Burglar Bars
- 19.0 - Birdhouse
- 20.0 - Landscaping
- 21.0 - Antennas
- 22.0 - Swing Sets
- 23.0 - Driveway Extensions/Sidewalks
- 24.0 - Garage Conversions/Carports/Detached Garage
- 25.0 - Window Air Conditioners
- 26.0 - Awnings
- 27.0 - Roofs
- 28.0 - Security Signs

Architectural Control Committee Review Guidelines

The Architectural Control Committee (ACC) was created to enhance property values by requiring conformity to certain standards of construction, visual appeal, uniformity and design. The Covenants, Conditions and Restrictions provide that "No building, fence, wall, structure, improvement, exterior appurtenance, or exterior corporeal hereditament, except landscaping (landscaping defined as living plants, trees, shrubs, flowers, etc, and utilization of non-living material necessary for growth; i.e., bark, mulch, etc, Trellises, window boxes, arbors, and permanent brick borders must have Architectural Control Committee approval. Landscape timbers and bricks without mortar do not need Architectural Control Committee approval unless they exceed a height of two (2) feet), shall be commenced, erected, placed, or altered on any Lot, nor shall any exterior addition to or change or alteration, other than landscaping, be made to the Lot, improvements, appurtenances, or corporeal hereditament until the construction plans and specifications describing the nature, kind, shape, height, materials and a plot plan showing the location of same, have been approved in writing."

It is the general purpose of the ACC to approve or disapprove applications made to it for proposed alterations, additions or changes to be made to the exterior of the house and/or lot itself. Landscaping does not require ACC approval unless specifically referenced in the deed restrictions.

Procedure

A Request For Home Improvement approval form must be completed in its entirety and mailed to the address indicated at the bottom of the form. All pertinent information such as plans, specifications, photo, brochures, building permits, locations indicated on a copy of the survey, etc, should be included with the application.

These forms are available from your management company. The ACC cannot respond to verbal requests for approval - all applications must be made in writing.

The ACC has thirty days from the date of receipt of an application in which to respond. If additional information is required by the ACC, the application process will be extended accordingly. Plans for the implementation of the proposed improvement(s) should allow for the time required to complete the approval process.

If an application is not approved, the ACC will state in their letter why such approval was denied and what type of application changes, if any, would alter that decision. If an applicant wishes to discuss or appeal a decision made by the ACC, the Designated Representative should be contacted at a specified number.

Guidelines

The following are guidelines adopted by the ACC to specify their standards, requirements and thought processes used in evaluating an application. These guidelines will be amended from time to time as the circumstances, conditions or opinions of the ACC dictate. It should be noted that each application is considered on its own merit and that the ACC may grant a variance from the guidelines and/or from certain provisions of the CCRs.

It should also be noted that ACC approval is required prior to the installation or construction of the improvement or change. If an improvement is made without ACC approval, the Board of Directors has the legal right to enforce its removal. Because guidelines may change from time to time, it is highly recommended that they are not published and distributed to the homeowners. Instead, they should be used by committee members only for the processing of applications. This reduces the possibility of homeowners following obsolete guidelines in their home improvements.

