

Green Hill Manor Architectural Control Guidelines

Note: All exterior improvements to the house or property must be approved by the Architectural Control Committee, including the items listed in the guidelines. Please mail all architectural requests to the management company as noted on the *Architectural Request Application*.

This document is to assist the homeowner in understanding the HOA community covenants, conditions and restrictions.

Fence:

- Maximum height is 48” except for privacy fence. Privacy fence is to be no more than 6’ high from the ground, projects a distance of not more than 20’ from the rear building line of the dwelling unit and not extend outside of the side building lines of the dwelling unit.
- Fence material is to be wood or plastic, but must be at least 25% of the surface area open.
- Thin wire fencing can be used in conjunction with a split rail or similar type fencing for the purpose of enclosing pets.
- Finish - Wood is to be left to weather naturally, painted, or stained to match or complement existing house.
- No chain link fences.

Deck:

- Railing height usually 36” and have approved up to 42”.
- If there is a roof cover, need detail drawings/photographs and specifications; all materials such as shingles, gables, overhangs, etc. are to match the existing home.
- Material to be wood or plastic.
- Finish - Wood is to be left to weather naturally, painted, or stained to match or complement existing house.
- Deck shall extend directly behind and perpendicular with the rear wall of the dwelling unit served by that deck.

Storage Shed:

- Maximum size to be 192 square feet. Materials must be wood or siding with colors to match or complement the existing house. The roof should be the same or complement that of the existing house. Maximum height of the structure to be 14’, measured from the ground to the exterior peak.
- Location always along the rear of the property line, never up close to the house (corner lots - shed will be located in the rear farthest from the street.)
- No overhead type garage doors.

RV/Trailers/Boats/Camp Truck/House Trailer/Similar Vehicles:

- Refer to Document titled “Recreational Vehicle Parking Requirements. (See attached).
- Screening should be 1x6 with a finish which would complement the “curb appeal” of the house.
- RV screening must be gated across the front opening.

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Trash & Recycling Bin Exterior Storage:

- Residents may store trash and recycle containers on the side of their house, in front of the fence line in an enclosed area.
- The enclosure area must have walls to prevent viewing of the containers from the front, side or rear properties.
- The enclosure does not need a top cover.
- The enclosure must be constructed of such material to prevent viewing as mentioned.
- The enclosure may only be used specifically to store trash and recycle containers.
- The enclosure must contain all trash and recycle materials (i.e., trash and recycle materials cannot be stored outside of, next to or on top of the enclosure.)
- The enclosure should be made of solid material designed to blend with the house (i.e., painted wood, siding, or neutral-color plastic/resin.)
- The enclosure may be no larger than 50 inches in height with length and width dimensions commensurate with the storage containers.
- Residents must submit an architectural request for any such structure to include dimensions, structure location and building materials.
- Residents must comply with utilities access regulations.
- Trash and recycle structures will be on the garage side of the house – exceptions may be granted only by the Architectural Committee.

Landscape Ponds:

- Ponds deeper than two (2) feet are required to be completely enclosed by fencing at a height of 48". See fencing requirements.
- Must be in rear yard area of home.

Child Play Equipment (Playhouses, swinging or climbing apparatus):

- The structure must set back from any property line the distance of the height of the structure.
- No horizontal dimensions greater than 28 feet and maximum vertical dimension is 14 feet.
- Maximum size that an enclosed platform can be is 6 feet by 8 feet. An enclosed platform is defined as 50% to 100% enclosed. The enclosure guideline applies to fort/playhouse or similar swing sets.

Clotheslines:

- None, unless using a device located in the rear yard that is removed from view when not in use.

Additions:

- All exterior materials are to match existing home in size, type, colors, style, and texture as well as the roof pitch, eaves, and overhangs are to match the existing home.

Swimming Pools:

- In-ground

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