



Blackhawk Design Guidelines

Effective June 1, 2026

Blackhawk Design Guidelines

Effective Date: June 1, 2026

Last Revised: April 22, 2026

This document is subject to revision. The most current version is maintained by the Association.

Table of contents

1. PURPOSE AND FRAMEWORK	1
1.1 PURPOSE	1
1.2 GOVERNING HIERARCHY	1
1.3 CORE PRINCIPLES	1
1.4 SCOPE AND DISPOSITION	1
2. DEFINITIONS	3
2.1 GOVERNANCE AND PROCESS TERMS	3
2.2 REVIEW OUTCOME TERMS	6
2.3 PROPERTY AND SITE TERMS	6
3. ROLES AND RESPONSIBILITIES	9
3.1 HOMEOWNER	9
3.2 COMMUNITY STANDARDS COORDINATOR	9
3.3 ARCHITECTURAL COMMITTEE	10
3.4 DECLARANT	10
3.5 BOARD OF DIRECTORS	11
3.6 OFFICIAL COMMUNICATION	11
4. APPLICATION WORKFLOW	12
4.1 SUBMISSION	12
4.2 COMPLETENESS REVIEW	12
4.3 UNDER REVIEW	12
4.4 MORE INFORMATION NEEDED	13
4.5 RETURN TO UNDER REVIEW	13
4.6 FINAL OUTCOMES	13
4.7 WITHDRAWAL	14
4.8 POST-DECISION REQUIREMENTS	14
5. APPLICATION STRUCTURE	15

5.1 ONE PROJECT PER APPLICATION	15
5.2 PROJECT TYPE AND SUBCATEGORY	15
5.3 COMMON SUBMISSION REQUIREMENTS	15
5.4 SITE DOCUMENTATION REQUIREMENTS	16
5.5 SUPPORTING DOCUMENTATION	16
6. PROJECT CATEGORIES	18
<hr/>	
6.1 ACCESSORY STRUCTURES	18
SHED	18
GREENHOUSE	21
PERGOLA / GAZEBO / PATIO COVER	22
SAUNA	24
DETACHED GARAGE	25
OTHER ACCESSORY STRUCTURE	26
6.2 DOORS & WINDOWS	28
EXTERIOR DOOR	28
WINDOW	29
GARAGE DOOR	30
WINDOW SCREEN	31
6.3 DRIVEWAYS & WALKWAYS	32
DRIVEWAY EXPANSION	32
DRIVEWAY COATING & RESURFACING	34
WALKWAY - NEW	34
WALKWAY MODIFICATION	35
6.4 ENERGY & EV	37
SOLAR PANELS	37
SOLAR ROOF	38
EMERGENCY STANDBY GENERATOR	39
WHOLE-HOUSE BATTERY BACKUP	40
EV CHARGER	40
6.5 EXTERIOR LIGHTING	42
SOFFIT / PERMANENT HOLIDAY LIGHTS	42
SECURITY	44
LANDSCAPE / DECORATIVE	45
6.6 EXTERIOR PAINT & FINISHES	47
HOUSE PAINT / TRIM	47

DOOR PAINT / STAIN	48
GARAGE DOOR PAINT / TRIM	48
AWNINGS / SHUTTERS	49
6.7 FENCING & SCREENS	50
GENERAL SCREENING STANDARD	50
WOOD / PRIVACY FENCE	51
WROUGHT IRON FENCE	52
FRONT-YARD SECURITY FENCE	53
STANDALONE SCREEN / TRELLIS	53
6.8 LANDSCAPING & IRRIGATION	55
BEDS & BORDERS	55
ARTIFICIAL TURF	56
XERISCAPING	57
IRRIGATION / SPRINKLERS	58
6.9 OTHER	60
6.10 PATIOS, DECKS & FLATWORK	62
PATIO EXTENSION	62
NEW REAR PATIO	62
NEW FRONT PATIO	63
DECK	64
OTHER FLATWORK (SLABS)	65
6.11 POOLS, SPAS & ENCLOSURES	66
POOL	66
HOT TUB / SWIM SPA	67
POOL / SPA ENCLOSURE	67
6.12 PLAY & SPORT STRUCTURES	69
SPORT COURT	69
BASKETBALL GOAL	70
PLAYSCAPE	70
OTHER VISIBLE SPORTS EQUIPMENT	72
6.13 ROOFING	74
ASPHALT / ARCHITECTURAL SHINGLES	74
STANDING SEAM METAL	75
COMPOSITE / OTHER APPROVED MATERIAL	76
7. DECISION FRAMEWORK	78

7.1 APPROVED	78
7.2 APPROVED WITH CONDITIONS	78
7.3 APPROVED WITH INFORMATION	78
7.4 APPROVED WITH VARIANCE	78
7.5 DENIED	78
8. VARIANCES	79
<hr/>	
9. APPLICATION STATUS DEFINITIONS	80
<hr/>	
9.1 INCOMPLETE APPLICATION	80
9.2 UNDER REVIEW	80
9.3 MORE INFORMATION NEEDED	80
9.4 APPROVED	80
9.5 APPROVED WITH CONDITIONS	81
9.6 APPROVED WITH INFORMATION	81
9.7 APPROVED WITH VARIANCE	81
9.8 DENIED	81
9.9 WITHDRAWN	81
10. COMMON SUPPORTING DOCUMENTATION	82

Table of Figures

FIGURE 1 A COMPLETE SHED SITE PLAN MARKS THE PROPOSED SHED, OVERALL SIZE, AND DISTANCES TO FENCE AND PROPERTY LINE.	20
FIGURE 2 IF A DRIVEWAY EXPANSION INTERSECTS A SIDEWALK, THE AFFECTED SECTION MUST BE REMOVED SO THE WIDENED DRIVEWAY APPROACH REMAINS CONTINUOUS.	33
FIGURE 3 CONCEALED CHANNEL-MOUNTED OR RECESSED SOFFIT LIGHTING MAY BE APPROVED; EXPOSED OR OVERLY VISIBLE PLACEMENT IS NOT PERMITTED.	42
FIGURE 4 PERMANENT HOLIDAY LIGHTING MUST BE INSTALLED ALONG THE SOFFIT LINE AND VISUALLY INTEGRATED WITH THE RESIDENCE.	43
FIGURE 5 COMMON SIDE-OF-HOUSE PLACEMENT EXAMPLE FOR A TRASH / RECYCLING SCREEN.	50
FIGURE 6 MEASURE HEIGHT FROM THE GROUND TO THE SWING BAR, THEN SHOW CLEARANCE EQUAL TO $2 \times H$ TO THE PARALLEL FENCE IN THE PLAT MARKUP.	71
FIGURE 7 STANDING SEAM IS THE REQUIRED METAL ROOFING PANEL TYPE; CORRUGATED AND EXPOSED-FASTENER PROFILES SHOWN HERE ARE REPRESENTATIVE NOT-PERMITTED EXAMPLES.	74

1. Purpose and Framework

1.1 Purpose

The Design Guidelines establish a unified standard for architectural review within the community. They are designed to align the application form, review process, and decision letters into a single, consistent system.

This document is intended to:

- Provide clear expectations for homeowners
- Provide consistent decision criteria for the Architectural Control Committee (ACC)
- Ensure all submissions can be evaluated using the same framework
- Eliminate ambiguity between the application process and the governing documents

1.2 Governing Hierarchy

The following authority hierarchy controls the Design Guidelines and the architectural review process:

1. Applicable law
2. Recorded governing documents, including the Master Declaration and recorded amendments
3. Board-adopted policies and resolutions that lawfully implement or clarify the governing documents
4. These Design Guidelines
5. The application form, statuses, decision letters, checklists, internal procedures, and supporting documents

If a conflict is found, the higher authority controls. The lower document, form element, letter, or process must then be revised.

1.3 Core Principles

- Every requirement must be enforceable through the application process
- Every form field must support a guideline or decision
- No homeowner-facing process should invite negotiation or ambiguity
- Variances are committee decisions, not homeowner request types

1.4 Scope and Disposition

This version governs only the project types, submission requirements, design standards, and process rules that are expressly stated in this manual, together with any higher-authority rules that control them.

A rule from a prior version is not retained by implication. If a legacy-regulated topic is not carried forward in this version, homeowners should not assume that the prior guideline text still governs.

If a proposed exterior improvement still requires architectural review but does not fit a defined project type, it must be submitted under Other. If a topic is omitted and no higher authority creates a separate standard for it, this version does not create one until the manual is revised.

2. Definitions

These definitions apply throughout the Design Guidelines, the architectural review process, and related correspondence unless the context clearly requires otherwise. If a definition here conflicts with applicable law or the governing documents, the higher authority controls.

2.1 Governance and process terms

ACC Application	The Association’s standard homeowner form used to request architectural review. “ACC Application” refers to the form itself. “Application” refers to the full request for review.
Application	A homeowner request for architectural review of a proposed improvement. An application includes the ACC Application and all required submission materials for the selected project type and subcategory.
Architectural Control Committee (ACC)	The committee authorized under the governing documents to review applications and issue architectural decisions. The term “architectural committee” may be used in place of “ACC.” In the governing documents, this committee may also be referred to as the ARC.
Association	The Park at Blackhawk and Lakeside Homeowners Association.
Board	The Board of Directors of the Park at Blackhawk and Lakeside Homeowners Association.
Community Standards Coordinator	The management representative responsible for intake review, completeness review, homeowner communication, routing complete applications to the architectural committee, and issuing official architectural correspondence.
Complete Application	An application that includes all submission requirements necessary for the selected project type and subcategory and is ready for committee review.

Decision	The formal outcome issued by the architectural committee on an application. Decision types are approved, approved with conditions, approved with information, approved with variance, and denied.
Declarant	RH of Texas Limited Partnership or Robert M. Tiemann, their authorized representatives, or their successors or assigns, as defined by the governing documents. Any assignment of declarant rights must be expressly made in writing. A simple conveyance of land does not, by itself, transfer declarant rights.
Design Guidelines	These Design Guidelines, as adopted and amended from time to time, interpret and apply the governing documents for architectural review purposes.
Governing Documents	The Master Declaration, recorded amendments and supplemental declarations, the Bylaws, the Park at Blackhawk and Lakeside Rules, applicable Board-adopted policies and resolutions, and any other controlling Association documents that have legal effect.
Incomplete Application	A status used when an application is missing one or more required submission items during completeness review and is not ready for committee review.
More Information Needed	A status used after an application has entered committee review and additional information is required before a decision can be issued. While in this status, the application is not under active review.
Project	The proposed improvement or related set of closely related improvements submitted and reviewed together under one application. A single application may include only one project.
Project Type	The top-level category selected in the application form to identify the general type of proposed improvement, such as Accessory Structures, Exterior Lighting, or Roofing.

Review Period	The period during which a complete application is under active committee review. The review period begins when the application status changes to under review. If additional information is requested after review begins, the review period stops and restarts when the requested information is received and the application returns to under review.
Status	The current administrative stage of an application in the architectural review process. Statuses used in the Design Guidelines are incomplete application, under review, more information needed, approved, approved with conditions, approved with information, approved with variance, denied, and withdrawn.
Submission Requirements	The documents, drawings, specifications, photos, surveys, and other materials that must be provided for an application to be considered complete for review.
Subcategory	A secondary classification within a project type used to refine submission requirements and review standards. Subcategories must match the form structure used for that project type.
Supporting Documentation	Supplemental materials used to evaluate an application, including contractor proposals, product specifications, photos, renderings, and similar materials required by a specific project type or subcategory.
Under Review	A status used when a complete application has been routed to the architectural committee and is actively being reviewed.
Variance	A written, property-specific, request-specific, non-precedential exception from a requirement in the Design Guidelines or other applicable architectural standards, when authorized by the governing documents. A variance applies only to the specific request and property for which it is granted and does not establish precedent for future applications.

Withdrawn

A final status used when the homeowner asks to close the application or abandons the approved project. A withdrawn application does not create continuing approval for future work.

2.2 Review outcome terms

Approved

A final status and decision meaning the application is approved as submitted.

Approved with Conditions

A final status and decision meaning the application is approved subject to specific enforceable conditions stated in the decision.

Approved with Information

A final status and decision meaning the application is approved and the decision includes explanatory or advisory information that does not create additional conditions of approval.

Approved with Variance

A final status and decision meaning the application is approved and includes a written variance specific to the property and request.

Denied

A final status and decision meaning the application may not proceed as submitted.

2.3 Property and site terms

Build Line (BL)

A line shown on a plat or survey that marks the closest point on a lot where a structure may be placed within the required setbacks.

Caliper

The diameter of a tree trunk measured six (6) inches above grade for trees up to and including four (4) inches in caliper size, and twelve (12) inches above grade for larger trees.

Common Area

Property owned, maintained, or controlled by the Association for common use or common benefit, as defined by the governing documents.

First-Floor View	A normal view from the street or from the first story of an adjacent lot. Upper-story views, aerial views, ladders, and other atypical vantage points are not used unless a specific section states otherwise.
Footprint of the Residence	The area within the exterior perimeter of the main foundation of the residence. Roof overhangs, eaves, detached structures, flatwork, landscaping, and similar exterior features are not part of the footprint.
Front Yard	The area of a lot located between the front lot boundary and the front face of the residence.
Improvement	Any structure, installation, alteration, or appurtenance located on a lot or otherwise affecting the exterior appearance of a property. This includes, but is not limited to, buildings, outbuildings, patios, decks, pools, spas, fencing, lighting, landscaping, screening, utility-related equipment, sports equipment, and similar items.
Lot	A parcel of land within the community.
Marked-Up Plat or Survey	A plat or survey submitted with an application and clearly marked to show the proposed Improvement, including its size, location, and distances to fences and property lines. Where required, this is the standard site-location document for review.
Plat	A recorded map or drawing of a lot showing property boundaries, dimensions, easements, setback lines, build lines, and similar restrictions. When submitted with an application, the plat must be marked up to show the proposed Improvement.
Public Utility Easement (PUE)	A portion of private property reserved for the installation, operation, maintenance, repair, or replacement of utility infrastructure. The property owner retains ownership of the land, but the easement area remains subject to the rights of the utility provider or other authorized entity. Structures are not permitted within the PUE under the Design Guidelines.
Residence	The primary single-family dwelling located on a lot.