1.0 Outbuildings

- 1.1 An "outbuilding" is defined as any structure which is not attached to the main structure. This definition does not include bonafide additions to the main residence or garages, but does include storage sheds, gazebos, and playhouse/forts.
- 1.2 The ACC will consider the following:
 - a. The colors should match/blend with the predominant exterior colors of the main residence.
 - b. Materials should match those of the main residence in both size and color, however, the ACC will approve small prefabricated metal storage buildings providing the color blends with the main residence.
 - c. It should have a peaked roof, no higher than nine feet (9') from the ground to the highest point, and a maximum of 10' x 12' floor space. Structure must be kept a minimum of three feet (3) off rear property line and distance from side fence will be determined based on visibility from the street in front of the lot. At no time, however, will that distance from side fence be less than 3 feet, regardless of visibility. Location must also be far enough away from fence to allow for drainage to occur entirely on the owner's lot.
 - d. Storage building placed on a concrete slab on top of a utility easement will require letters of Consent to Encroach as it will not be considered portable. HL&P currently charges \$125.00 for this consent letter. If a storage building is not on the utility easement, but on a slab, and can be moved, the ACC will consider it as portable.
 - e. No storage building can be built up against any side or rear wall of home unless its maximum height is less than 6 feet and it is not visible above the fence. It must also comply with all the other requirements for proper construction, size and location.
 - f. If under 6', may be placed in side yard provided 3' minimum is observed.
 - g. Playhouse/fort must be no higher than 9' maximum. If fort has a platform, then platform can be no higher than 4' off ground and centered in back yard to protect neighbor's privacy.
 - h. Gazebo - Freestanding - Must be at least 6' away from house. Case-by-case with maximum height at peak of 11' and must be 3' off side and back fence.

2.0 Basketball Goals

- 2.1 The basketball goal backboard, net and post must be maintained in excellent condition at all times.
- 2.2 If the backboard is mounted onto the roof by use of a small, triangular mounting structure, the mounting structure must be painted to match the shingle color.
- 2.3 Rims must be 10' in height.
- 2.4 Backboard must be regulation size and color.
- 2.5 Must be mounted on garage or placed on side of driveway nearest the center of your property (unless written permission is received from neighbor).
- 2.6 If any complaints are received within 6 months after installation, the basketball goal will be subject to immediate removal at the request of the ACC.
- 2.7 Portable goals must be stored out of public view when not in use.

3.0 Patio Cover

- 3.1 Should be constructed of materials which complement the main structure.
- 3.2 Prefab covers made of aluminum may be approved providing they are of an earth tone colors - unfinished aluminum will not receive ACC approval. All metal must be painted and certain structures using fiberglass roofing and wood frame may be allowed to go unpainted provided treated wood is used.
- 3.3 If attached to house, must be integrated into existing roof line (flush with eaves), and

- if it is to be shingled, shingles must match roof. Entire patio cover and posts should be trimmed out to match house. Supports must be painted wooden or metal columns. No pipe is allowed.
- 3.4 At no time, however, shall a shingled roof be allowed with an unpainted frame. Frame will have to be painted to match trim of house whether treated or untreated wood is used.
- 3.5 Patio construction materials are as follows:
- Painted aluminum (to match trim of house)
 - Painted wood (to match trim of house)
 - Natural pressure treated wood such as cedar, fir, redwood, may be used. Treated pine must be painted or stained.
 - Fiberglass is acceptable and earth tone colors such as tan, brown, beige, clear may be used. No green or yellow is allowed. Edges of fiberglass must not be visible from surrounding properties or from the street. General Note: All patio cover material, i.e., fiberglass, corrugated aluminum, metal, wood, lattice, must be completely framed in so that no raw edges of material are visible.
 - If canvas is used as roofing material on a patio cover, it must be an earth tone color and the structure must be located where it is not visible from the street. Also, the canvas must be kept in quality condition or its removal will be requested by the HOA. No blues or greens allowed for residential use.
- 3.6 Patio covers may not encroach into any utility easement unless the utility companies involved have granted their written consent to such encroachment.
- 3.7 Patio covers must be situated on the lot to provide drainage solely into the owner's lot. If a proposed patio cover location is less than five feet (5') away from a side lot line, the ACC will require that it be guttered with downspouts if it is to be a solid cover.

