

**ELLSWORTH HOMEOWNERS  
ASSOCIATION  
DESIGN GUIDELINES**

**March 1, 2023**

## **PURPOSE OF THESE GUIDELINES**

The primary purpose of the Design Guidelines is to familiarize Ellsworth homeowners with the objectives, scope, and application of design standards and guidelines which are intended to and will be employed to maintain the aesthetic appearance and environmental quality of the Ellsworth Community.

The Design Guidelines enumerates specific design standards and guidelines which have been adopted by the Architectural Control Committee (“ACC”) and approved by the Board of Directors of the Ellsworth Homeowners Association. It also explains the application and review process which must adhered to by homeowners seeking approval for any exterior modifications or changes to their homes or lots which are subject to approval by the ACC. These Design Guidelines will serve as a valuable reference source and will assist homeowners in preparing acceptable applications for review by the ACC. All homeowners are encouraged to familiarize themselves with its contents and retain the Design Guidelines for future use.

## **BASIS FOR AND OBJECTIVES OF PROTECTIVE COVENANTS**

The legal documents for the Ellsworth HOA contain covenants, including those pertaining to design standards. Legally, these covenants are a part of the deed for each home and are binding upon all initial homeowners and their successors in ownership, irrespective of whether or not these owners are familiar with such covenants.

The primary purpose of design covenants is to maintain environmental and architectural design standards for the entire community. The promulgation and enforcement of design standards is intended to achieve the following objectives:

- Maintain consistency with the overall design concept for the community;
- Promote harmonious architectural and environmental design qualities and features;
- Promote and enhance the visual and aesthetic appearance of the community.

The enforcement of design standards not only enhances the physical appearance of a community but protects and preserves property values. Homeowners, who reside in association communities which enforce design covenants are protected from actions of neighbors which can detract from the physical appearance of the community and, in some cases, diminish property values. In fact, surveys of homeowners living in association communities consistently reveal that this was an important consideration in their decision to purchase a home.

## **ROLE OF THE ARCHITECTURAL CONTROL COMMITTEE (“ACC”)**

All homeowners in Ellsworth are automatically members of the Ellsworth HOA. The HOA is a non-stock corporation which owns and is responsible for the upkeep and maintenance of all common properties within the community. The HOA is also responsible for the administration and enforcement of all covenants which are applicable to property owners, including design standards and restrictions. The Declaration of Protective Covenants for Ellsworth provides that responsibility for the approval of exterior modifications of homes and lots shall be exercised through an Architectural Control Committee (“ACC”), as appointed by the Board of Directors of the HOA.

The ACC shall be responsible for administering the HOA’s Design Guidelines with respect to exterior modifications to homes and lots proposed by lot owners. The ACC shall approve (or disapprove) applications submitted by lot owners for exterior construction, addition, erection, or alteration to a home or lot. The review process is governed by the Protective Covenants and these Design Guidelines approved by the Ellsworth HOA Board of Directors. As part of its responsibilities, the ACC will make recommendations to the Board of Directors with respect to the modifications of the Design Guidelines initially approved by the Board. The ACC will also be responsible for reviewing possible violations of the Design Guidelines.

Under Article IX, Section 4 of the Ellsworth Covenants, the ACC and Board of Directors do not warrant or represent that their decisions constitute, and their decision should not be interpreted as constituting, an approval as to compliance with any building code, regulation, or ordinance, or any other code, regulation, ordinance, or law, nor that their decisions reflect upon the structural integrity or design of any proposed construction, alteration, or improvement.

## **MODIFICATIONS REQUIRING REVIEW AND APPROVAL BY THE ARCHITECTURAL CONTROL COMMITTEE**

Essentially, all changes, permanent or temporary, to the exterior appearance of a building or lot are subject to review and approval by the Architectural Control Committee, including those to back yards. The review process is not limited to major additions or alterations, such as adding a room, deck, or patio. It includes such items as repainting portions of a home's exterior (including repainting the same color) or any changes in color and materials. Approval is also required when an existing item is to be removed.

