



Architectural Control Committee Additional Requirements

These are requirements of the ACC that may not be specifically documented in the Design Guidelines, but that the ACC feels are necessary to “promote a harmonious development of the highest quality”, as required by the Design Guidelines.

- Roof pitch MUST be between 4/12 and 5/12
- Gutters must surround the house
 - Front downspouts need to be chains, unless a pipe is necessary for drainage
 - 5” minimum gutters are required
- The AC pad must either be screened from sight by one of the following methods:
 - Landscaping involving evergreens
 - A decorative wall that matches the appearance and materials of the house, as required by section 4.7 of the Design Standards
 - Placed at the rear of the property out of the view of the street
- Driveway and driveway apron in the common area must be excavated and filled with gravel at the beginning of construction to give construction personnel a clear access point to the lot, so they are not driving over common area to reach the lot.
- Any damage to common area must be remedied immediately, weather permitting, at the owner/builder’s expense. If the irrigation lines in the common area are damaged by an owner/builder and not corrected within 24 hours, the HOA will have their landscaper make the repairs and bill the owner/builder for the cost of the repairs.
- NO refund of the construction deposit will be issued until a house is given the final approval, in writing, of the ACC. The builder is responsible for contacting the HOA to notify them of the home’s completion.
- Specify monument light dimensions and construction materials. A picture or sketch of the proposed light is required. The monument light must match the materials and style of the home.
- Home footprint should be varied to avoid flat, monotonous planes. Openings in the building shall provide interest through the use of such features as balconies, bays, porches, covered entries, overhead structures, awnings, changes in building facade and roofline alignment, to provide shadow relief.