4.0 Room Additions

- 4.1 Exterior materials and colors should match the house as much as possible.
- 4.2 Detailed plans must be submitted to the ACC.
- 4.3 Room additions may not encroach into any utility easement unless the utility companies involved have granted their written consent to such encroachment.
- 4.4 On individual basis. Size and shape will depend on architectural style and layout of home, size of lot, and how well room addition integrates with existing home. Addition of a storage area will not qualify as a bonafide room addition and will not be permitted. Plans for room addition must show a room of reasonable size to constitute a legitimate request for a room addition. Roof of addition must integrate with existing roof line so as to appear to have been part of the original home. Room additions cannot exceed one-third of the remaining back yard, but may be denied for other reasons, i.e., structural integrity, architectural suitability, etc, even if it does only use one-third of the remaining yard.
- 4.5 Building permits as required by the municipality (city, county, etc.) must be submitted with the "RFHIA"- form. In some instances, the ACC will grant approval with the provision that a copy of the permit must be received by the ACC within thirty (30) days of the approval letter.

5.0 Exterior Painting

- 5.1 Earth tone colors were most often used when homes were constructed. In general, an earth tone color should receive ACC approval.
- 5.2 Other earth tone blend colors will be considered. the color of neighboring homes will be taken into consideration along with the applicant's house brick features.

6.0 Storm windows and Storm/Screen Doors

- 6.1 Providing the frames of these are of a color compatible with the exterior house color,

storm windows and storm or screen doors should receive ACC approval.

7.0 Deck

- 7.1 Decks may not encroach into any utility easement unless the utility companies involved have granted their written consent to such encroachment.
- 7.2 Decks should not be situated on the lot so that they may pose a problem to the effective drainage of the lot or neighboring lot.
- 7.3 Decks cannot be higher than 18".
- 7.4 Paint should match the house.

8.0 Swimming Pools and Spas

- 8.1 No pool or spa of any type may encroach into any utility easement unless the utility companies involved have granted their written consent to such encroachment. Decking also requires consent agreement. Consents must be received prior to approval. NOTE: HL&P currently charges \$125 for this consent letter.
- 8.2 Ideally, any pool or spa should be located at least five feet (5') from a side and rear lot line to maintain proper drainage on lot. However, a minimum of 3 feet will be allowed in certain instances.
- 8.3 Above ground pools will receive special consideration. Above ground pool are acceptable provided it is not over 4' in height. Decking around pool cannot be over 18" above ground so to ensure privacy of neighbor. If there is a walkway around pool, it cannot be wider than 2 feet nor higher than the wall of the pool. Railings for walkway cannot be visible above the 6 foot fence. It must also be three feet to five feet (3'-5') from the side and rear fences.
- 8.4 Pool enclosures will be reviewed on an individual basis and height should not exceed 12 feet. Committee finds screened enclosure acceptable provided adequate tree planting is installed as per ACC recommendations for screening.

9.0 Solar Panels

- 9.1 The ACC will approve solar panels which are unobtrusive and which blend in with the roof shingle color.
- 9.2 Parabolic solar collectors which are not mounted so as to be flush with the roof will not be approved.
- 9.3 Solar panel frames should be bronze or black in color in order to best blend in with the shingles. All unfinished aluminum must be painted the color of the shingles.
- 9.4 No solar panel should be mounted so that it extends above the roof line.
- 9.5 The ACC would prefer to have solar panels mounted on the front roof of a house rather than mounted on stands to the side or back roof.
- 9.6 Solar screens allowed on windows.
- 9.7 Colors and manufacturer must be acceptable to ACC for both screens and panels.
- 9.8 Solar film must be non-reflective type.

10.0 Satellite Dishes

- 10.1 Maximum height of 9'. If below 6' and not visible above the fence, no screening is required.
- 10.2 Must be screened on 3 sides if within 6' of house and on all four sides if placed further back on lot.
- 10.3 A wooden or lattice screen with a non-deciduous vine planted at base, on all sides will be used as screening. Edges of lattice walls must be framed in so that they are not exposed. Structure must be freestanding and cannot be joined to a side or rear fence.
- 10.4 Must be placed in rear/back side of house and not visible from street and screen should be at least 5' from side and at least 8' from back fence but not on utility easement without a consent to encroach letter.