There are exceptions to this otherwise inclusive review requirement:

1. Minor exterior building components may be repaired so long as there is no change in the type of material and color. This includes minor touch-up painting in damaged areas.
2. Minor landscape improvements will also not require an application. This includes foundation plantings, or single specimen plantings. In general, landscape improvements of a small scale which do not materially alter the appearance of the lot, do not involve a change in topography or grade and which are not of sufficient scale to constitute a natural structure will be exempt from the design review process.

If there is any doubt as to whether or not a proposed exterior change is exempt from design review, and approval, homeowners should first seek clarification from the Architectural Control Committee before proceeding with the improvement.

## **APPLICATION AND REVIEW PROCEDURES**

Applications and review procedures used by the Architectural Control Committee are detailed below.

1. Applications. Applications for proposed improvements must be submitted through the Architectural Modification Form located on the Ellsworth HOA website at EllsworthHOA.com. To locate the form, a Homeowner must first log in<sup>1</sup> to the website, and then click the link to “eForms” located on the left side of the page. Then click the link to the “Architectural Modification Form” in the center of the page to access the form.

Applications must be complete in order to commence the review process. Incomplete or insufficient applications will result in the Homeowner being notified of any deficiencies that must be remedied in order to be considered for review.

Homeowners should receive a copy of their application by email upon successful submission of the Architectural Modification Form. If you do not receive a confirmation email that includes a copy of your application, it is likely that your application was not submitted to or received by the ACC.

2. Supporting Documentation. The application must include a complete and accurate description of the proposed improvement(s). In order to permit evaluation by the ACC, supporting exhibits will frequently be required. Examples may include: a site plan showing the location and dimensions of the proposed improvement; architectural drawings or plans, as applicable; landscape plans; material samples, color samples, etc. The Design Guidelines include some guidance with respect to the supporting documentation required for certain types of improvements. The ACC dropbox is located on a post on the tennis court side of the cabana for submission of supporting documentation that cannot be

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<sup>1</sup> Homeowners may obtain a login name and password by going to EllsworthHOA.com and clicking the “Request Login” link on the left side of the page.

submitted electronically through the Architectural Modification Form, such as paint chips or material samples.

3. Time frame for completion of review. The Architectural Control Committee is required to approve or disapprove any proposed improvement within forty-five (45) days after the receipt of a properly completed application. However, the forty-five (45) day review period will only commence upon the receipt of a complete application form, including any required exhibits and any additional information or materials reasonably requested by the ACC. It is therefore advisable for homeowners contemplating substantial improvements to first ensure that they are aware of all required supporting documentation prior to submitting the Architectural Modification Form.

4. Notice of Approval/Disapproval. Homeowners who have submitted an Architectural Modification Form will be given written notice of the decision of the Architectural Control Committee. Written notice of disapproval may be given solely through e-mail.

5. Appeals Procedure. Homeowners may appeal a disapproval of the Architectural Control Committee to the Board of Directors. A homeowner may appeal a decision of the Architectural Control Committee by submitting a written request to the Board of Directors. To be effective, the appeal request must be received by the Board of Directors within ten (10) days of the date of the ACC's notice of disapproval. This request should include any new or additional information which might clarify the requested change or demonstrate its acceptability. The Board may, at its discretion, conduct an informal hearing related to the appeal. The Board will respond in writing to an appeal within sixty (60) days from the date of receipt of an appeal.

## **ENFORCEMENT**

Homeowners are immediately fined \$250 for any modification or alteration (which includes, but is not limited to, any work expressly requiring pre-approval in these guidelines) begun without first obtaining approval from the ACC. This fine will be imposed even if the modification or alteration is later approved by the ACC.

Merely submitting an application for approval is not sufficient to avoid the fine. Homeowners may not begin any work until they have received approval from the ACC.

After the initial fine, Homeowners will have 60 days to comply with the covenants by obtaining approval for the modification, changing the modification back to its original state, or altering the modification to an approved state. Beginning on day 61, Homeowners will incur a \$25 per day fine until the modification is in compliance with the covenants and in a state approved by the ACC.



