



#### New Construction

- Must submit a schematic design drawing set and a construction documentation set review to the ACC and receive approval prior to permitting.
- Residence minimum square feet = 1800 SF
- Residence height maximum = 2-1/2 stories.
- Residence first floor ceiling height minimum = 9 FT
- Residence roof pitch minimum 8-1/2" with architectural shingles 25-year minimum.
- Residence maximum lot coverage area = 33.33% of the total lot area.
- Pool structural documents must be approved by the ACC for compliance with protecting the health, safety, and welfare of neighboring residents and greenspace.
- Must get approval from ACC for access to any POA controlled greenspace, roadway material layoff and/or dumpster/equipment parking and/or storage.
- (Review Bill of Assurance in full.)

#### Existing Structure (Residence) Exterior

- All alterations, construction, and repainting.
- Roof replacement to maintain minimum pitch of 8-1/2" and replacement shingles are to be architectural shingles 25-year minimum.
- (Bill of Assurance page 2, item 1; page 3, item 6)

#### Maintenance of Existing Structure (Residence) and Property

- The owner of the residential property shall make all necessary repairs to protect the health, safety, and welfare of the fellow residents, including protection of fellow residents' property values, and avoid creating hazards for fellow residents.
- The residential structure, outdoor structures<sup>1</sup>, fencing, landscape, and mailbox must be kept in good maintenance standing to avoid causing a nuisance.
- Some maintenance issues include, but are not limited to:
  - Falling/fallen or broken fencing or fence posts
  - Broken, damaged, or missing finished exterior of structure
  - Broken, damaged, or missing structural elements of structure
  - Broken, damaged, or missing mailbox
  - Excessive overgrowth of landscaping
- (Bill of Assurance page 4, item 12)
- (1. See Outbuildings section)

#### Outbuildings – prohibited without consent

- Disallowed: outbuilding structures purchased from a home improvement store, stick-built, non-permitted structures, ACC non-approved structures, portable storage buildings, existing storage buildings being moved onto the lot.
- Written consent is required for items affixed and/or attached to the structure, foundation, or to a footing system via any connection method and is non-mobile. This includes affixed/attached canopies. Pool houses and storage buildings require review as stated for new construction and must match the exterior materials of the primary structure.
- Allowed items that are *not* outbuildings: detached and free-standing swing-set systems, detached and free-standing canopies, free-standing full-height storage bins with a maximum of 72" height *and* does not exceed adjacent fence height.
- (Bill of Assurance page 4, items 11 & 15)

#### Fences

- Must submit a construction documentation review prior to permitting. Items to submit include fencing plan, fencing specification sheet and material selection.
- 6 FT height maximum.
- Material must be wooden privacy or wrought iron.
- (Bill of Assurance page 4, item 18)

#### Vandalism

- Anyone vandalizing POA property will be held liable for damages, will be fined, and with all evidence, may be turned over to the police who may choose to prosecute up to and including criminal charges.

**ATTENTION: A schedule of fees for violations will be rolling out in January 2026. All fees will be added to the property owner's dues account. Accounting fees shall apply to any account in delinquency even as a result of ACC fees.**

**The POA ACC has the Right to Enforce restrictions of the land, binding the present owner, its successors and assigns. (Bill of Assurance page 5, item 24)**

This serves as a quick reference guide and is *not* an exhaustive list. Review the Bills of Assurance in full for comprehensive compliance requirements. The ACC reserves the right to add to, edit, and remove items as seen fit to uphold the nature of the Bills of Assurance.