Screened or Screening	Concealed so that the item cannot be seen from the street or from neighboring properties when viewed from First-Floor View.
Setback	The minimum required distance between a structure or improvement and a property boundary, street, easement, or other reference line.
Survey	A <u>stamped and signed survey prepared by a licensed surveyor</u> showing the boundaries, dimensions, easements, encroachments, and existing physical improvements on a lot. When required for architectural review, the survey must be marked up to show the proposed Improvement.

3. Roles and Responsibilities

Architectural review uses a defined owner for each step. The homeowner prepares and submits the application. The Community Standards Coordinator manages intake, completeness review, status changes, and official correspondence. The architectural committee reviews complete applications and issues substantive decisions. The Board does not participate in routine application review unless a governing document or applicable law requires otherwise.

3.1 Homeowner

The homeowner is responsible for:

- selecting the closest available project type and, except for Other, one subcategory when submitting the application
- submitting one project per application, including all required plans, site documentation, and supporting documentation
- providing accurate and complete information sufficient to evaluate the request
- responding to requests for missing or additional information within the stated deadline
- obtaining any required governmental permits or approvals
- not beginning work before written approval is issued
- beginning and completing approved work within the required timelines
- submitting a new or revised application if the approved project scope, location, materials, dimensions, or appearance changes
- requesting withdrawal if the homeowner decides not to proceed

3.2 Community Standards Coordinator

The Community Standards Coordinator is the administrative point of contact for the architectural review process and is responsible for:

- receiving all applications and related submissions
- reviewing applications for completeness before committee review
- determining when site documentation under Section 5.4 is required
- determining whether the application includes the supporting documentation required by Section 5 and the selected project type or subcategory
- requesting missing information during completeness review
- correcting or reassigning project types and subcategories when a submission is miscategorized, including reassigning Other to a defined project type when appropriate
- routing complete applications to the architectural committee for review

- issuing all official written correspondence, including requests for missing information, requests for additional information, decision letters, withdrawal confirmations, and denials for failure to provide required information under Section 4
- changing application status to incomplete application, under review, more information needed, denied, or withdrawn, as applicable
- recording final decision statuses based on architectural committee action
- maintaining the application record, including submitted materials, correspondence, and decision documents

3.3 Architectural Committee

The architectural committee is responsible for substantive review and decision-making, including the following:

- reviewing complete applications under the governing documents and the Design Guidelines
- applying the standards for the selected project type and subcategory
- directing correction of the project type or subcategory when the submitted classification is inaccurate
- requesting additional information when a complete application does not contain enough detail for a decision
- issuing one of the following substantive decisions: approved, approved with conditions, approved with information, approved with variance, or denied
- stating any enforceable conditions of approval
- stating the basis for denial
- granting and documenting variances in writing under Section 8
- evaluating each application independently without creating precedent

The architectural committee does not review incomplete applications.

3.4 Declarant

If and for so long as the governing documents reserve architectural or development authority to the Declarant, those rights remain separate from the Board and the architectural committee and control only to the extent stated in the governing documents.

During any period in which Texas law or the governing documents treat the community as under active development or Declarant control, nothing in these Design Guidelines creates a Board appeal right or transfers Declarant authority to the Board or the architectural committee.

The Declarant is not part of the standard homeowner application workflow unless the governing documents expressly require otherwise.

Nothing in these Design Guidelines expands, limits, or transfers Declarant rights.

3.5 Board of Directors

The Board of Directors is responsible for:

- appointing architectural committee members as required by the governing documents
- providing oversight only where required by the governing documents or applicable law

The Board does not participate in completeness review, routine committee deliberation, or standard application decisions.

3.6 Official Communication

All official application communications, status updates, and decisions must be issued through the Association's official application system or by the Community Standards Coordinator in writing.

Informal conversations or correspondence with individual committee members, Board members, neighbors, contractors, or other third parties do not change submission requirements, application status, approval conditions, or decisions.

4. Application Workflow

The architectural review process uses a fixed status model. Incomplete application is used only during completeness review. More information needed is used only after a complete application has entered committee review. Under review is the only active review status. An application may not be reviewed or decided until it is complete.

4.1 Submission

Applications must be submitted through the Association's official application system and must include the selected project type and, when applicable, the selected subcategory, along with all required submission materials for the proposed project.

4.2 Completeness Review

The Community Standards Coordinator reviews each submission for completeness before routing it to the architectural committee.

If required submission materials are missing or insufficient:

- the status must be incomplete application
- the homeowner must be notified in writing of the missing or deficient items
- the application must not be routed to the architectural committee

If all required submission materials have been provided:

- the application becomes a complete application
- the status must change to under review
- the application must be routed to the architectural committee

If the homeowner does not provide the required information within thirty (30) days after the written request is issued, the Community Standards Coordinator must issue a denied letter for failure to provide required information and change the status to denied.

4.3 Under Review

Only complete applications may enter under review.

When an application enters under review:

- the review period begins
- the architectural committee reviews the application under the governing documents and the Design Guidelines
- the architectural committee may issue a decision or request additional information

The architectural committee must issue a written response within thirty (30) days after the last materials or documents needed to complete the submission are received, unless applicable law requires a different period. If no written response is issued within that time, approval is deemed granted only to the extent provided by the governing documents and never as a variance.

4.4 More Information Needed

If the architectural committee determines that a complete application does not contain enough information to support a decision, the Community Standards Coordinator must change the status to more information needed and issue a written request identifying the additional information required.

When an application is in more information needed:

- the review period stops
- the application is not under active review
- no decision may be issued until the requested information is received and the application returns to under review

If the homeowner does not provide the required information within thirty (30) days after the written request is issued, the Community Standards Coordinator must issue a denied letter for failure to provide required information and change the status to denied.

4.5 Return to Under Review

When the homeowner submits the information requested while the application is in more information needed, the Community Standards Coordinator must confirm receipt of the requested materials and return the application directly to under review.

An application returning from more information needed:

- does not return to incomplete application
- re-enters active committee review
- restarts the review period when the status changes back to under review

4.6 Final Outcomes

The only final outcomes used in the standard process are:

- Approved
- Approved with conditions
- Approved with information
- Approved with variance
- Denied

Substantive final outcomes are issued only by the architectural committee. The Community Standards Coordinator issues the corresponding written decision letter and records the matching final status.

A denied letter issued for failure to provide required information under Section 4.2 or Section 4.4 uses the same final status, denied, and must clearly state that basis.

4.7 Withdrawal

A homeowner may request withdrawal of an application before a decision is issued or after approval if the homeowner decides not to proceed.

When withdrawal is requested, the Community Standards Coordinator must issue a written confirmation and change the status to withdrawn.

A withdrawn application:

- closes the application record
- does not preserve approval for future work
- does not authorize later construction or installation without a new application

4.8 Post-Decision Requirements

After approval:

- work must begin within ninety (90) days of the approval date
- work must be completed within ninety (90) days after commencement
- any material change to the approved project scope, location, size, materials, colors, or appearance requires a new or revised application
- work must not proceed beyond the scope of the written approval

5. Application Structure

This section governs how an application must be assembled before review. Every application must identify one project and one project type. For most project types, the form will also require a subcategory. Section 6 states the project-specific submission requirements and design standards. If a project-specific requirement in Section 6 is more specific than a general rule in this section, the project-specific requirement controls.

5.1 One Project Per Application

Each application may include only one project.

A project may include multiple closely related Improvements only when they are part of a single cohesive scope and can be reviewed together under one project type and subcategory.

Unrelated Improvements require separate applications, even if they are proposed at the same time or at the same residence.

5.2 Project Type and Subcategory

Every application must be submitted under one project type.

Applications in a defined project type must also be submitted under one subcategory using the exact form label adopted for that project type.

Other is the only project type without a subcategory. It may be used only when no defined project type fits the proposed improvement. Other is a controlled exception path, not a default catch-all, and it must not be used to avoid a defined subcategory or a more specific submission requirement.

If a submission is miscategorized, the Community Standards Coordinator must correct or reassign the project type or subcategory before review. An application submitted under Other must be reassigned to a defined project type when a defined category applies.

5.3 Common Submission Requirements

Every application must include:

- a completed ACC Application
- a clear description of the proposed project, including scope, location, dimensions, materials, colors, and visible appearance, as applicable
- all plans, drawings, specifications, photos, and supporting documentation required for the selected project type and subcategory
- any required site documentation under Section 5.4

An application is not complete unless all required submission materials have been provided.

5.4 Site Documentation Requirements

A marked-up plat or a stamped and signed survey is required for any project located in whole or in part outside the Footprint of the Residence, unless the Design Guidelines or the selected project type or subcategory expressly exempt the work.

The site document must show, as applicable:

- the exact size and location of the proposed Improvement
- distances to fences and property lines
- relevant setbacks, build lines, and easements
- any access route, equipment location, or other site feature that the selected project type requires for review

Maps, screenshots, sketches, diagrams, floor plans, and satellite images are not sufficient substitutes for a required plat or survey.

Site documentation is not required for:

- Projects located entirely within the Footprint of the Residence
- repainting, refinishing, or material replacement that does not change the location, size, footprint, or site layout of an existing Improvement
- replacement of doors, windows, garage doors, roofing, or lighting where the work does not relocate or expand an Improvement outside the Footprint of the Residence
- other projects expressly exempted by the applicable project type or subcategory requirements

If a project changes the location, size, footprint, site layout, or access pattern of an existing Improvement outside the Footprint of the Residence, a marked-up plat or a stamped and signed survey is required even if the work is described as replacement or modification.

5.5 Supporting Documentation

Supporting documentation under this section means technical materials used to evaluate the proposed work. Section 10 provides common examples of supporting documentation often required across multiple project types.

Supporting documentation must be submitted when the selected project type or subcategory triggers it, including the following:

- Contractor proposals or installation details must be submitted for projects involving structural work, utility work, electrical or mechanical systems, pools, spas, enclosures, major flatwork, roofing, or other professionally installed Improvements.
- Product specifications, manufacturer information, or product photos must be submitted for pre-manufactured structures, doors, windows, garage doors, lighting systems, roofing materials, EV chargers, generators, battery systems, and similar manufactured products.

- Photos of existing conditions must be submitted when review requires the architectural committee to evaluate the current residence, an existing Improvement, a proposed attachment point, visibility from the street or neighboring lots, or the surrounding area.
- Renderings, marked photos, or elevation drawings must be submitted when placement, visibility, or visual integration cannot be reasonably evaluated from the application and plans alone.

Supporting documentation does not replace required site documentation, plans, or project-specific submission requirements. If a project type or subcategory requires more specific or more stringent documentation, that specific requirement controls.

6. Project Categories

Each project type in this section follows the same internal structure:

- scope or introductory paragraph
- subcategory headers that match the application form, where applicable
- submission requirements
- design standards
- maintenance
- common reasons for denial

Some categories include additional rules, such as screening, permits, access, or special location restrictions, only where those rules are necessary for that category.

Any category that requires an item to be screened relies on the General Screening Standard in Section 6.7 unless that category states a more specific rule.

6.1 Accessory Structures

Accessory structures are detached or freestanding improvements located outside the primary residence, including but not limited to sheds, greenhouses, pergolas, gazebos, patio covers, saunas, detached garages, and similar structures. All accessory structures require prior architectural approval before construction, installation, or placement on the lot.

Unless otherwise specifically stated for a particular structure type, no accessory structure may be located within five (5) feet of any fence or property line. All accessory structures must also comply with all applicable setbacks, must not be located within a Public Utility Easement (PUE), and must not negatively affect drainage on the lot, neighboring lots, or common areas.

All accessory structures must be securely anchored to an adequate foundation or to the ground, as applicable, to prevent movement, uplift, or displacement. The application must describe the proposed foundation type and how the structure will be secured.

Accessory structures must match the residence in their architectural style, materials, colors, and overall appearance. All structures must be constructed of durable, weather-resistant materials and must be maintained in good condition at all times.

Shed

Storage sheds may be approved when they are appropriately sized, properly located, and designed to match the residence.