## PROPERTY MAINTENANCE STANDARDS

All homeowners must maintain their property in a manner consistent with the community standard. Maintaining this standard includes, but is not limited to, the following requirements:

1. All portions of a lot which are not improved by an impervious surface or a structure must be maintained with grass or other vegetation approved by the Architectural Control Committee. No bare earth may be exposed on a lot (except for flower beds with appropriate approvals, as required).
2. All turf areas on a lot must be kept neatly mowed during the growing season.
3. Dead plants, shrubs or trees should be removed as quickly as possible.
4. Turf areas should be kept as weed free as possible. At no time should weed cover exceed more than fifteen percent (15%) of the total turf area.
5. No trash, trash container, or debris may accumulate or be stored in a visible location on a lot. Construction materials required for the improvement of a home or lot should be neatly stored in as unobtrusive a location on the lot as possible when not in use.
6. All hedges, trees and shrubs must be neatly trimmed and maintained, their size must be maintained in proportion to the lot and home through pruning, and should be trimmed to not interfere with residents' use of sidewalks. The exterior of a home must be maintained in an attractive manner. No significant blistering or peeling of exterior painted surfaces is permitted. No stains or discoloration from soil, mold or mildew is permitted.
7. Any exterior building components (i.e., siding, gutters and downspouts, roof shingles, windows and doors) which are missing, broken or otherwise in a state of disrepair must be repaired as quickly as possible, and with appropriate approvals

from the Architectural Control Committee.

8. Unless otherwise approved in writing by the ACC, all windows on a dwelling which are intended to be operable shall have window treatments, and any portion thereof visible from outside the dwelling shall be white or off-white in color and in good condition (no broken/missing louvers or tattered, torn drapery).

## **DESIGN GUIDELINES**

The specific Design Guidelines detailed below have been adopted by the Architectural Control Committee and approved by the Board of Directors.

### **AIR CONDITIONING UNITS/HEAT PUMPS**

The ACC will not approve applications for the installation of window or wall air conditioning units or fans. The relocation of exterior central air conditioning units and heat pumps require approval and will be considered if there is no adverse visual or noise impact upon adjoining properties. Application and approval are not required to replace a heat pump or air conditioning unit in the original location.

### **ANTENNAS AND SATELLITE DISHES**

Satellite dishes which are larger than one meter in diameter are prohibited. Satellite dishes which are one meter in diameter or less, television antennas and MMDS (Multichannel Multipoint Distribution Service) antennas one meter in diameter or less are permitted. Antennas and satellite dishes are subject to the guidelines below and do not require prior approval from the Architectural Control Committee.

- Location - Devices are not to be installed in the front of the lot or on the front facade of a residence. They are to be located so as to be as visually unobtrusive as possible, without unreasonably increasing the cost of installation, maintenance and use and without precluding the reception of an acceptable quality signal. Whenever possible, the devices should be located in the rear yard. If they must be installed at roof level, then they should be situated on the rear side of the roof ridge line, so as to have no, or minimal, visibility from the front of the home.
- Screening - To the extent possible, dishes and antennas should be screened so that they are not visible either from the street or to other lot owners.

## **ARBORS**

An arbor is a decorative bar supported by vertical shafts for the purpose of supporting vines or hanging plants. It shall not exceed 8' in height from the ground or deck floor level, and shall not be enclosed to create a solid barrier. If attached to a deck, patio or fence the material and color must be the same. All arbors must be approved by the ACC before installation.

## **ATTIC VENTILATORS**

Attic ventilators and turbines should be mounted on the rear side of the roof ridge line so as to minimize their visibility.

## **BASKETBALL BACKBOARDS**

See "RECREATIONAL EQUIPMENT"

## **CARPETING**

Indoor/outdoor carpeting and synthetic grass on any exterior surfaces (for example, front stoops, patios, etc.) are prohibited and will not be approved. Indoor/outdoor carpeting for decks and screened porches may be approved on a case by case basis only.

## **CLOTHES LINES**

Clothes lines or similar apparatus for the exterior drying of clothes are prohibited.

## **COMPOST BINS**

Compost bins that do not exceed one cubic meter in size do not require approval. Bins must be located to the rear of the property and must be screened from the street, open space and adjoining and affected neighbors. All active compost must be treated at all times to prevent odors from escaping. Failure to maintain a satisfactory compost bin and/or the point at which the compost becomes a public nuisance shall indicate an abandonment of the compost pile and violation of these Design Standards.

