

English Gardens IV ACC Guidelines

Architectural Control

Review By Committee:

No structure or any attachment to any existing structure, building, fence, walls, canopies, awnings, roofs, antennas, exterior lighting facilities, athletic facility, or other similar improvements or attachments shall be constructed, erected, placed, or installed upon any lot, and no alteration of the appearance (except for color) of the exterior of a residence shall be made unless copies of plans and specifications are first submitted to the committee for review and approval. Said plans and specifications shall show exterior design, height, materials, and location of the structure or addition to the structure, as well as any other materials and information as required by the committee. Such construction, attachment, improvement or alterations shall conform in all respects to these declarations and all design guidelines and rules and regulation of the association. Metal roofs shall not be permitted, including those on deck, shed, or patio covers.

Buildings

No outbuilding shall exceed 140 square feet, nor shall it have a peak roof height greater than ten (10) feet as measured from its base, nor shall it be placed further than twenty (20) feet from the rear of the residence to the nearest portion of the outbuilding. No outbuilding shall be placed on any side of any Lot proximate to any street, and if placed on the side of the Lot, shall be screened, fenced from street view, or painted to match the exterior of the residence.

Landscaping

Weeds shall be cut, sprayed, or otherwise controlled so as to maintain a neat and orderly appearance. No trash, rubbish, or debris shall be permitted to accumulate on any Lot except during any period of construction, or reconstruction. Landscaping shall be substantially completed no later than one (1) year from date of closing, and shall be maintained thereafter in a healthy, live, and growing condition. Dry landscaping and xeriscape shall be permitted. Any fencing shall be constructed of new materials consisting of chain link, plastic, vinyl, or wood, any of which shall have been specifically designed for such purpose. Slatted chain link fence shall not be allowed.