Submission Requirements

- Detailed building plans or manufacturer specifications showing dimensions and elevations

- Description of all materials, colors, roofing, and hardware
- Foundation details, including how the structure will be secured to the foundation
- Marked-up plat or final survey showing the exact size and location of the shed, including distances to fences and property lines
- Photos or product images, if the shed is pre-manufactured

Design Standards

Location and Orientation	Sheds must not be located within three (3) feet of any fence or property line and should be oriented in line with the house
Size	The maximum footprint is ten feet by twelve feet (10' x 12'), or one hundred twenty (120) square feet. The maximum height is nine (9) feet from ground to peak
Materials	All materials must be wind- and weather-resistant and must have a non-shiny finish. Metal and vinyl sheds are not permitted. Composite sheds may be approved only if they are double-walled, heavy-duty, high-density plastic or resin with a steel-reinforced frame. Wood and hardie-type board are permitted if they match the architectural style and appearance of the non-masonry portions of the residence
Colors	The shed must match the residence's color scheme
Foundation	Pier-and-beam foundations are preferred. Concrete slabs may be approved if they are appropriately sized for the structure and do not negatively affect drainage
Roofing	Roofing materials must match the design, style, and color of the residence's roof. Architectural or dimensional shingles must have a minimum twenty-five (25) year rating. If the residence uses another approved roofing material, the shed must use the same material or a matching alternative approved by the architectural committee
Venting and Windows	Windows and ridge vents are permitted. Turbine vents are not permitted
Quantity	Only one (1) shed is permitted per residence

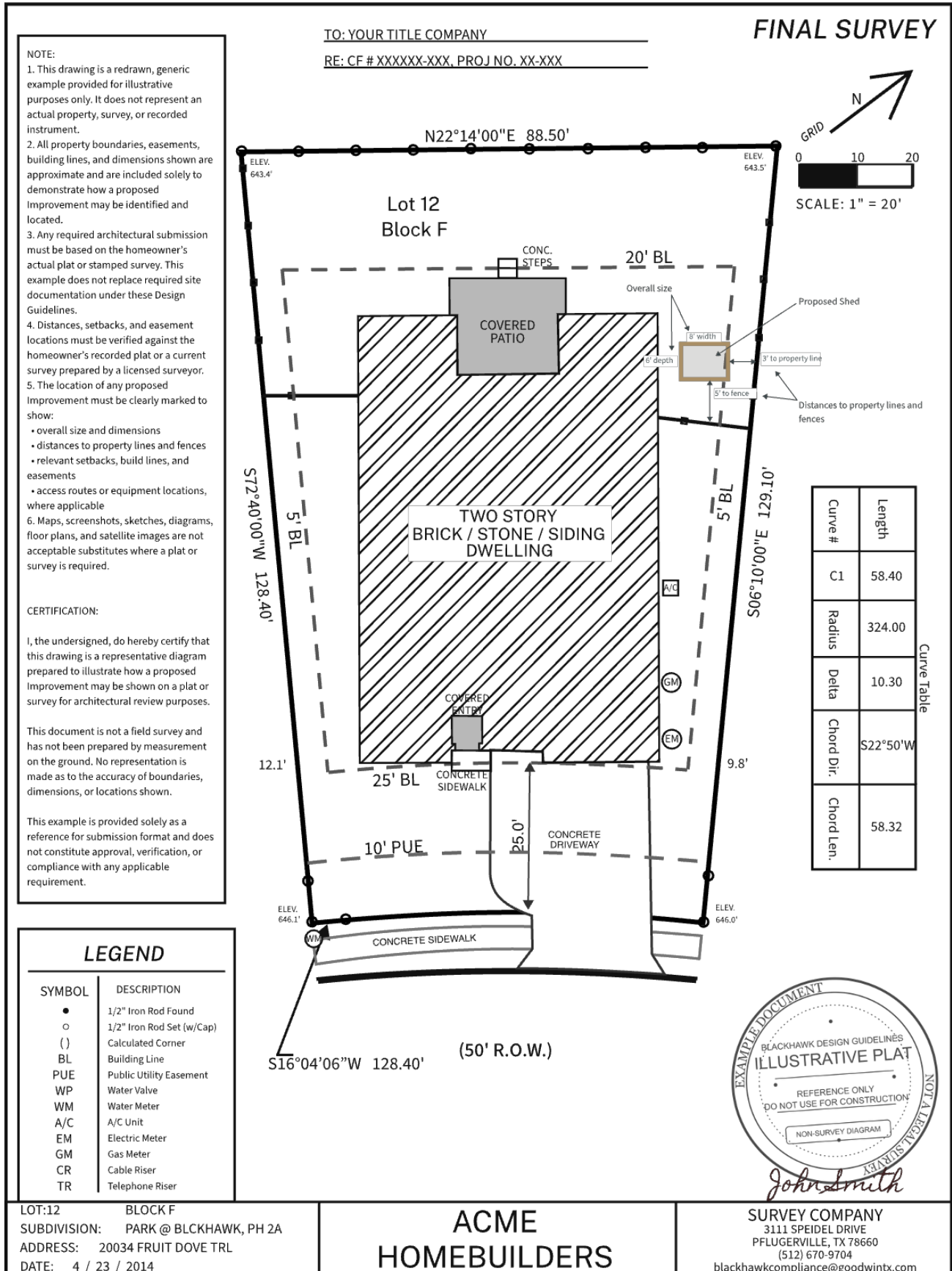


Figure 1 | A complete shed site plan marks the proposed shed, overall size, and distances to fence and property line.

Maintenance

Sheds must be maintained in good condition at all times. Any shed that becomes damaged, deteriorated, visibly weathered, or otherwise falls into disrepair must be repaired or removed.

Common Reasons for Denial

- Proposed location is too close to a fence or property line
- Proposed shed exceeds the maximum size or height
- Proposed materials are prohibited
- Proposed colors or roofing do not match the residence
- Proposed foundation or placement creates drainage concerns

Greenhouse

Greenhouses may be approved when they are appropriately sized, properly located, and designed to match the residence and surrounding structures.

Submission Requirements

- Detailed building plans or manufacturer specifications showing dimensions and elevations
- Description of all materials, including structure and covering materials
- Foundation details, including how the structure will be secured to the foundation
- Marked-up plat or final survey showing the exact size and location of the greenhouse, including distances to fences and property lines
- Photos or product images, if the greenhouse is pre-manufactured

Design Standards

Designs	Gable, Gothic Arch, and Lean-To styles are permitted. Hoop houses may be permitted only if they are under six (6) feet in height and are not visible from the street. Geodesic domes are not permitted
Materials	Covering materials must be polycarbonate, acrylic, or glass. Sheet plastic and fiberglass are not permitted. Structural materials must be wood or powder-coated metal. Galvanized materials are not permitted
Size	The maximum footprint is ten feet by twelve feet (10' x 12'), or one hundred twenty (120) square feet. The maximum height is eight (8) feet from ground to peak
Foundation	The structure must be secured to concrete piers or a concrete slab capable of supporting the structure and resisting high winds

Location Must not be located within five (5) feet of any fence or property line and must comply with all setbacks and easements

Maintenance

Greenhouses must be maintained in good condition at all times. Both structural and covering materials must remain clean, intact, and functional. Any greenhouse that falls into disrepair must be repaired or removed.

Common Reasons for Denial

- Proposed structure type is not permitted (e.g., geodesic dome or visible hoop house)
- Proposed materials are prohibited
- Proposed location violates setback or easement requirements
- Proposed size exceeds maximum limits
- Proposed installation is not adequately secured or designed for weather conditions

Pergola / Gazebo / Patio Cover

Pergolas, gazebos, and patio covers may be approved when they are appropriately sized, properly located, and designed to match the residence.

Submission Requirements

- Detailed building plans or construction drawings showing dimensions and elevations
- Description of all materials, colors, roofing (if applicable), and hardware
- Foundation details, including how the structure will be secured to the foundation
- Marked-up plat or final survey showing the exact size and location of the structure, including distances to fences and property lines
- Photos, renderings, or product specifications (if pre-fabricated or using a kit)

Design Standards

Location Structures must not be located within five (5) feet of any fence or property line and must comply with all setbacks and easements

Size Maximum footprint is twelve feet by twenty feet (12' x 20'), or two hundred forty (240) square feet. Maximum side height is eight (8) feet. Maximum peak height is ten (10) feet

Materials	All materials must be wind- and weather-resistant and must have a non-shiny finish. Cedar and engineered wood composites are permitted. Powder-coated aluminum is permitted. Galvanized materials are not permitted. All hardware must be powder-coated
Colors	Paint must match the residence's color scheme. Stain must be a neutral earth tone and must match the fence stain, if stained
Foundations	Structures must be secured to a concrete slab or concrete foundation piers
Roofing (Gazebos and Covered Structures)	<ul style="list-style-type: none"> • Architectural or dimensional shingles must match the design, style, and color of the residence's roof and have a minimum twenty-five (25) year rating • If the residence uses another approved roofing material, the structure must use the same material or a matching alternative approved by the architectural committee • Non-shiny metal roofing may be permitted if it is neutral, non-reflective, and closely matches the residence • Transparent or corrugated panels may be permitted only if they are non-shiny and weather-resistant
Pergola Structure	Pergolas must consist of vertical posts supporting beams and an open lattice structure. They may be freestanding or attached to the residence
Quantity	Only one (1) pergola or gazebo is permitted per residence

Maintenance

All structures must be maintained in good condition at all times. Painted and stained surfaces must be maintained. Any structure that becomes damaged, deteriorated, or otherwise falls into disrepair must be repaired or removed.

Common Reasons for Denial

- Proposed location violates setback or easement requirements
- Proposed structure exceeds size or height limits

- Proposed materials are prohibited or do not match the residence
- Proposed colors or finishes do not match the residence
- Proposed roofing does not match or is not compliant
- Proposed design is not consistent with the architectural style of the residence

Sauna

Saunas may be approved when they are appropriately sized, properly located, and designed to match the residence.

Submission Requirements

- Detailed building plans or manufacturer specifications showing dimensions and elevations
- Description of all materials, colors, and hardware
- Foundation details, including how the structure will be secured to the foundation
- Marked-up plat or final survey showing the exact size and location of the sauna, including distances to fences and property lines
- Photos or product images, if the sauna is pre-manufactured

Design Standards

Location	Must not be located within five (5) feet of any fence or property line and must comply with all setbacks and easements
Size	The maximum footprint is ten feet by twelve feet (10' x 12'), or one hundred twenty (120) square feet. The maximum height is eight (8) feet from ground to peak
Materials	All materials must be wind- and weather-resistant and must have a non-shiny finish. Hardware must be powder-coated metal. Galvanized materials are not permitted
Colors	The structure must match the residence's color scheme
Foundation	Must be installed on a reinforced, poured concrete slab designed to support the full weight of the structure
Design	The structure must be consistent with the architectural style and appearance of the residence

Maintenance

Saunas must be maintained in good condition at all times. Any sauna that becomes damaged, deteriorated, or otherwise falls into disrepair must be repaired or removed.

Common Reasons for Denial

- Proposed location violates setback or easement requirements
- Proposed size exceeds maximum limits
- Proposed materials are prohibited or do not match the residence
- Proposed design is not consistent with the architectural style of the residence
- Proposed installation is not adequately supported or designed for long-term durability

Detached Garage

Detached garages may be approved on a case-by-case basis due to variations in lot size, shape, and existing improvements. Approval will be based on the specific characteristics of the lot and the proposed structure's impact on the property and residence.

Submission Requirements

- Detailed building plans showing dimensions, elevations, and roof design
- Description of all materials, colors, and finishes
- Foundation details, including how the structure will be secured to the foundation
- Marked-up plat or final survey showing the exact size and location of the structure, including distances to fences and property lines
- Elevation drawings or photos showing how the structure will match the residence

Design Standards

Garage Capacity	A maximum of three (3) total garage spaces is permitted per residence. If the primary residence already has three garage spaces, a detached garage will not be approved
Use	Detached garages may not be used for habitation or as a dwelling unit of any kind
Utilities	Electricity is permitted. Plumbing and any other utility connections are not permitted
Location	The structure must be located behind the front plane of the residence and must not be located within five (5) feet of any fence or property line. All structures must comply with setbacks and easements
Scale	The size and mass of the detached garage must be appropriate for the lot and must remain subordinate to the primary residence, as determined by the architectural committee

Materials	All detached garages must be constructed with a minimum of seventy-five percent (75%) masonry
Roofing	Roofing materials must match the design, style, and color of the residence
Design	The structure must match the architectural style, materials, and color scheme of the residence
Carports	Carports are not permitted

Maintenance

Detached garages must be maintained in good condition at all times. Any structure that becomes damaged, deteriorated, or otherwise falls into disrepair must be repaired or removed.

Common Reasons for Denial

- Exceeds total garage space limit
- Structure is too large or visually dominant relative to the residence
- Proposed location is in front of or visually prominent from the street
- Proposed materials or design do not match the residence
- Proposed structure could be used as a dwelling unit
- Proposed utilities include plumbing or non-permitted connections

Other Accessory Structure

This category includes accessory structures that do not fall within a defined category, including but not limited to art studios, home gyms, garden offices, pool houses, music or sound studios, observatories, workshops, and similar structures. These structures will be reviewed on a case-by-case basis.

Accessory Dwelling Units (ADUs) and any structure intended for habitation are strictly prohibited.

Submission Requirements

- Detailed building plans showing dimensions, elevations, and roof design
- Description of all materials, colors, and finishes
- Foundation details, including how the structure will be secured to the foundation
- Marked-up plat or final survey showing the exact size and location of the structure, including distances to fences and property lines
- Description of the intended use of the structure
- Photos, renderings, or product specifications, if applicable

Design Standards

Use	Structures may not be used for habitation or as a dwelling unit of any kind
Utilities	Electricity is permitted. Plumbing and any other utility connections are not permitted
Location	Structures must not be located within five (5) feet of any fence or property line and must comply with all setbacks and easements
Size	The maximum footprint is twelve feet by twenty feet (12' x 20'), or two hundred forty (240) square feet. The maximum height is twelve (12) feet from ground to peak
Scale	The size and mass of the structure must be appropriate for the lot and must remain subordinate to the primary residence, as determined by the architectural committee
Materials	All materials must be durable, weather-resistant, and non-shiny
Colors	The structure must match the residence's color scheme
Roofing	Roofing materials must match the design, style, and color of the residence's roof
Design	The structure must match the architectural style and overall appearance of the residence

Maintenance

All structures must be maintained in good condition at all times. Any structure that becomes damaged, deteriorated, or otherwise falls into disrepair must be repaired or removed.