## **DECKS**

ALL decks must be approved by the Architectural Control Committee. Homeowners are advised to consider the following:

Elevated and ground level decks are an extension of the house which can impact its exterior appearance and may affect the privacy of adjoining homes. Drawings submitted with the application do not need to be professionally done, but they must be to scale and show dimensions.

Any adverse drainage requirements which might result from the construction of a deck, patio, or screened porch should be considered and remedied. Approval will be denied if the Architectural Control Committee determines that adjoining properties are adversely affected by changes in drainage. The use of a partially porous surface or the installation of mulch beds adjacent to a deck, patio, or porch are ways to offset drainage concerns. The following factors will be considered in the review of applications:

1. Location - Deck, patios, and screened porches should generally be located in rear yards. Side yard locations will generally not be approved, but may be evaluated on their individual merit. The privacy of adjacent homes will be considered in evaluating the location.
2. Scale and Style - Decks, patios, and screened porches, particularly elevated decks, should be of a scale which is compatible with the home to which attached, adjacent homes and the environmental surroundings.
3. Materials - Materials should be wood or other composite deck material. Applications should specify the specific type of material to be used. Generally, wood decks and screened porches should be constructed of high quality pressure-treated wood, (#2 southern grade yellow pine or better), or cedar which remains stable in exterior applications.
4. Color - Decks may be left to age naturally, treated with a transparent

preservative stain or stained/painted with a color approved by the Architectural Control Committee. Applicants who want to stain or paint a deck or screened porch must submit three paint chips of each color to the ACC for consideration of the request. If a deck will not be painted or stained, the deck must be sealed or treated with a preservative stain. Any color must be approved by the ACC. Decks must be properly maintained. This shall include repairing and replacement to broken posts, boards, or other deck material.

5. Underdeck Screening and Ground Covering - Elevated decks have an underdeck area which can have a negative visual impact on adjoining neighbors, particularly when used as in informal storage space for items such as lawn equipment, firewood, and similar items. The use of lattice screening or landscaping the perimeter of this area is required if the underdeck area is to be used for such storage. Lattice or vertical screening to be installed under an elevated deck will be reviewed on an individual basis. It is suggested that the area under an elevated deck where ground cover cannot be maintained should be covered with pea gravel or similar landscaping material (describe in application), or a patio should be installed.

6. Landscaping - Landscaping around decks, patios, and screened porches is strongly encouraged to soften corners and views from adjacent lots.

### **DOG HOUSES AND DOG RUNS**

Dog houses and dog runs are prohibited in viewable areas of the residence (front and side yards).

### **DOORS**

Homeowners must receive approval from the ACC to replace any exterior doors on a home. Requests should include a photo or drawing of the proposed door and indicate the final color of the installed door. If the door will be painted, 3 paint chips should be placed in the ACC drop box upon submission of the request.

### **ELECTRICAL METERS**

Electrical meter bases installed on the side of dwellings must be painted the same color as the siding or body of the dwelling.

## **EXTERIOR DECORATIVE OBJECTS**

Approval will be required for all exterior decorative objects, exceeding 30 inches in height and 18 inches in width or depth, including natural man-made objects. Decorative objects will be considered based on their size, color scale, appropriateness with the surrounding area, and their visual impact of adjoining lots and open space. Exterior decorative objects include such items as sculptures, garden statues, bird baths, bird houses, fountains, small decorative pools, stumps, driftwood, free standing poles of any type, and items attached to approved structures. Use of sculptures should complement the landscape and not be the focus of the landscape, and should not be excessive in number.

## **EXTERIOR LIGHTING**

Lighting which is part of the original structure may not be altered without prior approval of the Architectural Control Committee. Proposed replacement or additional fixtures must be compatible in style and scale with the applicant's house.

No exterior lighting shall be directed outside of the applicant's property. Proposed additional lighting shall not be approved if it will result in an adverse visual impact to adjoining neighbors due to location, wattage or other features.

## **EXTERIOR PAINTING**

ACC approval is required in order to repaint or re-stain. This requirement applies to siding, doors, shutters, trim, roofing and other appurtenant structures regardless of whether the color is the same or not.

