

LOUETTA WOODS COMMUNITY ASSOCIATION  
ARCHITECTURAL CONTROL COMMITTEE  
GUIDELINES



**INTRODUCTION**

By provision in the Deed Restrictions, the Architectural Control Committee (“ACC”) was formed to establish workable guidelines for the administration of those restrictions in Louetta Woods. The overriding objective in the formulation of the guidelines is to provide the community with a basis for homeowner improvements in an orderly and uniform fashion, to protect the visual integrity of the community.

The guidelines are not set to be punitive measures, but have been developed as ground rules to provide continuity in the appearance and atmosphere of Louetta Woods. Furthermore, a community which protects its residents through strict enforcement of the rules of home ownership traditionally enjoys higher resale values and quicker sales of property.

The attached guidelines have been set forward to provide standards for conformity of construction, visual appeal and design. If there are any inconsistencies between deed restrictions and these guidelines, the deed restriction will govern.

It is the general purpose of the ACC to approve or disapprove applications made for any additions, alterations or changes to the exterior of the home/garage and/or lot itself, including landscaping. The ACC will also periodically review the guidelines for any needed additions or modifications.

These guidelines have been approved by the Board of Directors, and the ACC has been charged by the Board to supervise the administration of these guidelines in a uniform manner. Administration of architectural review requests will be performed by the property management company or other group, as may be designated from time to time by the Board of Directors.

## **PROCEDURES FOR IMPROVEMENTS TO PROPERTY**

1. A "Request for Home Improvement Approval Form" must be completed in its entirety and mailed to the management company (address appears on form). Plans, specifications, building permits, letters of consent to encroach, and location of proposed improvements indicated on a copy of the survey must be included with the application. Incomplete applications will be returned unapproved until all pertinent information has been supplied.
2. Approval forms are available from the management company and members of the ACC.
3. The ACC cannot respond to verbal requests for approval, but will answer questions regarding the guidelines. All applications must be in writing.
4. The Acc has thirty (30) days from the date of receipt of the applications in which to act upon the application. If additional information is required by the ACC, processing will be extended accordingly.
5. Implementation of plans by the owner should allow times for the review and approval process. No construction should begin before approval is obtained.
6. Applications which are submitted after construction has begun or has been completed are still subject to the approval process, but there is no time limitation for review. No construction should begin before approval is obtained.
7. Any construction or improvement made which does not conform to the guidelines may not be approved. If construction is completed without approval, the ACC can require removal of such improvement.
8. Applications which are not approved will receive a letter from the ACC stating the reasons for denial and changes which are necessary to obtain compliance.
9. Applications wishing to appeal an ACC decision should contact the designated ACC representation in writing.
10. Each owner is ultimately responsible for ensuring all improvements conform to the recorded restrictions and guidelines. Failure by any owner to perform modifications and/or improvements in conformity with the recorded restrictions and guidelines subjects owner to the risk and expense of removal of each such non-complying improvement.

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## **1.0 Specifications for Outbuildings.**

- 1.1 An “outbuilding” is defined as any structure, which is not attached to the main structure. This definition does not include bonafide additions to the main residence or garage wherein an actual opening to the main structure or garage exists, but does include storage sheds, gazebos, and playhouses/forts.
- 1.2 The colors should match/blend with the predominant exterior colors of the main residence.
- 1.3 Specifications for storage sheds:
  - 1.3.1 The outbuilding should have a peaked roof, no higher than nine (9) foot from the ground to the highest point.
  - 1.3.2 The size of the structure must be held to a maximum of 10’ x 12’ floor space.
  - 1.3.3 Structure must be placed and maintained in accordance to the Declaration of Covenants, Conditions and Restrictions. “(See Deed Restrictions)
  - 1.3.4 Manufactured color of shed is acceptable, providing it is earth tone and unobtrusive.
- 1.4 Specifications for playhouses/forts, swing sets.
  - 1.4.1 Must be no higher than nine (9) feet maximum.
  - 1.4.2 No tree houses.
  - 1.4.3 Must be located in accordance to the Declaration of Covenants, Conditions and Restrictions. \*
  - 1.4.4 Manufactured color of playhouse/fort or swing set is acceptable, providing it is earth tone and unobtrusive.
- 1.5 Specifications for gazebos:
  - 1.5.1 Must be freestanding, and cannot be attached to the house or garage.
  - 1.5.2 Maximum height at the peak is nine (9) feet.
  - 1.5.3 Must be located in accordance to the Declaration of Covenants, Conditions and Restrictions.

## **2.0 Basketball Goals**

- 2.1 The basketball goal backboard, net, and post must be maintained in good conditions at all times.
- 2.2 If the backboard is mounted onto the roof by use of small, triangular mounting structure, the mounting structure must be painted to match the color of that to which it is mounted.
- 2.3 Backboard must be regulation size.
- 2.4 Must be mounted on garage or placed on the side of the driveway, following a minimum setback to correspond with building line.
- 2.5 Temporary basketball goals must be placed in the backyard of owner when not in use. Temporary goals must not be placed in the street or on other common areas.
- 2.6 Only one basketball goal per lot will be permitted.