Common Reasons for Denial

- Proposed structure could be used as a dwelling unit
- Proposed use is not clearly defined or is inconsistent with residential accessory use
- Proposed size is excessive for the lot or visually dominant
- Proposed location violates setback or easement requirements
- Proposed materials, colors, or design do not match the residence
- Proposed utilities include plumbing or non-permitted connections

6.2 Doors & Windows

Exterior doors and windows must be consistent with the architectural style and appearance of the residence. Approval is required for any change that alters materials, color, style, size, configuration, or location.

Approval is not required for like-for-like replacement of an existing exterior door, window, garage door, or window screen when the work does not change the design, material, color, style, size, configuration, or location of the item. Approval is required for any change to those characteristics.

Exterior Door

Exterior doors must maintain a consistent appearance with the residence and may not detract from the overall aesthetic of the community.

Submission Requirements

- Product specifications or photos
- Description of materials, style, and color
- Photos of the existing door and surrounding area
- Marked-up plat or final survey is required only if the size or location of the opening is being changed

Design Standards

Design

Doors must be solid in design and may not include painted patterns or decorative elements that detract from the appearance of the residence

Colors

Exterior doors must be painted in muted, neutral, or earth-tone colors. Bright primary colors and neon shades are not permitted. White is not permitted on front entry doors. Wood doors may be stained using traditional stain colors

Window Treatments

Any interior window treatment visible through a door lite or sidelight from outside the residence must comply with the governing documents. Unless otherwise approved in writing, the portion visible from outside must be white or off-white.

Accoutrements

Aluminum foil, reflective film, or similar treatments are not permitted. Security bars or similar fixtures may not be installed on the exterior. Except for address numerals allowed by applicable law and items or displays expressly protected by applicable law, doors may not display signs, numerals, writing, or similar exterior displays.

Maintenance

Doors must be maintained in good condition, including paint, stain, hardware, and any visible components.

Common Reasons for Denial

- Proposed color is not compliant
- Decorative elements detract from the residence
- Proposed materials or style are inconsistent with the residence

Window

Window modifications must maintain a uniform and consistent appearance across the residence.

Submission Requirements

- Product specifications or photos
- Description of materials, style, and color
- Photos of the existing windows
- Marked-up plat or final survey is required only if the size or location of the opening is being changed

Design Standards**Design**

All windows must be of the same architectural style and maintain consistent features, including color and grille patterns

Window Treatments

Windows visible from the street or neighboring lots must have permanent interior treatments. Unless otherwise approved in writing, the portions visible from outside the residence must be white or off-white.

Accoutrements

Reflective or metallic films are not permitted. Exterior security or decorative bars are prohibited. Except for items or displays expressly protected by applicable law, windows may not display signs, writing, or similar exterior displays.

Screens All windows must have properly maintained screens installed unless otherwise approved.

Window Units Window unit air conditioners are not permitted

Maintenance

Windows must be maintained in good condition, including frames, glass, screens, and finishes.

Common Reasons for Denial

- Inconsistent window styles or mismatched replacements
- Use of reflective or prohibited materials
- Missing or poorly maintained screens
- Installation of window-mounted air conditioning units

Garage Door

Garage doors are considered a visible architectural element and must match the design and character of the residence.

Submission Requirements

- Product specifications or photos
- Description of materials, style, color, and hardware
- Photos of the existing garage door and surrounding area
- Marked-up plat or final survey is required only if the size or location of the opening is being changed

Design Standards

Design Garage doors must match the architectural style of the residence. Carriage house and barn-style doors are not permitted

Materials Only metal, wood, or fiberglass garage doors are permitted. Composite and vinyl doors are not permitted. Full glass or other transparent garage doors are not permitted.

Colors Must match the residence's color scheme. Wood doors must be stained to match other wood elements on the residence. Only neutral, muted colors are permitted

Windows A single row or column of windows is permitted. Faux windows are not permitted

Hardware

Must be powder-coated metal in black or brown.
Galvanized or plastic hardware is not permitted

Maintenance

Garage doors must be maintained in good condition, including finishes, hardware, and operation.

Common Reasons for Denial

- Use of prohibited materials (vinyl, composite, full glass)
- Non-compliant styles
- Mismatched colors or finishes
- Decorative or faux elements that are not permitted

Window Screen

Window screens may be approved when they are consistent with the appearance of the residence and do not create visual inconsistency.

Submission Requirements

- Product specifications or photos
- Description of material, color, and frame type
- Photos of the existing windows

Design Standards**Appearance**

Screens must match or closely align with existing window frames and finishes

Color

Must be neutral and consistent with the residence

Visibility

Screens must not create a mismatched or inconsistent exterior appearance

Maintenance

Screens must be installed and maintained in good condition. Torn, bent, or deteriorated screens must be repaired or replaced.

Common Reasons for Denial

- Mismatched frame or color
- Poor visual consistency with existing windows
- Low-quality or visibly deteriorating materials

6.3 Driveways & Walkways

Driveways and walkways must be constructed and maintained in a manner that is consistent with the residence and does not negatively affect drainage, neighboring lots, or public infrastructure. Any modification, expansion, or new installation requires approval when it alters the size, layout, materials, or appearance of the existing surface.

Driveway Expansion

Driveway expansions may be approved when they are appropriately designed, properly located, and do not negatively impact drainage or adjacent properties.

Submission Requirements

- Description of materials, thickness, and finish
- Marked-up plat or final survey showing the exact size and location of the expansion, including distances to fences and property lines
- County permit for driveway approach modification (if applicable)

Design Standards

Location	Driveway expansions may only extend toward the side yard and may not extend in front of the residence
Setback	Driveways may not be located within five (5) feet of any fence or property line
Material	Must be constructed of reinforced concrete with a minimum thickness of six (6) inches
Color	New concrete must match the color of the existing driveway
Width	Maximum total driveway width is thirty-six (36) feet
Transition	Expanded areas must taper to meet the driveway approach over a minimum of ten (10) feet
Sidewalks	If an expansion intersects a sidewalk, the affected sidewalk section must be removed and repoured as part of the widened driveway approach to create one continuous surface.
Drainage	The driveway must maintain a minimum slope of two (2) percent toward the right-of-way and must not negatively impact drainage

Right-of-Way (R.O.W.) Access

Any modification to the driveway approach, including cutting or altering the curb, requires an approved permit from the applicable county or governing authority. The permit must be submitted as part of the application when required. Approval or denial of such permits is determined by the governing authority based on their criteria, including but not limited to location, proximity to other driveways or drainage inlets, street grade, and lot configuration. The Association does not assist with obtaining these permits and is not responsible for their approval or denial.

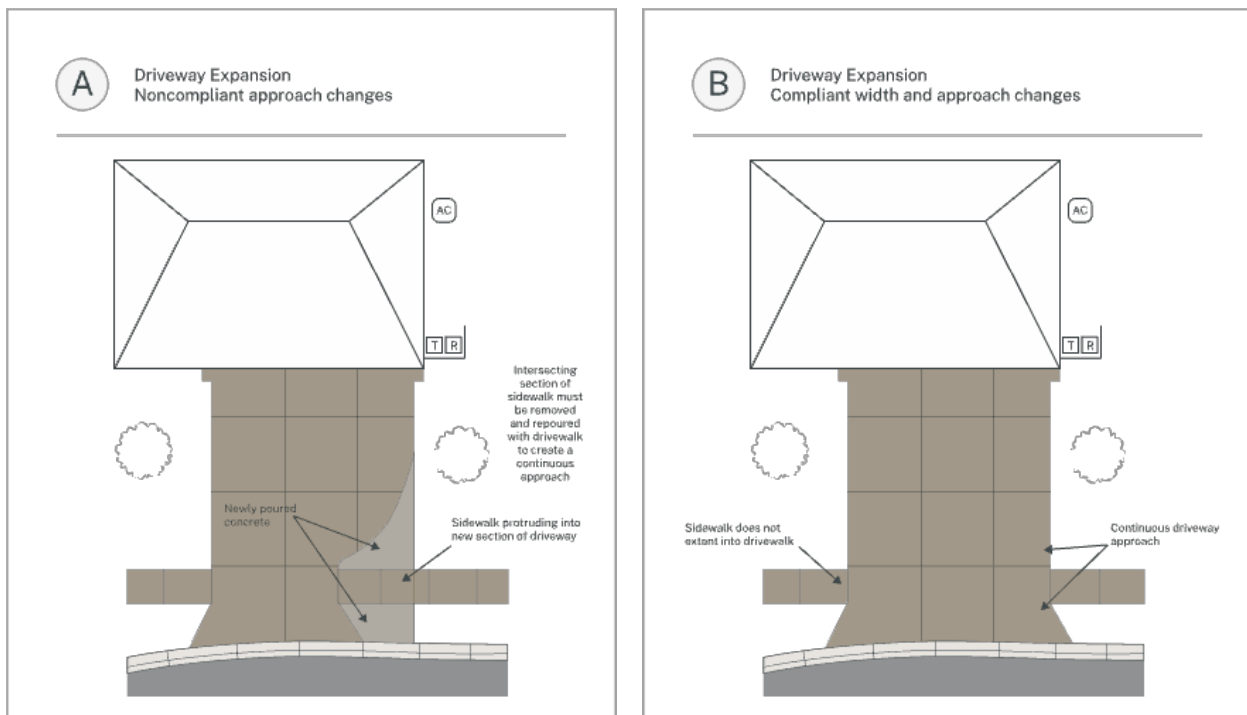


Figure 2 | If a driveway expansion intersects a sidewalk, the affected section must be removed so the widened driveway approach remains continuous.

Maintenance

Driveways must be maintained in good condition. Cracks, settling, or damage must be repaired. Surfaces must remain clean and free of staining. Expansion joints must remain functional and clear of weeds and grass.

Common Reasons for Denial

- Expansion extends toward the front yard
- Proposed width exceeds limits

- Proposed design interferes with drainage
- Required permit is not provided

Driveway Coating & Resurfacing

Driveway coatings and resurfacing treatments may be approved when they use approved materials and finishes and remain consistent with the residence.

Submission Requirements

- Description of coating or resurfacing method
- Color and finish details
- Photos of the existing driveway

Design Standards

Materials	Coatings must be designed for exterior use and be UV-resistant
Finish	Stamped, stained, or epoxy-coated concrete may be permitted
Colors	Must use neutral, muted, solid colors approved by the architectural committee. Multicolor or patterned color treatments are not permitted.
Compatibility	The finished appearance must be consistent with the residence and existing driveway surface

Maintenance

Coated or resurfaced driveways must be maintained in good condition. Peeling, fading, or damage must be repaired.

Common Reasons for Denial

- Proposed color is not compliant
- Finish is overly reflective or visually inconsistent
- Materials are not suitable for long-term outdoor use

Walkway - New

New walkways may be approved when they are appropriately designed, properly located, and consistent with the residence.

Submission Requirements

- Description of materials and construction method

- Marked-up plat or final survey showing the location of the walkway
- Photos of the existing area

Design Standards

Location	Walkways may not be located within five (5) feet of any fence or property line
Materials	Concrete or approved paver systems are permitted
Installation	Pavers must be installed over a properly prepared base consisting of compacted ground, gravel, and sand
Design	Walkways must be consistent with the residence and surrounding landscape
Drainage	Walkways must not interfere with drainage

Maintenance

Walkways must be maintained in good condition. Broken, uneven, or displaced materials must be repaired or replaced.

Common Reasons for Denial

- Proposed location violates setbacks
- Materials are not compliant
- Installation method is inadequate
- Design is inconsistent with the residence

Walkway Modification

Modifications to existing walkways may be approved when they maintain or improve the appearance and function of the walkway without negatively impacting drainage.

Submission Requirements

- Description of proposed modifications
- Materials and finish details
- Photos of the existing walkway
- Marked-up plat or final survey is required only if the modification changes the location, footprint, width, or layout of the walkway.

Design Standards

Materials	Must match or be consistent with the existing walkway
Finish	Must be neutral and non-reflective

Drainage

Modifications must not interfere with drainage

Maintenance

Modified walkways must be maintained in good condition and remain safe and functional.

Common Reasons for Denial

- Proposed materials or finishes are not consistent with existing surfaces
- Modifications create drainage issues
- Changes are visually inconsistent with the residence

6.4 Energy & EV

Energy and utility-related improvements must be installed in a manner that minimizes visual impact, complies with applicable laws, and does not create nuisance conditions for neighboring lots. All systems must be professionally installed, properly maintained, and consistent with the architectural design of the residence.

Solar Panels

Solar panel systems may be approved when they are properly integrated into the structure and do not create unnecessary visual impact.

Submission Requirements

- System specifications and equipment details
- Site plan, marked photo, or elevation showing panel placement and visibility
- Contractor proposal or installation details
- A solar production analysis demonstrating that alternative placement would reduce estimated annual energy production by more than ten percent (10%), using a publicly available National Renewable Energy Laboratory (NREL) modeling tool, if front-facing panels are proposed
- Marked-up plat or final survey (if ground-mounted or outside the Footprint of the Residence)

Design Standards

Placement	Panels may be installed on the roof or within a fenced backyard. Roof-mounted panels must not extend above the roofline, must conform to the roof slope, and the top edge of the panel array must be parallel to the roofline
Front-Facing Panels	Front-facing panels are not permitted unless the applicant demonstrates that alternative placement would reduce estimated annual energy production by more than ten percent (10%), using a publicly available National Renewable Energy Laboratory (NREL) modeling tool
Hardware	Visible components (frames, brackets, conduit) must be finished in neutral tones such as black, bronze, or silver
Equipment	Associated equipment (batteries, meters, inverters) must not be located on the front-facing portion of the residence
Integration	Systems must be installed in a manner that is consistent with the architectural design of the residence

Maintenance

All system components must be maintained in good condition. Damaged, deteriorated, or non-functional components must be repaired or removed.