The following guidelines should be followed when submitting a request to repaint:

1. Trim colors should be a light shade, that is cohesive with the exterior paint color pallet. Trim colors should be lighter than the siding color. Unless specified in the request, gutters and downspouts are to be repainted the same color as the trim.

2. Trim colors and siding colors should contrast with each other and should be cohesive in paint color with the exterior paint color pallet.

3. Garage doors should be cohesive in paint color with the exterior paint color pallet.

4. Shutters and doors should be painted the same color, which should be darker than the siding color. Shutters and doors should be painted cohesive in paint color with the exterior paint color pallet.

The ACC may consider approving paint schemes that vary from the above guidelines on a case-by-case basis, but homeowners should not expect such variances to be granted when making submissions that vary from these guidelines.

Applicants seeking to repaint must submit three paint chips of each color being proposed, which should be placed in the ACC dropbox located at the cabana.

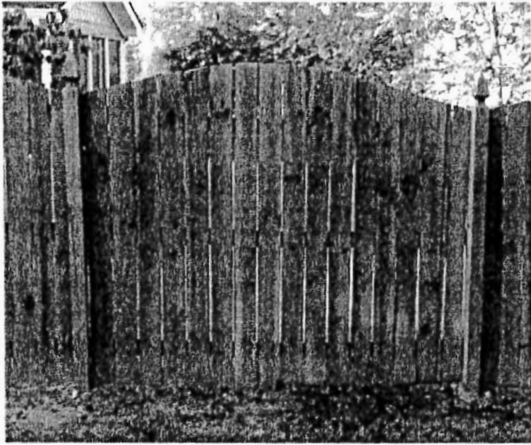
Homeowners are reminded that the covenants require that electrical meter bases installed on the side of dwellings must be painted the same color as the siding or body of the dwelling.

## **FENCES**

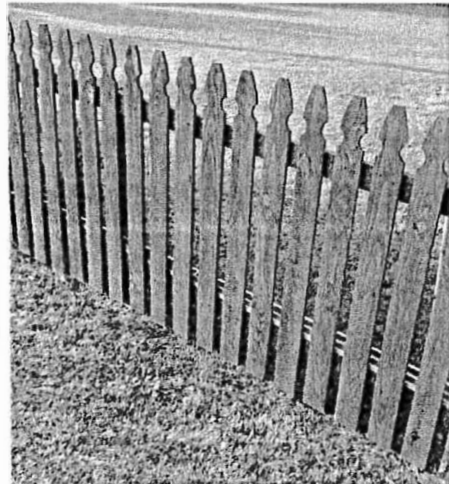
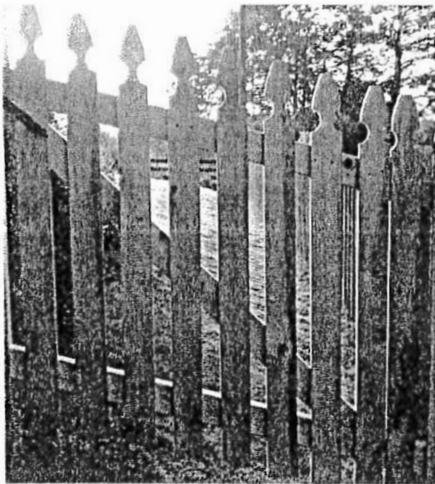
Absolutely no chain link, chicken wire, split railing, or plastic/PVC fencing allowed. There are only four styles of fences that have been approved for installation by homeowners. Photos of each style are located on the Ellsworth HOA website under “Documents.” Those styles, with examples of each, are:



1. 6-foot tall arch-top privacy fence: 2. 6-foot tall flat privacy fence:



3. 4-foot tall wood picket:



3. 4-foot tall aluminium:



Wood fences must be constructed of pressure treated wood or cedar only. Fences must be sealed or treated with a preservative stain. All fences must be properly maintained, to include cleaning and general repair. Any color must be approved by the ACC.

Submissions for fences should include a diagram of the lot showing where the fence will be located, including where it will connect to the house.