## **3.0 Patio Covers/Screen Porch**

- 3.1 Detailed plans must be submitted to the ACC before any construction begins.
- 3.2 If attached to house, cover must be integrated into the existing roof-line (flush with eaves).
- 3.3 If shingles, they must match existing roof design and color.
- 3.4 At no time shall a shingled roof with an unpainted frame be allowed. Frame must be painted to match trim of house.
- 3.5 Patio cover construction materials are as follows:
  - 3.5.1 Painted aluminum (to match trim of house).
  - 3.5.2 Painted wood (to match trim of house).
  - 3.5.3 Wood, such as cedar, fir, redwood, or treated wood need not be painted.
- 3.6 All patio cover materials, i.e., metal, wood, lattice (including roofing) must be completely framed so that no raw edges or materials are visible.
- 3.7 Painted metal or fiberglass roofing may not extend beyond the framing of the cover.

- 3.8 Patio covers must be situated on the lot to provide drainage solely into the owner's lot.
- 3.9 Canvas awnings must be located in the rear of the property and must be approved.

#### **4.0 Room Additions**

- 4.1 Detailed plans must be submitted to ACC before any construction begins.
- 4.2 Exterior materials and colors should match the house.
- 4.3 Room additions may not encroach into any utility easement unless Consent to Encroach has been issued by the utility companies involved. Letters to Consent to Encroach must accompany application, prior to approval.
- 4.4 On an individual basis, the size and shape of the addition will depend on the architectural style and layout of the existing home, the lot size, and how well the room addition integrates with the existing structure.
- 4.5 The roof of the addition must integrate with the existing roof line so as to appear to have been part of the original home.
- 4.6 The addition may be opened to the main structure and be serviced by central heat/air conditioning and electrical.
- 4.7 All such improvements must be designed to the then-current building code standard.
- 4.8 Room additions may be denied for other reasons, i.e., design incompatibility, architectural suitability, etc.
- 4.9 Building permits (as required by the applicable authority) are the responsibility of the owner, as well as compliance with any and all applicable authorities.
- 4.10 The ACC reserves the right, but is not obligated, to inspect approved room additions during construction and upon completion to ensure compliance with the approved plans.

## **5.0 Storm/Screen Doors**

- 5.1 No screen doors on the front entrance of the house.
- 5.2 Storm doors must be approved prior to installation.
- 5.3 The color of the storm door shall harmonize with the exterior of the house.

## **6.0 Decks/Patios**

- 6.1 Decks and Patios should be situated behind the fence in the rear of the property in accordance to the Declaration of Covenants, Conditions and Restrictions. \*
- 6.2 Decks cannot be higher than twelve (12) inches above grade.
- 6.3 If stained or painted, the deck should match or complement the house.
- 6.4 Neither Decks nor Patios shall be situated on a Lot if they pose a problem to the effective drainage of the Lot or a neighboring Lot.

## **7.0 Exterior Painting/Siding**

- 7.1 All paint reviews will be processed within five (5) working days. The ACC Committee will permit a homeowner to repaint using the original color scheme of the home without approval.
- 7.2 Color changes must be approved by the ACC. Color of brick used in the house and color of neighboring houses are considerations for approval.
- 7.3 Exterior paints and stains for each residence shall be selected to complement or harmonize with the colors of the other materials with which they are used.
- 7.4 Wood siding and trim should generally stay within the earth tone color family (i.e. black, brown, tan, beige or gray). Soft and muted earth tone pastel colors are acceptable. The use of white is also permitted.
- 7.5 Extremely bold colors, primary colors, yellow, blue or green pastels are prohibited.
- 7.6 Front doors must be maintained. They may be stained or left a natural wood color. Front doors may be painted an accent color with prior approval.
- 7.7 Exterior Painting/Siding of Houses/Garages
  - 7.7.1 Trim is defined as fascia boards, window casings, door frames, and garage door frames.

7.7.2 Basic house surfaces are defined as siding, gable surfaces, entry door surfaces, garage door surfaces, and soffits.

7.7.3 ACC review is not required if:

\* Original color is used for house and trim; See 7.1

7.7.4 Geometric designs on large surfaces, such as garage doors are not permitted.

7.7.5 No vinyl siding permitted.

## **8.0 Swimming Pools and Spas**

8.1 No pool or spa of any type may encroach into any utility easement unless the utility companies involved have issued Consent to Encroachment. Such Consent must be submitted with the application.

8.2 Any pool or spa must comply with the Declaration of Covenants, Conditions and Restrictions.

8.3 Pools cannot be higher than eighteen (18) inches above grade.

8.4 All pools must be enclosed within a fenced area and in compliance with local ordinances, which exist and/or may be enacted.

