

Town Heights Architectural Control Committee Guidelines

The following list is to provide a guide for new home construction and improvement projects. It is our intent to review all improvement projects. The ACC’s objective is not to limit what can or can not be done, but to enhance and protect our community.

1. Awnings

- Canvas or vinyl fabrics in matching / coordinated colors that complement the house are acceptable
- Awnings can be installed only on the back of the home
- Retractable awnings are acceptable
- Metal awnings are not allowed.

2. Driveways

- All driveway expansions or replacements must be approved
- All expansions must match existing material

3. Fences

- Split rail, picket, and ornamental metal fence approximately four (4) feet in height are acceptable from the back corners of the building façade around the perimeter of the backyard
- No fencing will be allowed forward of the back façade of the building
- Privacy fencing will be allowed along the back property line and shall not exceed approximately six (6) feet in height
- Picket fences must have one half as much open space as ‘picketed area’ with the pickets facing the adjoining neighbor, ex., four (4) inch picket must have a two (2) inch space between each picket.
- Pool fencing must conform to local and state requirements
- Only one type or style of fencing per yard excluding the privacy fence along the back property line
- All fencing must be approved by the Architectural Control Committee
- All colors must be approved by the Architectural Control Committee Purples, pinks and oranges will not be approved.

4. Home Improvement Target Project Durations

- The following project durations are to be generally adhered to. This measure spans the total project duration and activities, from the first nail or paint stroke to the projects completion.

Project Type	Total Project Duration
Adding a utility building	Four (4) weeks
Home additions of moderate complexity	One and a half to two months (1 ½ to 2)
Adding a porch, deck or perimeter fencing	Four (4) weeks
Exterior painting of any kind	Four (4) weeks

5. Flagpoles

- Freestanding flagpoles are not allowed
- Flagpoles mounted to house do not need ACC approval
- House flagpoles should not exceed five feet in length
- One flag per home.

6. Gazebos / Arbors / Trellises

- Gazebo must be located behind rear line of house, and at least 10 feet within the lot lines
- Arbor and trellis must be located behind front setback line of house
- Natural wood, wood stained, or painted to match the house is acceptable
- Gazebo natural shake roof is acceptable; shingle roof must match the house

7. Landscaping

- Landscaping should provide a visually pleasing setting for your house and blend harmoniously with adjoining yards and the natural landscape. No approval will be necessary for plantings of trees, shrubs and flowers. Steep slopes can be broken with retaining walls and terraces. No gravel or rock of any size is permitted for use of substitution for shrubs, ground cover, mulch or grass lawns.
- Landscaping between road and front setback line of house can be a pleasing mix of grass, landscaped and natural areas
- Each new and existing home shall have basic foundation landscaping
- Approval will be necessary for any major work that may affect existing drainage of the lot. When in doubt, please submit plans for approval.
- Yards are to be maintained per the Covenants. Grass and shrubs shall be kept cut and trimmed. Dead trees, fallen limbs and leaves shall be removed in a timely manner.

8. Lighting

- Decorative lamppost location needs ACC approval
- Landscape lighting does not need ACC approval
- Spotlights mounted on house are acceptable when not intrusive to neighbor
- Individual “dusk to dawn” area lighting requires ACC approval

9. Mailboxes

- Must maintain appearance and working order of mailboxes currently existing in community
- Landscaping around mailbox must conform to landscaping guidelines
- If replacement is needed, contact ACC for supplier

10. Patios / Decks / Porches

- Detailed plans including size, location, grade, etc. must be submitted for approval
- Proper building permits and inspections are required
- Acceptable materials for patios: concrete, stone flagstone or brick / pavers
- Only natural wood stains are acceptable, any painting must match exterior trim color

11. Playhouses

- Design and construction must conform to existing structure
- Must be all natural or the color of the house
- No taller than six feet, no larger than 25 square feet floor space
- Must be located behind rear line of house, and at least 16 feet within lot lines
- Must be maintained in appearance and safe working order
- Little Tykes or similar playhouse is acceptable without ACC approval

12. Pools / Hot Tubs

- Detailed plans including size, location, grade, etc. must be submitted
- All pool and hot tub landscaping, fencing, and lighting must follow landscaping, fencing, and lighting guidelines
- Above ground pools are not allowed

13. Satellite Dishes

- Freestanding dish location must be approved by ACC
- Dishes 18" or smaller mounted on rear of house do not need ACC approval

14. Sporting Equipment

- Any exterior, temporary or permanent, sports apparatus or structure (i.e. batting cages, trampolines, skateboard ramps, horse shoe pits, etc.) must be approved by the ACC
- Must be located behind rear line of house, and at least 5 feet within lot lines
- All sporting equipment to be maintained in appearance and good working order
- Basketball goals are acceptable with the following stipulations:
 - Clear, black, gray, or white backboards are acceptable
 - Goal shall be no closer to the street than half the distance of driveway
 - Goals attached to house or garage are not allowed

15. Statues / Fountains / Birdbaths

- Maximum of three feet in height
- Natural stone color, gray, taupe, white, terra cotta

16. Storage Buildings

- The ACC has an approved set of plans for Town Heights storage buildings. All three plans have approximately 100 square feet floor space. These are the only styles of storage buildings that are allowed and drawings will be available upon request
- Must be constructed of similar materials and match existing siding and color of house
- Must be located behind rear line of house, and at least 5 feet within lot lines
- Must be immediately landscaped on the three wall sides
- Storage of items such as garbage cans, lawn mowers, yard tools, etc. should be concealed or screened from view.

17. Swingset / Jungle Gyms

- Natural wood is the preferred material
- Must be located behind rear line of house, and a least 10 feet within lot lines
- Must be maintained in appearance and safe working order.

18. Housing Paint Colors

- Any change to existing house color must be reviewed

19. New Home Construction

- Construction is to be a minimum of 2,200 square feet for 1 story, and 2,400 square feet for 1 ½ or 2-story homes
- Houses with 1 ½ and 2-stories will have a minimum of 1,200 heated square footage for 1st floor (excluding garage and porch)
- Houses will be constructed with a crawl space or basement
- Houses will have at a minimum a two car fully enclosed garage
- Exterior finishes to be brick front with Hardi-plank on sides, brick front on all sides, or Hardi-plank on all sides
- Roof pitches to be minimum of 8/12.
- Vinyl will not be approved by the ACC as an allowable exterior material.
- Stucco must be approved by the ACC. Stucco will not be approved as the majority exterior material. Accent material is defined as less than 40% of the exterior.
- Exterior colors must be consistent with the neighborhood surroundings. Purples, pinks and oranges will not be approved, while all other exterior colors must be approved by the ACC.