Fences shall be restricted to the rear yard and must be connected on all sides; “floating” fences will not be approved. Homes located along Sandy Hill Road may connect to the neighborhood fence. Fences should either connect to the home at the rear corners or the house, or to a point on the home adjacent to the rear corners of a neighboring home. Alternative locations to connect to a home, such as at the rear of a driveway, may be considered on a case-by-case basis by the ACC. Fences should be located along property lines, though variances to this requirement will be considered due to topography. All backers must be on the inside of the fence facing the home, not on the exterior of the fence.

### **FIREWOOD**

Firewood stored on a lot shall be kept neatly stacked and shall be located to the rear of the residence and in such a manner as to avoid adverse visual impacts for adjoining properties. Screening may be required in certain cases. Firewood should be stacked in piles not exceeding 4 feet in height. The use of brightly colored tarps will not be permitted. Other than a limited quantity of firewood intended for immediate use, firewood shall not be stacked on patios or decks.

### **FLAGS AND FLAGPOLES**

Permanent, freestanding flagpoles are prohibited. A single flagpole staff which does not exceed six feet in length and is attached at an incline to the wall or pillar of a home, with a decorative flag not exceeding sixteen square feet in size, does require approval by the Architectural Control Committee. One decorative garden flag not exceeding twelve by eighteen inches in size placed in front of a home does not require approval by the Architectural Control Committee.

## **GARAGE DOORS**

Garage doors must remain consistent with the style and color of the home. Garages may not be converted to living spaces. Garage doors should be left in a fully closed position when not in use. Using a garage as an obvious pet confinement area (leaving garage doors partially open with or without screening) will not be permitted.

## **GUTTERS AND DOWNSPOUTS**

All gutters and downspouts, including replacements, must conform in color and design to the palette of the home. Gutters and downspouts must match in paint color that is cohesive with the homes paint color palette. Gutters should not significantly contrast with existing trim. Any addition of new gutters or downspouts, or a change in location of an original gutter or downspout, requires approval. Gutters and downspouts must be located in such a manner as to not adversely affect drainage onto neighboring properties. Black tubing used for additional drainage purposes must be buried underground and directed away from adjacent properties. Splash blocks should be black, brown or green plastic, or unpainted concrete.

## **GRILLS**

Permanent grills or barbeque areas will be considered on a case-by-case basis. Construction design, scale and materials of permanent grill areas must complement the existing house and lot. Temporary grills should be stored when not in use.

## **LANDSCAPING**

Artificial vegetation is prohibited on the exterior of any property.

Application and approval by the ACC is not required for the following modifications:

1. Planting of annuals or perennials in existing beds.

2. Installation of new beds less than four feet wide around the perimeter of the house foundation (and deck, patio, or fence if present) and perimeter of the rear of the lot, provided that plants installed have a mature height of less than eight feet.

3. Installation of new beds less than three feet wide adjacent to walks from the driveway to the front of the home, provided that plants have a mature height of less than three feet.

4. Installation of new beds less than two feet wide around a mailbox post and around transformer/utility boxes, provided that plants have a mature height of less than three feet.

***Any other landscaping modifications, including but not limited to the following, requires application and approval by the Architectural Control Committee:***

1. Removal of grass and replacement with mulch, gravel or some other type of ground cover, except in the case of the pre-approved locations above. (This will be considered for limited areas; on steep slopes, for example.)

2. Any installation of landscape timbers. Timbers should not define the individual front yards or walkways, and cannot be used on property lines. Timbers may be used in rear yards to line flowerbeds, or to aid in preventing soil erosion. Any use of landscape timbers above one timber in height must receive prior approval by the Architectural Control Committee. These timbers must be natural in color, not stained.

3. Stone or masonry landscape walls. Walls intended as a landscape feature should not exceed two feet in height. The use of natural stone is preferred. However, brick or artificial materials (i.e. - keystone) may be approved if consistent with design characteristics of the home and adjoining properties.

4. Any modifications that require construction (including retaining walls or garden structures, such as trellises, gazebos, etc.) or result in a grade change.

5. Approval is required for any shrubs or trees which are intended to form a hedge or natural screen which will be more than three feet in height. Landscape screens or barriers may be approvable in order to define private space or block undesirable views. However, the ACC will consider any adverse impacts on adjoining lots, including the disruption of sight lines for adjoining properties. Landscape screens or barriers are not permitted on front yard lot lines.

