

COMMUNITY WIDE STANDARDS

NOTE: All exterior construction, fencing, landscaping changes and/or additions must be first submitted by a Property Modification Form

PERMANENT BASKETBALL GOALS

- Regulation size
- Neutral, non-obtrusive color
- Must be located no closer to the road than 20 feet from the front corner of the house

PERGOLAS

- Must be constructed of treated natural wood (stained or painted to match the trim of the house or to have a natural look), PVC, fiberglass or heavy-duty metal painted to match the color of the trim of the house.
- Cannot be larger than 50% of the backyard
- Can be over lawn or patio
- Maximum height cannot exceed 2' above top plate of first story or 3' above top of door frame, whichever is greater
- Must be well maintained. If not HCOA has the right to request that it be dismantled.
- Property along the lake may not use wood in the construction of a pergola.

AC SCREENING

- Must be permanent screening
- Must be built with brick, stone, fencing or landscaping. If fencing, must be painted to match existing fence if there is one. If no fence, must be painted to match the color of the house brick or trim as closely as possible.
- If using a landscaping screening, plants must fully cover the AC unit from the street view and must be regularly pruned.
- If using lattice fencing, it must be sturdy, well built and painted to match existing fence, if there is one. If not, it should be painted to match the house trim or brick as closely as possible

AWNINGS

- No retractable awnings of any type will be allowed.
- Permanent awnings must have prior approval of the ARC through submitting a Property Modification request

OUTSIDE KITCHENS/FIREPLACES

- Must submit a Property Modification form and get approval
- Must be ground level and not located near any combustible materials, i.e. trees. Must show location of current trees on Property Modification application
- Must be at least 15' inside any fence/property line
- Must be in harmony with the architectural characteristics of the home and neighborhood
- Must be screened at top with a spark arrester
- Minimum height is 10', maximum height is 14'

FLAGS

- No flag pole structures are permitted
- No larger than 3'X5'

- Must be on a pole and pole must be attached to front porch or garage corner facing street
- Offensive flags may be subject to requested removal

FENCES

- No chain link of any kind
- No vinyl fencing of any kind
- Must not prevent water drainage
- Must conform to approved styles, i.e. no dog-eared
- Opaque or semi-transparent stain only

SWING SETS

- No metal swing or play sets
- No higher than 14'

WINDOWS, SOFFITS AND FACIA

- May be wood, vinyl or aluminum
- Must be same color as before unless approved by ARC

GEESE BARRIER

- Must use uniform metal stakes and green string
- Must be placed as close to the seawall or water as possible
- Only permitted from May thru August. They must be taken down by August 31 and may not be erected before May 1.

LAKESIDE HOMES

- Patios must be neat and clean at all times
- Sidewalks along the lake should be maintained (clean and free of standing water) by the homeowner
- Seawalls must be stained with approved color and maintained in good condition
- All furniture and boats must be removed from docks by November 30 and can not be replaced before April 1.

STORM DOORS

- Must match color of trim on house.
- Must be solid glass, no etchings, panes, etc.
- No screens on front storm doors
- Must be of high quality and be maintained.

OUTDOOR STATUARY AND FOUNTAINS (IN FRONT YARD)

- Large fountains and statues (over 5 feet tall and/or 4 feet wide) must be approved by the ARC
- Statues and fountains must be placed in flowerbeds and landscaped areas.
- Must fit in with the aesthetic value of the community, i.e. no 'rustic' items or 'seashore' themes.