Common Reasons for Denial

- Poor placement or excessive visibility
- Front-facing installation without justification
- Non-compliant equipment placement
- Exposed or poorly managed wiring

Solar Roof

Solar roofing systems may be approved when they are integrated into the structure and maintain the appearance of a traditional roof.

Submission Requirements

- Product specifications and manufacturer information
- Color and material details
- Contractor proposal
- Photos or renderings of the proposed installation

Design Standards

Design	Solar roof systems must closely resemble traditional roofing materials
Color	Must be neutral and consistent with the residence
Installation	Must be flush with the roofline with no visible protrusions
Hardware	All wiring and components must be concealed
Equipment	Associated equipment must not be installed on the front of the residence

Maintenance

Solar roof systems must be maintained in good condition. Damaged or visibly inconsistent sections must be repaired or replaced.

Common Reasons for Denial

- Appearance inconsistent with traditional roofing
- Visible or poorly integrated components
- Non-compliant color or materials

- Wavy or distorted appearance, including in reflections.

Emergency Standby Generator

Emergency standby generators may be approved when properly located and maintained.

Submission Requirements

- System specifications and equipment details
- Marked-up plat or final survey showing exact location, screening context, and distances to fences and property lines
- Contractor proposal or installation details

Design Standards

Location	Generators may not be installed in front yards.
Setback	Must not be located within five (5) feet of any fence or property line
Screening	<p>Any standby electric generator, or its components or accessories, must be screened from view if it is:</p> <ul style="list-style-type: none"> • visible from the street faced by the residence; • located in an unfenced side or rear yard of the residence and visible from an adjoining residence or adjoining property owned by the Association; or • located in a side or rear yard enclosed by a wrought iron or residential aluminum fence and visible through the fence from an adjoining residence or adjoining property owned by the Association. <p>Any required screening must comply with the General Screening Standard in Section 6.7.</p>
Use	Generators may only be used as a backup power source and may not serve as the primary source of power
Testing	Routine testing is permitted only between 9:00 a.m. and 6:00 p.m.

Maintenance

Generators and all associated components must be maintained in good condition. Any deteriorated or unsafe equipment must be repaired or removed.

Common Reasons for Denial

- Placement in front yard
- Failure to screen the generator in accordance with the General Screening Standard in Section 6.7
- Potential nuisance due to noise or exhaust
- Improper or incomplete installation details

Whole-house Battery Backup

Battery backup systems may be approved when properly installed and located.

Submission Requirements

- System specifications and equipment details
- Site plan showing placement, or a marked-up plat or final survey if the system is ground-mounted
- Contractor proposal or installation details

Design Standards

Location	Systems must be installed along the side or rear of the residence and may not be installed on the front-facing portion of the residence
Setback	Ground-mounted systems must not be located within five (5) feet of any fence or property line
Screening	Ground-mounted systems must be screened in accordance with the General Screening Standard in Section 6.7
Installation	Systems must be professionally installed with all wiring contained within approved conduit

Maintenance

Systems must be maintained in good condition. Any damaged or deteriorated components must be repaired or removed.

Common Reasons for Denial

- Visible placement from the street
- Failure to screen the system in accordance with the General Screening Standard in Section 6.7
- Non-compliant installation methods

EV Charger

Electric vehicle chargers may be approved when properly installed and located to minimize visibility and maintain safety.

Submission Requirements

- Product specifications
- Installation details
- Photos or description of proposed location

Design Standards**Location**

Chargers must be installed inside the garage or on the side of the residence. They may not be installed on the front-facing portion of the residence

Installation

Must be installed by a licensed electrician with required permits

Wiring

All wiring must be contained within approved conduit. Exposed wiring is not permitted

Storage

Charging cables must be neatly stored when not in use and may not be left on the ground

Maintenance

Chargers and all associated components must be maintained in good condition. Damaged equipment must be repaired or replaced.

Common Reasons for Denial

- Installation on front-facing surfaces
- Improper or exposed wiring
- Unsafe or non-compliant installation

6.5 Exterior Lighting

Exterior lighting must be designed and installed to complement the residence while minimizing glare, light spill, and nuisance to neighboring lots. Lighting must be consistent with the architectural design of the residence and must not create excessive brightness or visual clutter.

All lighting installations must be permanent, securely mounted, and properly maintained.

If glare, spill, or nuisance lighting occurs after installation, the lighting must be adjusted, shielded, or otherwise corrected to bring it into compliance.

Applications under this Section must include an acknowledgment that lighting will not create glare or nuisance to neighboring properties.

Soffit / Permanent Holiday Lights

Permanent exterior lighting systems, including soffit-mounted and programmable lighting, may be approved when properly installed and visually integrated with the residence.

Submission Requirements

- Product specifications and photos
- Photos of the exterior of the residence with proposed lighting locations marked
- Description of installation method, including mounting system and wiring concealment

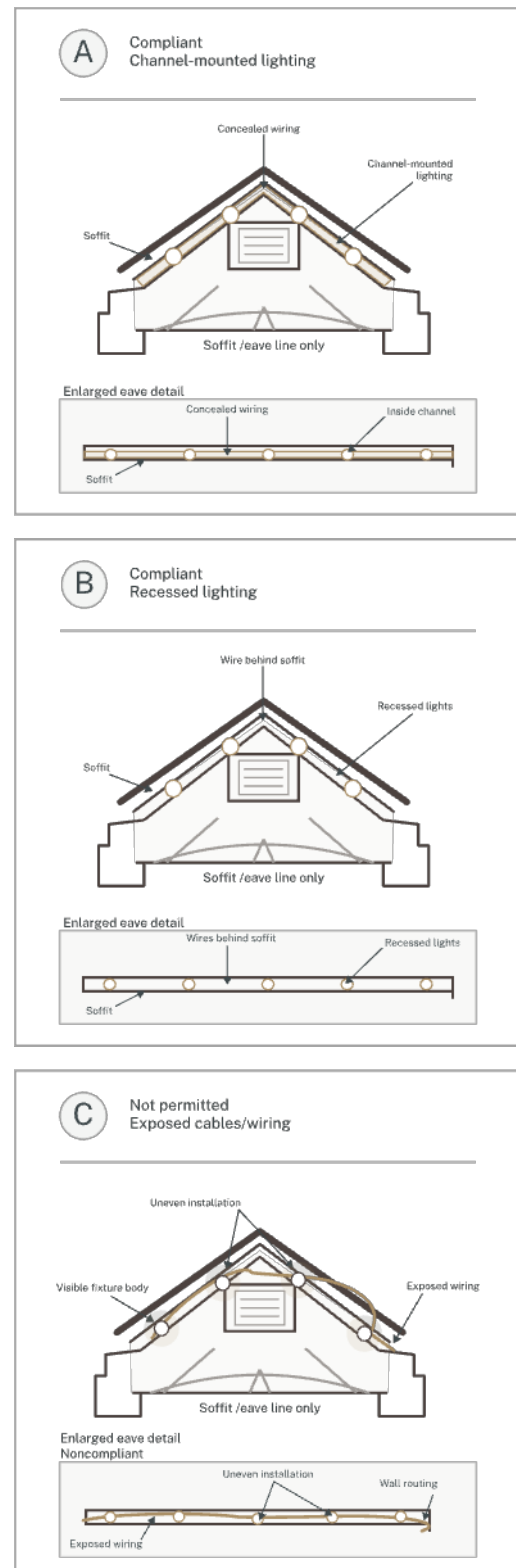


Figure 3 | Concealed channel-mounted or recessed soffit lighting may be approved; exposed or overly visible placement is not permitted.

Design Standards

Installation

Lighting must be permanently installed. Adhesive-mounted systems are not permitted

Mounting

Soffit lighting must be recessed or installed within powder-coated aluminum, manufacturer-designed, channels that match the color of the mounting surface

Wiring

All wiring must be fully concealed. Exposed wires or cables are not permitted

Color Temperature

Lighting must be limited to 2700K–3000K for normal operation

Programmable Systems

Programmable lighting systems may display non-white colors only during approved holiday periods. Outside of these periods, lighting must be set to warm white (2700K–3000K)



Figure 4 | Permanent holiday lighting must be installed along the soffit line and visually integrated with the residence.

Approved Holiday Periods

- Lunar New Year: 15 days before through 10 days after the holiday
- Ramadan and Eid al-Fitr: Beginning 15 days before Ramadan through 10 days after Eid al-Fitr
- Independence Day (U.S.): June 14 through July 14
- Halloween: October 1 through November 10
- Diwali: 15 days before through 10 days after the holiday
- Christmas: Thanksgiving Day through January 10
- New Year's Day: December 1 through January 10
- Hanukkah: 15 days before through 10 days after the holiday

Integration

Systems must be installed in a manner that maintains a clean, uniform appearance consistent with the residence

Maintenance

Lighting systems must be maintained in good condition. Damaged, misaligned, or visibly inconsistent lighting must be repaired or removed.

Common Reasons for Denial

- Non-permanent installation methods
- Visible wiring or exposed components
- Excessive brightness or glare
- Poor visual integration with the residence

Security

Security lighting may be approved when properly located and designed to illuminate the homeowner's property without creating nuisance conditions.

Submission Requirements

- Product specifications
- Description of placement and coverage area

Design Standards**Placement**

Lighting must be directed toward the homeowner's property only

Brightness	Must not create glare or spill light onto neighboring properties
Color Temperature	May be up to 5000K if motion-activated, provided it does not create nuisance lighting
Operation	Continuous high-intensity lighting may not be used in a manner that creates nuisance conditions

Maintenance

Security lighting must be maintained in good working condition and properly aimed.

Common Reasons for Denial

- Lighting directed toward neighboring properties
- Excessive brightness or glare
- Continuous operation that creates nuisance conditions

Landscape / Decorative

Landscape and decorative lighting may be approved when used to highlight architectural or landscape features without creating excessive brightness or visual clutter.

This subcategory includes limited-use string lighting installations that comply with the Design Guidelines.

Submission Requirements

- Product specifications or photos
- Description of placement and intended effect
- Photos of the area where lighting will be installed

Design Standards

Direction	Lighting must be directed downward or inward to minimize glare
Brightness	Must be subtle and must not create light pollution or nuisance conditions
Color Temperature	Must be limited to 2700K–3000K
String Lighting	String lighting may be installed only in limited applications such as covered patios or backyard areas and must be securely mounted. It must not be attached to soffits or installed in a manner visible from the street unless specifically approved

Tree Lighting

Trees may not be wrapped in lights for more than thirty (30) consecutive days

Prohibited Uses

Holiday-style lighting may not be used as permanent landscape lighting outside permitted holiday periods

Maintenance

All lighting must be maintained in good condition. Broken fixtures, exposed wiring, or damaged installations must be repaired or removed.

Common Reasons for Denial

- Excessive brightness or glare
- Improper placement or overuse of lighting elements
- Use of lighting in a manner that creates nuisance conditions
- Installation inconsistent with the residence or surrounding area

6.6 Exterior Paint & Finishes

Exterior paint and finish changes must maintain a cohesive and consistent appearance within the residence and comply with the material and color standards in this section.

House Paint / Trim

Exterior repainting and finish changes must preserve the architectural integrity of the residence and remain consistent with community color standards.

Submission Requirements

- Description of all colors and finishes, including main body, trim, and accents
- Manufacturer color sheet or samples
- Photos of the existing residence

Design Standards

Materials	Non-masonry portions of the residence must be wood or hardie-type board. Vinyl siding is not permitted
Colors	Only neutral, earth-tone colors are permitted
Color Scheme	Color schemes must include sufficient contrast between primary surfaces and trim or accents to maintain architectural definition
Compatibility	All colors must be compatible with the architectural style of the residence and must form a cohesive color scheme across the structure
Trim	Trim and accent colors must be complementary or contrasting in a cohesive manner
Approval	All color selections must be approved prior to application

Maintenance

All painted and finished surfaces must be maintained in good condition. Peeling, fading, or deteriorated finishes must be repaired or refinished.

Common Reasons for Denial

- Use of non-neutral or prohibited colors
- Insufficient contrast or poorly balanced color schemes
- Colors that are incompatible with the architectural style of the residence
- Use of non-permitted materials

Door Paint / Stain

Changes to door finishes must remain consistent with the overall design of the residence.

Submission Requirements

- Description of color or stain
- Product specifications or color samples
- Photo of the existing door

Design Standards

Colors	Painted doors must use muted, neutral, or earth-tone solid colors. Decorative patterns are not permitted.
Restrictions	Bright, neon, or highly saturated colors are not permitted
White	White is not permitted on front entry doors
Wood	Wood doors may be stained using traditional stain colors

Maintenance

Doors must be maintained in good condition, including paint, stain, and hardware.

Common Reasons for Denial

- Use of prohibited or overly bright colors
- Inconsistent finish with the residence

Garage Door Paint / Trim

Garage door finishes must remain consistent with the overall appearance of the residence.

Submission Requirements

- Description of color and finish
- Product or color specifications
- Photo of the existing garage door

Design Standards

Colors	Must match the residence's color scheme
Wood	Must be stained to match other wood features on the residence

Finish Must be non-reflective and consistent with surrounding surfaces

Maintenance

Garage doors must be maintained in good condition, including paint, stain, and hardware.

Common Reasons for Denial

- Non-compliant color or finish
- Finish inconsistent with the residence

Awnings / Shutters

Awnings and shutters must be integrated into the architectural style of the residence and constructed from approved materials.