6. Any proposed improvement which is of such a scale or type as to be potentially inconsistent with the scale and design features of the home, adjacent homes and the surrounding area.

7. Installation of any non-organic ground cover, such as gravel or rubber mulch.

8. Installation of any hardscape or visible edging around existing or approved beds.

9. Removal of trees is addressed in the section titled “TREE REMOVAL”

## **LIGHTING**

See “EXTERIOR LIGHTING”

## **MAILBOXES**

The mailbox style in Ellsworth was selected to create a unifying appearance in the community. Mailboxes are required to be maintained as installed by the Builder without modification. Information regarding the manufacturer of the mailbox style used in Ellsworth is available on the website.

## **PAINTING**

See “EXTERIOR PAINTING”

## **RECREATIONAL EQUIPMENT**

No recreational and playground equipment, including basketball goals, shall be placed or installed on any lot except in a location behind the front plane of the dwelling. Installation of any such equipment must have prior approval of the ACC.

Portable backboards are permitted without prior approval of the ACC, provided that location and play is restricted to the driveway or rear of the home so that loose balls from missed shots fall into the yard of the applicant. No play lines may be painted on the driveway.

## **ROOF/SHINGLES**

Re-roofing or replacement of shingles on a home requires pre-approval. Homeowners should state the type and color of shingle that will be used in their request. There are six acceptable shingles that homeowners may use:

1. Owens Corning TruDefinition - “Driftwood“or  
Owens Corning “Duration Onyx Black“
2. GAF/Timberline Lifetime - “Weathered Wood or Charcoal”
3. Landmark 30 - “Weathered Wood or Moire Black”

Homeowners do not need to submit any samples of the above shingles when submitting their request.

The acceptable shingles are all architectural shingles and are of like color from various brands. While homeowners are free to request approval of a shingle different than those listed above, approval will be unlikely if the request differs from the style and color of the six acceptable shingles.

## **SATELLITE DISHES**

See “ANTENNAS AND SATELLITE DISHES”

## **SHUTTERS**

Replacing shutters on the exterior of a home requires approval of the ACC.

Requests should include a picture or drawing of the shutters that will be used, should indicate the material of the shutter, and the final color of the installed shutter. If the shutters will be painted or stained, 3 paint or stain chips should be placed in the ACC drop box upon submission of the request. All shutters on the front of a home must be the same style, shape, and color.

## **SIGNS**

Any sign erected on any lot must have prior approval of the ACC. However, the following signs do not require approval:

1. One sign on a lot advertising a garage sale at the home, but only during the hours in which the garage sale is taking place.
2. One professionally lettered “For Sale” or “For Rent” sign.
3. Two security signs, each not exceeding a total of sixty-four (64) square inches may be posted on the property. Only one such sign may be posted forward of the front plane of the home. The approved location shall be at the front door, garage door, or along a sidewalk leading to the front door. A second sign may be posted in the rear yard.
5. One sign advertising a contractor or company performing exterior work on a home. The sign may remain in place only during the actual construction activity and may remain in place no more than two weeks after completion of the work being performed.

Any other sign must receive prior approval of the ACC.

## **SKYLIGHTS**

Skylights should be located such that they are not visible from the front of the dwelling unit or a street. Skylights are not permitted on the front side of the roof ridgeline. Skylights which are constructed flush with the roof line are preferred.

## **SOLAR PANELS**

No solar energy collector panels or attendant hardware or other energy conservation equipment shall be constructed or installed unless they are an integral and harmonious part of the architectural design of a structure and are approved by the ACC.

## **STORAGE SHEDS**

Stand-alone storage sheds will be considered after submission of a complete modification request. In all cases, stand alone storage sheds must be consistent in materials and colors of the primary home.

## **SWIMMING POOLS**

Above ground pools shall not be erected, constructed, or installed on any lot. In ground pools must receive prior written approval of the ACC.

## **TREE REMOVAL**

Removal of any tree having a diameter of 6 inches or more and a height of more than 8 feet requires application and approval by the ACC.

## **WINDOW TREATMENTS**

All window treatments must have white or off-white backing or linings. Any other color must be approved by the ACC. All window treatments must be in good repair, without any broken or missing slats or ripped drapery.