8.5 Backwash from all pools must drain into the storm drain and may not be tied into the sanitary sewer lines.

8.6 No above ground pools other than child's play pool.

## **9.0 Antennas.**

9.1 No outside antennas may be installed.

## **10.0 Satellite Dishes**

10.1 No satellite dish shall exceed twenty-four (24) inches in diameter.

10.2 Said satellite dish shall be in solid color only, either white or black or shades of brown, grey or tan.

10.3 Satellite dish must be securely mounted to a base, so as to be able to withstand the effects of high winds or other extraordinary weather conditions. Satellite should be placed in rear of house, generally hidden from street view and such as not to be visible from the front of the lot.

(FCC rules state if carrier's vantage point for reception is in the front of the house, dish is allowed to be placed on roof, i.e. if carrier's vantage point for reception is southern sky and front of home faces south.)

## **11.0 Decorations**

11.1 Christmas decorations, including lighting, may not be placed on the house or in the front yard prior to Thanksgiving Day, and must be removed no later than January 31. All other seasonal decorations shall be limited to a maximum thirty (30) day period.

11.2 Permanently affixed flags such as state or national will be permitted. Flags of a decorative nature can be displayed on holidays and special occasions and must be removed within four weeks after the calendar date of that occasion. These flags must be attached to the residence.

11.3 Lawn furniture and benches must be properly maintained.

11.3.1 Any furniture should be made of ornamental iron, stone or wood or a combination of. No plastic will be permitted in the front Lot or visible from the street.

11.3.2 Any lawn furniture must not be affixed to the property.

11.3.3 Any lawn furniture must be limited one (1) in the front yard or visible from the street.

11.3.4 No swings permitted in the front Lot or visible from the street.

11.4 Sculptures

11.4.1 All sculptures must be approved.

11.5 Birdbaths

11.5.1 All birdbaths must be approved. (Deed restrictions forbid birdbaths in front yards.)

11.6 Fountains

11.6.1 Fountains will not be permitted in the front Lot.

## **12.0 Exterior Lighting**

12.1 Additional exterior lighting should be of a wattage or lumen count that will not adversely affect neighboring homes.

12.2 Directional lights and floodlights must be aimed so as not to shine on or into windows of neighboring homes.

12.3 Yard lights may be gas or electric, single lamp only, with maximum height or eight (8) feet.

### **13.0 Fence and Fence Extensions**

13.1 No higher than eight (8) feet.

13.2 Fence extension requests must be submitted jointly by both neighbors sharing the side lot line and fence, except in the case of a corner lot.

13.3 No painting of fences. Stains must be approved in advance.

13.4 Cedar pickets and treated woods for framing only. No chain link fences will be permitted.

13.5 No split rail fences or decorative fencing is permitted.

13.6 Fences will be installed picket side out to the street with the exception of those Lots against the berm or subdivision property.

13.7 Replacement or repair to fence must be made with similar materials and construction details as use in the original fence.

13.8 Common fences, not facing the street must be in good neighbor fashion. (Flat side alternating in and out on each section.)

### **14.0 Outdoor Carpeting**

14.1 No outdoor carpeting will be permitted.

### **15.0 Burglar Bars**

15.1 No burglar bars will be permitted.

### **16.0 Birdhouses**

16.1 Only permitted in the back yard.

16.2 Maximum height is twelve (12) feet. Birdhouses shall be mounted on either two (2) inch painted metal pole or 4 x 4 treated wood.

16.3 Birdhouses must not exceed more than two (2) per lot.

### **17.0 Landscaping**

17.1 Landscaping must complement the style and architecture of the home and conform to the color scheme of the immediate neighborhood.

- 17.2 Landscaping may be attached to the fence of adjacent property as long as it does not disturb adjacent property.
- 17.3 Landscaping may not be installed in such a manner to change the topography or drainage of the lot which may cause water to spread across any other lot.
- 17.4 Trellises and arbors must not exceed eight (8) feet.

**18.0 EXTERIOR Shutters**

- 18.1 Prior to installation, shutters must be approved by ACC.
- 18.2 Shutters must be an approved color, and must be kept in good condition at all times.
- 18.3 Shutters will be allowed for use on playhouses provided they also comply with the aforementioned requirements for proper location and color.
- 18.4 Outside metal and/or wooden slat-type shutters will be reviewed and approved by the ACC.

**19.0 Solar Screens/Panels/Films**

- 19.1 No solar panels will be permitted.
- 19.2 Solar screens will be permitted based on ACC approval.
- 19.3 Solar window film must be non-reflective.
- 19.4 Sample of window film must accompany each application for approval.

**20.0 Lattice**

- 20.1 Lattice to be placed in the back yard only.
- 20.2 Lattice must not exceed eight (8) feet high off the ground and must be framed.