Submission Requirements

- Product specifications or photos
- Description of materials, color, and style
- Photo of the existing residence elevation

Design Standards

Materials	Awnings may be wood, non-shiny powder-coated metal, or weather-resistant cloth. Shutters may be wood, full-thickness poly, or non-shiny powder-coated metal. Vinyl awnings and shutters are not permitted
Colors	Must be neutral, earth-tone colors. Stained wood must match other wood elements on the residence
Style	Must match and complement the architectural style of the residence

Maintenance

Awnings and shutters must be maintained in good condition. Faded, damaged, or deteriorated components must be repaired or replaced.

Common Reasons for Denial

- Use of prohibited materials (vinyl, shiny finishes)
- Non-compliant colors
- Design inconsistent with the residence

6.7 Fencing & Screens

Fencing and screening structures must be designed, constructed, and maintained in a manner that is consistent with the residence and the overall appearance of the community. This section also provides the general screening standard used by other categories when they require an item to be screened from view.

Wood and wrought iron fencing must not be mixed along a continuous fence line on the same lot unless these Design Guidelines expressly require a wrought iron segment for a specific location.

All fences must remain upright and must not lean more than five (5) degrees out of vertical.

General Screening Standard

Whenever another section states that an item must be screened, the following rules apply unless that section states a more specific rule.

Screening is sufficient only when the screened item cannot be seen from the street or from neighboring properties when viewed from first floor.

Required screening may be achieved only by:

- placement behind an existing compliant backyard fence or other compliant enclosure already approved on the lot
- placement within a service area formed by the residence and a compliant fence or wall
- a Standalone Screen / Trellis approved under this section

Landscaping alone does not satisfy a screening requirement unless a category expressly allows it.

A new screening structure must:

- be made of durable, weather-resistant, non-shiny materials
- match the residence or existing fence in color or stain, as applicable
- be maintained in good condition at all times
- be sized only as needed to screen the required item

A screening requirement does not authorize placement where the screened item itself is otherwise prohibited.

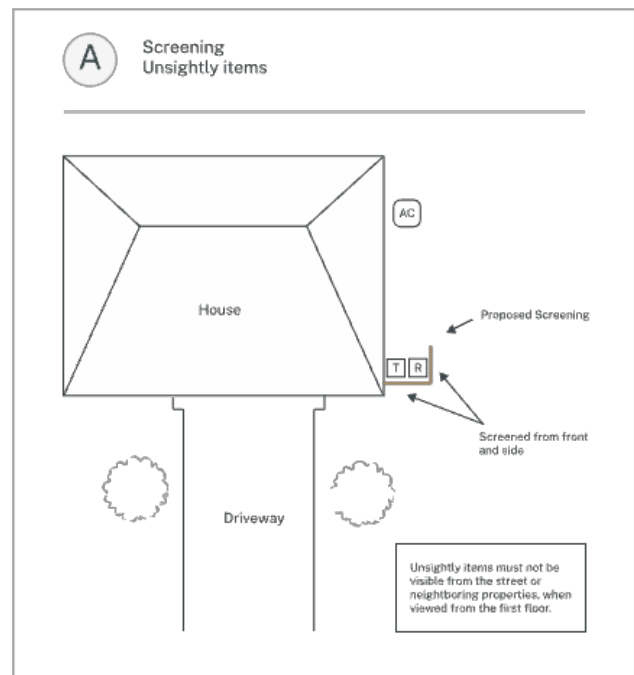


Figure 5 | Common side-of-house placement example for a trash / recycling screen.

Wood / Privacy Fence

Submission Requirements

- Description of fence type, height, style, and materials
- Description of stain or finish
- Marked-up plat or final survey showing location and layout

Design Standards

Materials	Only four (4) inch or six (6) inch cedar slats are permitted
Height	Minimum height is four (4) feet and maximum height is six (6) feet
Placement	Fences must begin within twenty-five (25) feet of the front of the residence and must fully enclose exterior air conditioning units where fencing is required
Style	Vertical or horizontal slats are permitted. Slats must be evenly spaced. All hardware must be powder coated. Galvanized hardware is not permitted
Stain	Fences may be stained or unstained. If stained, the stain must be a neutral earth tone and must be consistent across the fence
Decorative Features	Caps, crowns, or trellises must be included in the application.
Lighting	Lighting must not be attached in a manner visible from the street or neighboring properties

Maintenance

Fences must remain upright, structurally sound, and visually consistent. Damaged, warped, or missing slats must be replaced. Repairs must match the existing fence in appearance.

Common Reasons for Denial

- Use of non-approved materials
- Improper height or placement
- Inconsistent or non-uniform design
- Non-compliant stain or finish

Wrought Iron Fence

Submission Requirements

- Description of fence design and height
- Marked-up plat or final survey showing location

Design Standards

Materials	Must be wrought iron
Height	Minimum height is four (4) feet and maximum height is six (6) feet
Required Locations	Wrought iron fencing is required for backyard fences on lots that adjoin a lake, retention pond, detention pond, or other water feature
Rear Lot Line Segment	The segment of any backyard fence located along the rear lot line of a lot that adjoins a retention pond, detention pond, water feature, or greenbelt must be constructed of wrought iron
Green Space Street-Facing Side	Any green space located between a cul-de-sac and a residential collector or larger street must have wrought iron fencing on the street-facing side of that green space
Existing Privacy Fences	This subsection does not retroactively approve any existing fence. Any fence that was previously approved remains subject to the scope of its written approval and applicable law.
Color	Must be black
Style	Must match the established wrought iron style used in the community
Decorative Features	Decorative elements must be included in the application
Partial Wrought Iron Requirement	Where only a portion of a fence is required to be wrought iron, all other fence sections must still comply with the applicable fence standards in this section

Maintenance

Fences must remain upright and free from rust or structural damage. Repairs must match the existing fence.

Common Reasons for Denial

- Use of non-approved materials
- Non-compliant color
- Inconsistent design

Front-Yard Security Fence

This subsection applies only to the extent that applicable law and the governing documents permit a front-yard security fence or similar security measure.

Submission Requirements

- Description of fence design, height, and materials
- Marked-up plat or final survey showing location

Design Standards

Materials	Must be wrought iron
Height	Maximum height is three (3) feet
Placement	Must not be installed within a Public Utility Easement or across sidewalks
Design	Must match the approved wrought iron style used in the community

Maintenance

Fences must be maintained in good condition and free from damage or deterioration.

Common Reasons for Denial

- Use of non-approved materials
- Excessive height
- Placement within restricted areas
- Design inconsistent with the approved front-yard fence standard

Standalone Screen / Trellis

Standalone screens and trellises may be approved only when they are used to satisfy a real screening purpose under the General Screening Standard in this section.

Submission Requirements

- Description of the structure, materials, and finish
- Marked-up plat or final survey showing location
- Description of the item or area being screened

Design Standards

Purpose	The structure must be used to screen a specific item or area from view and must not be submitted as a freestanding decorative feature under this subcategory
Materials	Must be wind- and weather-resistant and non-shiny. Cedar and engineered wood composites are permitted. Metal may be used only for framing and hardware. Vinyl is not permitted
Foundation	Must be secured to concrete footings or a concrete slab
Colors	Must match the residence's color scheme. If stained, the stain must match the fence stain when adjacent to a stained fence
Height	Maximum height is eight (8) feet
Location	Must not be located within five (5) feet of any fence or property line unless a more specific section expressly allows otherwise

Maintenance

Structures must be maintained in good condition. Damaged or deteriorated components must be repaired or removed.

Common Reasons for Denial

- Improper materials
- Excessive height
- Placement too close to property lines
- No defined screening purpose
- Proposed screen would not actually conceal the item from required view lines

6.8 Landscaping & Irrigation

Landscaping and irrigation improvements must enhance the appearance of the residence while preserving proper drainage, visibility, and overall community standards. All improvements must be designed and maintained to avoid negative impact on neighboring properties or common areas.

All landscaping must be maintained in a clean, healthy, and visually consistent condition.

Site documentation in the form of a marked-up plat or final survey is required only when needed to evaluate grading, drainage, or site layout.

Beds & Borders

Plant beds, borders, and general landscape layout changes may be approved when properly designed and maintained.

Submission Requirements

- Description of proposed layout and materials
- Photos of existing area
- Marked-up plat or final survey

Design Standards

Borders	Must be constructed of durable materials. Stone or masonry borders must be secured and stable
Ground Cover	Plant beds must use mulch or rock and must remain free of weeds and grass
Trees	Trees planted to satisfy the minimum front-yard tree requirement must be at least one (1) inch caliper and a minimum of six (6) feet tall.
Quantity	<p>Front yards must contain at least two (2) trees.</p> <ul style="list-style-type: none"> • If the front yard already contains two (2) trees at least six (6) feet tall, additional front-yard trees may be smaller. • If one (1) front-yard tree remains and it is at least eight (8) inches in caliper, no replacement tree is required. • If one (1) front-yard tree remains and it is under eight (8) inches in caliper, a second tree must be planted. • If both required front-yard trees are lost, two (2) new trees must be planted.

Plant Selection	Native and drought-tolerant species are recommended. Palm trees are not permitted
Visibility	Landscaping must not obstruct required sight lines at intersections or driveways
Utilities	Landscaping within or near Public Utility Easements (PUE) must not interfere with access or maintenance
Drainage	Landscaping must not alter drainage patterns or direct water onto neighboring properties

Maintenance

Landscaping must be regularly maintained. Dead plants, weeds, debris, and overgrowth must be removed or corrected.

Common Reasons for Denial

- Poor or incomplete design
- Interference with drainage
- Obstruction of sight lines
- Use of prohibited plant types
- Lack of maintenance plan

Artificial Turf

Artificial turf installations may be approved when they closely resemble natural grass and are properly installed.

Submission Requirements

- Turf product specifications, including brand, color, and pile height
- Installation details
- Photos of the area
- Marked-up plat or final survey showing the exact area, layout, front-yard coverage, and drainage context of the proposed installation

Design Standards

Material	Must be high-quality and resemble natural grass in color and texture
Color	Must be natural in appearance and not overly bright or artificial
Pile Height	Must be between 1.25 and 2 inches

Installation	Must be professionally installed with proper base preparation and edging
Coverage	Artificial turf must not be mixed with natural grass in the same area
Front Yard Requirement	Front-yard artificial turf must have a cohesive, well-maintained appearance consistent with the residence and surrounding lots. At least 25% of the front yard must be turf.
Drainage	Installation must not interfere with drainage

Maintenance

Artificial turf must be maintained in good condition. Damaged or faded sections must be repaired or replaced.

Common Reasons for Denial

- Low-quality materials
- Improper installation
- Non-compliant color or appearance
- Mixing turf and natural grass improperly

Xeriscaping

Xeriscaping may be approved when designed to reduce water use while maintaining a cohesive appearance.

Submission Requirements

- Plant list and materials list
- Layout plan or design description
- Photos of the area
- Marked-up plat or final survey showing turf distribution, hardscape layout, planting areas, and drainage context

Design Standards

Plant Selection	Must use drought-tolerant or native plants
------------------------	--

Turf Requirement	Front-yard xeriscaping must have a cohesive, well-maintained appearance and must not leave excessive bare areas or create an unmaintained appearance. At least 25% of the front yard must consist of natural sod or compliant artificial turf.
Irrigation	Efficient irrigation systems such as drip systems are recommended
Mulch	Must be used to retain moisture and reduce weed growth
Hardscape	Must use permeable materials where possible
Design	Must maintain a clean, cohesive appearance consistent with the residence
Drainage	Xeriscaping must not alter drainage patterns

Maintenance

Xeriscaped areas must be maintained in good condition and remain free of weeds. Dead or unhealthy plants must be replaced.

Common Reasons for Denial

- Lack of cohesive design
- Excessive hardscape or bare areas
- Failure to meet turf coverage requirements
- Poor plant selection

Irrigation / Sprinklers

Irrigation systems must be designed to support landscaping without creating drainage or visibility issues.

Submission Requirements

- Irrigation layout plan or installer proposal
- Description of system type and coverage

Design Standards

Installation	Must be professionally installed
Lines	All irrigation lines must be buried. Exposed lines are not permitted

Coverage

Must be designed to provide appropriate coverage without overspray onto neighboring properties

Drainage

Systems must not create standing water or runoff issues

Maintenance

Irrigation systems must be maintained in good working condition. Leaks, breaks, or exposed lines must be repaired promptly.

Common Reasons for Denial

- Poor system design
- Drainage or runoff issues
- Exposed irrigation components
- Inadequate documentation

6.9 Other

Other is a controlled exception path for proposed exterior improvements that still require architectural review but do not fit any defined project type in the Design Guidelines. It must not be used as a default category or as a way to avoid a defined project type or subcategory.

If a defined project type applies, the application must be reassigned and reviewed under that project type.

Submission Requirements

- Clear description of the proposed Improvement and intended use
- Dimensions, materials, colors, finishes, and installation method
- Plans, specifications, renderings, or product information sufficient to show what is being proposed
- Photos of the existing area
- Marked-up plat or final survey if the Improvement is located in whole or in part outside the Footprint of the Residence
- Contractor proposal or installation details if the Improvement will be professionally installed
- Marked photos or elevation drawings when placement or visibility cannot be understood from the application alone

Design Standards

Eligibility	Other may be used only when no defined project type reasonably fits the proposed Improvement
Scope	The application must cover one clearly defined project only
Use	The Improvement must be incidental to residential use and must not create a prohibited use or dwelling type
Placement	The Improvement must comply with setbacks, build lines, easements, Public Utility Easement restrictions, and Common Area boundaries
Physical Impact	The Improvement must not negatively affect drainage, access, visibility, safety, or required maintenance
Materials and Appearance	Visible materials, colors, and finishes must be fully identified in the application and must not conflict with material, color, visibility, or placement restrictions stated elsewhere in the Design Guidelines
Screening	If the proposed Improvement includes an item that must be screened, it must comply with the General Screening Standard in Section 6.7

Maintenance

All approved improvements under Other must be maintained in good condition. Deteriorated, unsafe, abandoned, or non-functioning improvements must be repaired, replaced, or removed.

Common Reasons for Denial

- The application combines multiple unrelated improvements
- The application does not provide enough detail to evaluate the proposed Improvement
- The proposed Improvement conflicts with the governing documents or the Design Guidelines
- The proposed Improvement creates unresolved issues with placement, drainage, visibility, access, or maintenance
- The proposed Improvement is too undefined or too broad to be reviewed as one project

6.10 Patios, Decks & Flatwork

Patios, decks, and flatwork improvements must be constructed and maintained in a manner that is consistent with the residence and does not negatively impact drainage, neighboring properties, or common areas. All new installations or modifications require approval when they alter the size, materials, layout, or appearance of the existing surfaces.

Patio Extension

Extensions to an existing patio may be approved when properly designed and constructed.

Submission Requirements

- Description of materials, finish, and construction details
- Dimensions and thickness specifications
- Marked-up plat or final survey showing the exact size and location of the extension, including distances to fences and property lines

Design Standards

Location	Must not be located within five (5) feet of any fence or property line
Materials	Concrete must be reinforced and rated for a minimum of 3,000 PSI
Finish	Must be non-reflective and consistent with the existing patio and residence
Drainage	Must not interfere with drainage or direct water onto neighboring properties

Maintenance

Patio extensions must be maintained in good condition. Cracks, breaks, or deterioration must be repaired.

Common Reasons for Denial

- Improper placement
- Inconsistent materials or finish
- Drainage concerns

New Rear Patio

New rear patios may be approved when properly designed and located within the backyard.

Submission Requirements

- Description of materials, finish, and construction details

- Dimensions and thickness specifications
- Marked-up plat or final survey showing the exact size and location, including distances to fences and property lines

Design Standards

Location	Must be located in the rear yard and must not be within five (5) feet of any fence or property line
Materials	Concrete or approved paver systems
Installation	Pavers must be installed over a properly prepared base
Drainage	Must not interfere with drainage

Maintenance

Rear patios must be maintained in good condition.

Common Reasons for Denial

- Improper location
- Drainage issues
- Inconsistent materials

New Front Patio

Front patios are subject to additional restrictions due to visibility from the street.

Submission Requirements

- Description of materials and finish
- Dimensions and layout
- Marked-up plat or final survey showing the exact size and location
- Photos of the existing area

Design Standards

Materials	Reinforced concrete, approved pavers, or outdoor-rated tile
Colors	Concrete must match the existing surrounding concrete. Other permitted materials must use neutral, earth-tone colors.
Finish	Must be non-reflective
Rails	May be permitted for safety; must be wrought iron or wood and match the residence

Height (rails)	Maximum of forty-two (42) inches
Visibility	Must not detract from the architectural design of the residence

Maintenance

All surfaces and railings must be maintained in good condition.

Common Reasons for Denial

- Excessive size or prominence
- Non-compliant materials or colors
- Design inconsistent with the residence

Deck

Decks may be approved when properly designed, constructed, and maintained.

Submission Requirements

- Deck plans including dimensions, height, and structural details
- Description of materials and finishes
- Marked-up plat or final survey showing location

Design Standards

Location	Must not be located within five (5) feet of any fence or property line
Materials	Wood or engineered wood composite only
Structure	Must support a minimum of fifty (50) pounds per square foot (psf)
Design	Must be consistent with the residence
Drainage	Must not interfere with drainage

Maintenance

Decks must be maintained in good condition.

Common Reasons for Denial

- Non-compliant materials
- Structural concerns
- Improper placement

Other Flatwork (slabs)

Other flatwork includes additional concrete or paver surfaces not covered above.

Submission Requirements

- Description of materials and construction method
- Dimensions and layout
- Marked-up plat or final survey showing location

Design Standards

Materials	Concrete or approved paver systems
Finish	Must be neutral and non-reflective
Design	Must be consistent with the residence
Drainage	Must not interfere with drainage

Maintenance

Flatwork must be maintained in good condition.

Common Reasons for Denial

- Improper materials or finish
- Excessive coverage or visual impact
- Drainage issues

6.11 Pools, Spas & Enclosures

Pools, spas, and related enclosures must be professionally designed and installed in a manner that is consistent with the residence and does not negatively affect drainage on the lot, neighboring lots, or common areas. All installations require prior approval.

Pool

Swimming pools may be approved when properly designed, constructed, and located.

Submission Requirements

- Detailed plans and specifications
- Equipment and access plan
- Marked-up plat or final survey showing the exact size and location of the pool, decking, equipment, and access routes, including distances to fences and property lines

Design Standards

Type	Only professionally installed, in-ground pools are permitted. Above-ground pools are not permitted
Location	The pool's decking must not be located within five (5) feet of any fence or property line.
Installation Access	Ingress and egress for construction must be clearly defined. If access requires use of a neighboring privately owned lot, the homeowner is solely responsible for obtaining any needed permission outside the Association review process. Use of Association or water district property is not permitted. Fencecrete walls may not be cut, removed, crossed over, climbed over, or otherwise used for construction access.
Equipment	Pool equipment must be screened in accordance with the General Screening Standard in Section 6.7
Drainage	Pool construction must not negatively affect drainage on the lot or neighboring lots

Maintenance

Pools and all associated equipment must be maintained in good condition. Damaged or deteriorated components must be repaired or replaced.

Common Reasons for Denial

- Above-ground pool design

- Improper placement relative to property lines
- Lack of defined access plan
- Pool equipment not screened in accordance with the General Screening Standard in Section 6.7
- Drainage concerns

Hot Tub / Swim Spa

Hot tubs and swim spas may be approved when properly located, installed, and maintained.

Submission Requirements

- Description of unit and specifications
- Foundation details
- Marked-up plat or final survey showing location

Design Standards

Location	Must not be located within five (5) feet of any fence or property line
Foundation	Must be installed on a reinforced concrete slab with a minimum thickness of four (4) inches
Drainage	Installation must not negatively affect drainage on the lot or neighboring lots
Visibility	Hot tubs and swim spas must be screened in accordance with the General Screening Standard in Section 6.7

Maintenance

Hot tubs and swim spas must be maintained in good condition. Damaged or deteriorated units must be repaired or removed.

Common Reasons for Denial

- Improper placement
- Inadequate foundation design
- Visibility from street or neighboring properties
- Drainage concerns

Pool / Spa Enclosure

Enclosures for pools and spas may be approved when properly designed, constructed, and integrated with the residence.

Submission Requirements

- Enclosure plans and elevations
- Description of materials and finishes
- Marked-up plat or final survey showing location
- Photos or renderings of proposed structure

Design Standards

Design	Enclosures must be single-story and must attach to or integrate with the residence
Roof Style	Roofs must be gabled or mansard. Dome structures are not permitted
Location	Must not be located within five (5) feet of any fence or property line and must be within build lines
Materials	Structure must be constructed of aluminum or powder-coated metal. Galvanized materials are not permitted
Screening	May use non-shiny fiberglass screen, aluminum mesh, polycarbonate panels, or tempered glass. Acrylic and vinyl are not permitted
Size	Must not extend more than five (5) feet beyond pool decking on any side. Maximum height is fifteen (15) feet from the pool deck
Foundation	Must be secured to concrete piers or a concrete slab
Appearance	Must match the residence in architectural style, materials, and color

Maintenance

Enclosures must be maintained in good condition. Damaged or deteriorated materials must be repaired or removed.

Common Reasons for Denial

- Non-compliant design or roof type
- Improper materials
- Excessive size or height
- Placement outside build lines
- Visual incompatibility with the residence

6.12 Play & Sport Structures

Play and sport structures must be designed, installed, and maintained to minimize visual impact, preserve safety, and avoid nuisance conditions for neighboring lots. All visible structures require approval unless specifically exempted in this section.

Sport Court

Sport courts may be approved when properly designed, located, and constructed.

Submission Requirements

- Detailed plans and specifications
- Description of materials and surface type
- Marked-up plat or final survey showing location and layout
- Lighting plan (if applicable)

Design Standards

Location	Courts must not be located within five (5) feet of any fence or property line and must not be located within a Public Utility Easement (PUE)
Drainage	Courts must not interfere with drainage or create runoff issues
Lighting	Must not create glare or spill onto neighboring properties
Height	Any associated structures, including netting or lighting, must not exceed thirteen (13) feet
Visibility	Courts must be located and designed to minimize visibility from the street and neighboring properties

Maintenance

Courts must be maintained in good condition. Cracks, surface deterioration, or damaged components must be repaired.

Common Reasons for Denial

- Improper placement
- Drainage concerns
- Excessive visual impact
- Non-compliant lighting

Basketball Goal

Permanent in-ground basketball goals require approval. Portable basketball goals do not require approval but must comply with the use and storage restrictions in this subsection.

Submission Requirements

- Description of the proposed permanent basketball goal, including materials, dimensions, and installation type
- Marked-up plat or final survey showing the proposed location of the permanent basketball goal, including distances to fences and property lines
- Product specifications or photos, if available

Design Standards

Permanent Goals	In-ground basketball goals require prior approval and must be located within the backyard
Portable Goals	Portable basketball goals do not require architectural approval, but they may be used outside the fenced backyard only when in active use
Portable Goal Use	When in active use, a portable basketball goal may be located only on a driveway
Portable Goal Storage	When not in active use, a portable basketball goal must be stored out of view of neighboring lots, streets, and common areas, or immediately adjacent to the garage
Restrictions	Portable basketball goals must not be left in streets, easements, or other restricted areas

Maintenance

Goals must be maintained in good condition. Damaged or deteriorated equipment must be repaired or removed.

Common Reasons for Denial

- Permanent installation outside the backyard
- Improper placement relative to fences, property lines, easements, or other site restrictions
- Insufficient site documentation
- Proposed installation conflicts with the Design Guidelines or governing documents

Playscape

Playscapes and swing sets may be approved when properly located, constructed, and maintained.

Submission Requirements

- Description of structure and materials
- Dimensions and height
- Marked-up plat or final survey showing location
- Anchoring or installation details showing how the playscape will be secured
- Swing clearance layout (if applicable)

Design Standards

Location	Must not be located within five (5) feet of any fence or property line
Height	Maximum height of fifteen (15) feet
Materials	Must be constructed of wood or powder-coated materials. Galvanized materials are not permitted

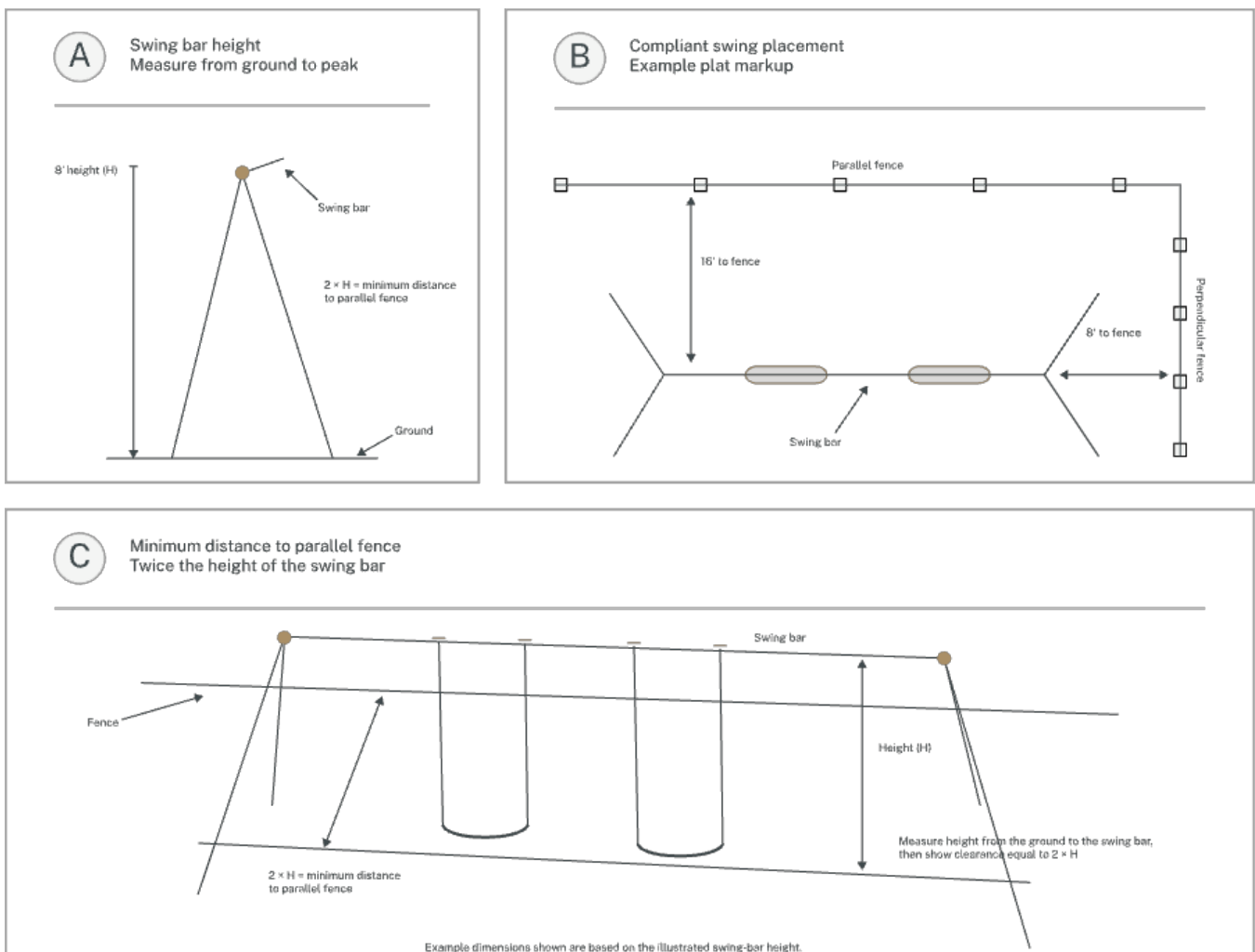


Figure 6 | Measure height from the ground to the swing bar, then show clearance equal to 2 x H to the parallel fence in the plat markup.

Anchoring

Playscapes must be securely anchored to the ground in accordance with manufacturer specifications or engineered installation requirements to prevent movement or uplift.

Visibility

Must be located to minimize visibility from the street and neighboring properties

Safety

Swing clearance must be at least twice the height of the top bar from which the swing is hung

Trampolines

Trampolines do not require approval. However, they must:

- comply with all location requirements in this section
- not be placed within five (5) feet of any fence or property line
- be maintained in good condition
- not create a visual nuisance when viewed from the street or neighboring properties

Maintenance

All structures must be maintained in good condition. Damaged, worn, or deteriorated components must be repaired or replaced.

Common Reasons for Denial

- Improper placement
- Excessive height
- Non-compliant materials
- Inadequate safety clearance

Other Visible Sports Equipment

This category includes any sport or recreational equipment that is visible from the street or neighboring properties and does not fall within another defined subcategory.

Submission Requirements

- Description of equipment, materials, and dimensions
- Marked-up plat or final survey showing location
- Photos or diagrams of the proposed installation

Design Standards**Location**

Equipment must not be located within five (5) feet of any fence or property line and must not be located within a Public Utility Easement (PUE)

Visibility

Equipment must be located to minimize visibility from the street and neighboring properties

Height

Equipment must not exceed thirteen (13) feet in height

Impact

Equipment must not create noise, visual disturbance, or nuisance conditions for neighboring properties

Maintenance

Equipment must be maintained in good condition. Damaged or deteriorated equipment must be repaired or removed.

Common Reasons for Denial

- Excessive size or height
- Poor placement or high visibility
- Nuisance impact on neighboring properties
- Insufficient detail provided for evaluation

6.13 Roofing

Roofing materials and colors must be consistent with the architectural design of the residence and the overall appearance of the community. All roof modifications require approval prior to installation.

Approval is not required for like-for-like roof replacement when the work does not change the roofing material type, color, profile, configuration, or visible appearance of the roof. Approval is required for any change to roofing material, color, profile, configuration, or other visible design characteristic.

All roofing work must use high-quality materials and must be installed in accordance with applicable building codes.

Asphalt / Architectural Shingles

Asphalt and architectural shingles may be approved when they meet minimum quality standards and match the appearance of the residence.

Submission Requirements

- Roofing material specifications and warranty information
- Color sample or manufacturer color sheet
- Contractor proposal or scope of work

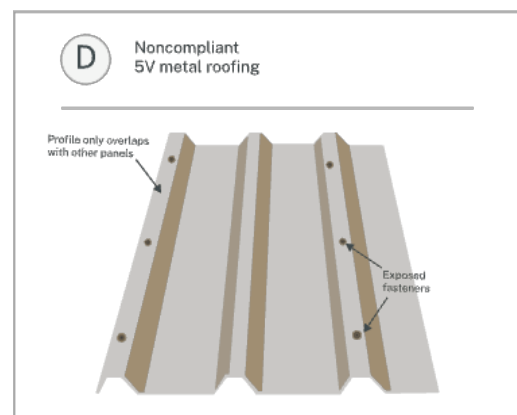
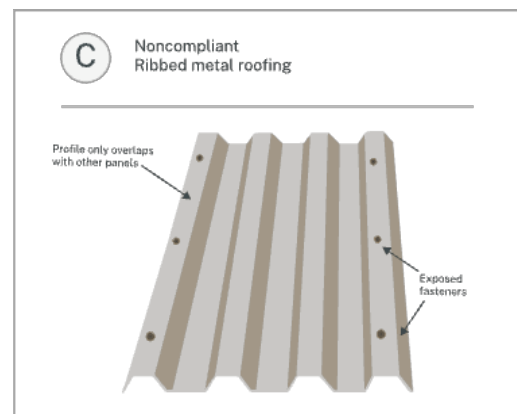
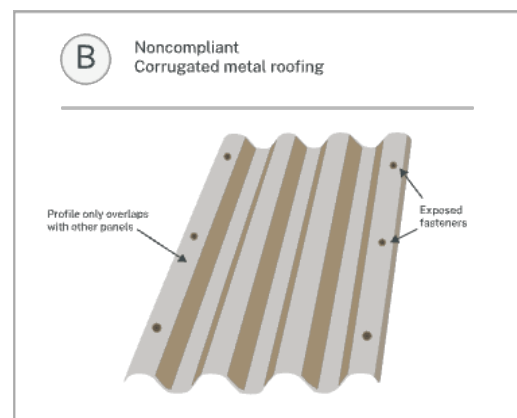
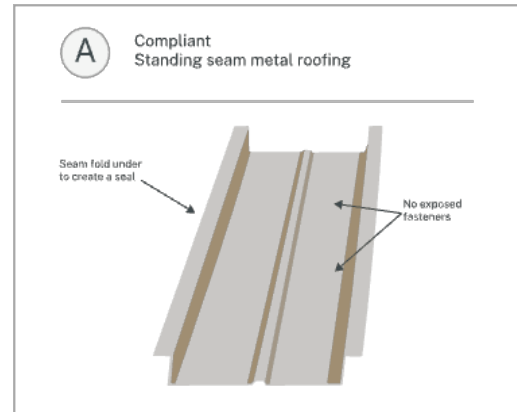


Figure 7 | Standing seam is the required metal roofing panel type; corrugated and exposed-fastener profiles shown here are representative not-permitted examples.

Design Standards

Material	Must be architectural or dimensional asphalt composition shingles
Rating	Must be rated at least 215 pounds per square
Color	Must be neutral, earth-tone colors
Appearance	Must be consistent with the residence

Maintenance

Roofing must be maintained in good condition. Damaged or deteriorated shingles must be repaired or replaced.

Common Reasons for Denial

- Use of low-quality or non-architectural shingles
- Non-compliant color
- Materials inconsistent with the residence or the required roofing standards

Standing Seam Metal

Standing seam metal roofing may be approved when it meets all required specifications and maintains a consistent appearance with the community.

Submission Requirements

- Panel profile details
- Material specifications, including gauge
- Color sample
- Contractor proposal or installation details

Design Standards

Panel Type	Must be standing seam
Gauge	Must be at least 24-gauge steel
Installation	Must be snap lock or double lock panel
Fasteners	Exposed fasteners and screw-down panels are not permitted
Color	Must be muted, non-reflective, and consistent with the residence

Prohibited Colors

Metallic, copper, white, silver, or excessively bright colors are not permitted

Prohibited Materials

Corrugated metal or similar materials are not permitted

Maintenance

Metal roofing must be maintained in good condition. Damaged panels or finishes must be repaired or replaced.

Common Reasons for Denial

- Use of exposed fasteners or screw-down systems
- Non-compliant color or reflective finish
- Use of prohibited materials
- Incorrect panel type or gauge

Composite / Other Approved Material

Alternative roofing materials may be approved when they meet quality standards and maintain the appearance of traditional roofing.

Submission Requirements

- Material specifications and warranty information
- Color sample or manufacturer documentation
- Contractor proposal or installation details

Design Standards**Material**

Must be high-quality composite or other approved roofing material

Warranty

Must have a minimum 30-year manufacturer warranty

Appearance

Must resemble traditional roofing materials such as shingles or slate

Color

Must be neutral and consistent with the residence

Maintenance

Roofing must be maintained in good condition. Damaged or deteriorated materials must be repaired or replaced.

Common Reasons for Denial

- Materials that do not resemble traditional roofing

- Insufficient product quality or warranty
- Non-compliant color
- Inconsistent appearance with the residence

7. Decision Framework

The following are the only final outcomes used in the standard process. Substantive decisions are made by the architectural committee. The Community Standards Coordinator issues the corresponding written decision letter and records the matching final status. A denial for failure to provide required information under Section 4 uses the same final status, denied, and must clearly state that basis.

7.1 Approved

The application meets all applicable requirements as submitted.

The homeowner may proceed only with the approved project and only within the timelines and limits stated in the Design Guidelines and the written approval.

7.2 Approved with Conditions

The application is approved subject to specific enforceable conditions.

Conditions are part of the approval and must be followed. If a condition is not satisfied, the approval is not being used in compliance with the Design Guidelines.

7.3 Approved with Information

The application is approved, and the decision letter includes advisory information for the homeowner's reference.

This information is not an enforceable condition unless the decision letter expressly states otherwise.

7.4 Approved with Variance

The application is approved and includes a written variance granted under Section 8.

Only the specific requirement varied by the written decision is excepted. All other applicable requirements remain in effect.

7.5 Denied

The application may not proceed as submitted.

A denied letter must state the basis for denial. A homeowner may submit a new application for a revised proposal, but a denial does not reserve or imply future approval. If applicable law gives the homeowner a right to a hearing or Board review, the denial letter will notify the homeowner of that right

8. Variances

A variance is not a project type, a public form option, or a separate homeowner pathway. It is an internal architectural committee decision that may be granted only as part of an approved with variance outcome.

A homeowner may include information in the Application about unusual, property-specific conditions the homeowner believes support an exception. Doing so does not create a separate variance request pathway or entitle the homeowner to a variance. The architectural committee may grant a variance only if it determines that the standards in this Section are met.

A variance may be approved only when the architectural committee finds that unusual, property-specific conditions justify a limited exception for that specific request and that the exception can be granted without conflicting with higher authority or converting a one-property exception into a general rule.

All variances must:

- be documented in a written instrument in recordable form
- identify the specific property, request, and requirement being varied
- be limited to the specific request under review
- be property-specific
- be request-specific
- not establish precedent
- not amend or waive the Design Guidelines generally

A variance does not transfer automatically to future replacements, enlargements, redesigns, relocations, or later work on the same property.

If the homeowner later modifies or replaces the approved improvement, the homeowner must submit a new application and comply with the then-current standards unless a new variance is granted.

9. Application Status Definitions

These are the only homeowner-facing statuses used in the standard workflow. Each status has one fixed meaning. No other homeowner-facing status should be used in the portal, correspondence, or decision letters.

9.1 Incomplete Application

Status used only during completeness review.

The Community Standards Coordinator sets this status when one or more required submission items are missing or insufficient. An application in this status is not under committee review.

If the homeowner does not provide the required information within thirty (30) days after the written request is issued, the Community Standards Coordinator must change the status to denied and issue a denied letter for failure to provide required information.

9.2 Under Review

Status used only for active committee review.

The Community Standards Coordinator sets this status when an application is complete and routed to the architectural committee. The Coordinator also returns the application to this status after requested additional information is received in response to more information needed.

The review period runs only while the application is in under review.

9.3 More Information Needed

Status used only after a complete application has already entered under review.

The Community Standards Coordinator sets this status when the architectural committee requests additional information before it can issue a decision. An application in this status is not under active review.

If the homeowner does not provide the required information within thirty (30) days after the written request is issued, the Community Standards Coordinator must change the status to denied and issue a denied letter for failure to provide required information.

9.4 Approved

Final status used when the architectural committee issues an approved decision under Section 7.

9.5 Approved with Conditions

Final status used when the architectural committee issues an approved with conditions decision under Section 7.

9.6 Approved with Information

Final status used when the architectural committee issues an approved with information decision under Section 7.

9.7 Approved with Variance

Final status used when the architectural committee issues an approved with variance decision under Section 7 and grants a written variance under Section 8.

9.8 Denied

Final status used when:

- the architectural committee issues a substantive denied decision under Section 7, or
- the Community Standards Coordinator issues a denial for failure to provide required information under Section 4

Denied means the application may not proceed as submitted.

9.9 Withdrawn

Final status used when the homeowner asks to close the application or decides not to proceed with an approved project and notifies the Association.

The Community Standards Coordinator sets this status and issues written confirmation. A withdrawn application does not preserve approval for future work.

10. Common Supporting Documentation

Supporting documentation helps the Association and the architectural committee evaluate the proposed work. Not every application requires every item below. The required items depend on the selected project type, subcategory, and the nature of the proposed Improvement.

Common supporting documentation includes:

- contractor proposals or installation plans
- product specifications, manufacturer cut sheets, or product photos
- exterior photos of the residence or lot showing the area to be modified
- elevation drawings, construction plans, or renderings
- site plans, marked photos, or visibility diagrams
- pool, spa, or enclosure construction plans
- irrigation layout plans, sprinkler coverage maps, or installer proposals
- lighting layout, mounting, or concealment details
- color samples, finish samples, or manufacturer color sheets
- structural, framing, slab, or foundation details when needed to evaluate the work

Supporting documentation supplements the application and any required site documentation. It does not replace them.

If the selected project type or subcategory requires a more specific document, that specific requirement controls.



BLACKHAWK 