

# Architectural Design Standards

## **GENERAL**

To ensure that Shakerag Farms remains an excellent place to live where we can all be proud of our homes and shared common areas, the following Architectural standards have been excerpted from the covenants established for our community. These standards will serve as a detailed guide to the Architectural requirements of our community covenants. This design standard is not meant to be contrary to the covenant document. These design standards are fully enforceable.

Homeowners are responsible for maintaining their property in compliance with the Architectural standards and covenants, which will help to ensure that our property values are not compromised.

ACC approval is required for all Architectural changes and modifications to the exterior of a property. This includes all exterior items, landscaping, patios, painting, fencing and interior spaces that are readily visible from the outside. The procedure for submitting an ACC form is on our website.

Once approval is received from the ACC, the homeowner has twelve (12) months from the date of approval to implement the Architectural change.

If a homeowner is uncertain about whether an approval is required, submit the request.

## **Shakerag Farms HOA - Architectural Design Standards**

### **No Canopies, No Tents, Awnings or temporary structure of any kind is permitted No Sheds or Storage unit are permitted**

All permanent structures must submit an ACC form prior to installation.

- Any permanent addition must be of a design that is complementary to the structure to which it is attached to the home and still must be submitted to the board.
- Patio Umbrellas are permitted under 12 feet in size and not seen from the street view.

### **Commercial Vehicles:**

Commercial vehicles are **not** to be stored in the subdivision at any time. The ACC defines "commercial vehicles" as transport truck, moving vans, construction vehicles (i.e. bucket trucks, dump trucks, bobcats, etc.). "Company vehicles" such as pickup trucks, trailers, and large vans.

### **Covers:**

No car covers permitted. Patio furniture covers must meet the following guidelines:

- Covers should be a neutral, earth-tone color. Bright colors are not acceptable.
- Covers for patio furniture should not be seen from the street view.
- No tarps are allowed

### **Woodpiles/Firepits**

No wood Piles allowed. No firepits or outdoor fireplaces. Burning and fires are prohibited.

### **Fences**

All requests for fences must be submitted to the ACC for approval. Generally, wood fences are only approved, "picket fences" will not be approved. No vinyl or metal fences will be permitted. Chain link and barbed wire fences are excluded by covenant. The following additional guidelines apply to fences.

- Fences and their footings are to be installed within a homeowner's property lines. In no case will alleys be permitted between two fences. Homeowner's must connect to each other's respective fences regardless of property lines.
- Fences are permitted in the rear yards only. Fences are not permitted to be constructed in homeowner's front yards or encroach on the sides past the back corner of the home.
- Fences are to be securely constructed using concrete footings and maintained in an upright position and always consist of 4 sides.

### **House Number /Name Plaques and Signs:**

No address, or plaques or signs will be allowed except for 1-2 security system signs. "For rent" or "for lease" signs are not permitted whether outside or inside.

## **Shakerag Farms HOA - Architectural Design Standards**

### **Landscape Borders:**

Modifications to landscape borders and edging must be submitted to the ACC for review, The following guidelines should be used when selecting a landscape border material:

- Landscape bricks can be used, depending on the height. They must be uniformly installed and placed in the design pattern that was originally intended for the property.
- Grey or white stones are **not** acceptable.

### **Landscaping:**

The homeowner is responsible for maintaining and replacing aged mulch and groundcover in their landscape beds, Artificial vegetation, rocks and red mulch is not permitted.

- The original flowerbeds shape and size must remain the same as the builder intended and cannot be changed. Grey drainage material and Rocks are not acceptable.
- Sides and front of the home must have a flowerbed consisting of mulch or pine straw. It cannot be replaced with grass, or any sort of growing ground cover.
- Professional weed control is mandatory for every home.
- Every home must have one tree in the center of the front lawn.
- No fencing of any kind placed around trees, flowerbeds, plants or shrubs

### **Ivy and Vines**

No Ivy, vines or vegetation is permitted to grow on the home, fences, mailboxes or base of trees.

### **Trees and Shrubs**

Cutting a few lower branches off the front tree is permitted, meaning 3-5 branches, anything more, requires ACC approval. Crepe myrtle trees must be maintained with the lower branches removed creating a clean base and cropped in the wintertime. Shrubs need to be tidy and kept at a height below the windows. Overgrown vegetation shall not cover the windows or house.

### **Gardens and Flowerpots**

Excessive Pots, vegetables or Gardens are not permitted in the front, sides or back of the home. All gardens need ACC approval with size being minimal. Shakerag is zoned by the county to be a residential area, agricultural gardening is not permitted.

### **Lights:**

- No Decorative or patio strings are allowed
- Holiday lights are only permitted during the holiday season
- Spot lighting should be limited to four (4) primary lights and two (2) accent lights in the front. Anything in excess of this will require ACC review. Light fixtures must not be readily visible from the street.
- Landscape lighting and Solar lights need ACC approval. They can be placed alongside front flowerbeds. These lights cannot be placed along street-side, front yard, sidewalks or driveways.
- Post lamps and Tiki lights are not permitted.

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### **Lawns:**

All Lawns should consist of Bermuda grass only. No Exceptions.

### **Stepping Stones**

Stepping stones require ACC approval. They are not permitted in the front or side yards.

### **Parking on the Street:**

Vehicles must be parked in the driveways. No parking on the streets, curbs or sidewalks.

### **Playground Equipment:**

Playground equipment must be approved by your ACC prior to installation. The following guidelines apply:

- Play equipment must be of the wooden variety. Metal swing-sets will not be approved,
- Play equipment is only permitted in the back yard with a fenced in yard.
- The location of the play equipment must be at least twenty feet away from the property line and not visible from the street.
- Trampolines must be located in the center backyard and as far away from neighboring properties as possible. Trampolines must be enclosed with a privacy fence. They must have ACC approval, please submit form
- No Basketball goals allowed
- No soccer, golf, or Sports nets of any kind allowed

### **Statues:**

No Statues are allowed.

### **Storm Doors**

A storm door must go through ACC approval. Silver-finish aluminum doors and/or screen doors are not permitted.

### **Trees and Tree Removal**

Trees should not be removed from an individual property without prior written approval from the ACC. The following guidelines apply to tree removal

- No Fruit trees or vegetables are permitted on the front or side of the property. Fruit trees and vegetables must be kept minimal with 1 fruit tree only allowed in the backyard and needs ACC approval.
- Every home must have a tree in the center of the front lawn.
- Trees and Vegetation must be 8-12 feet away from neighboring properties or fences
- Once a tree has been removed, the stump should be ground down or removed such that it is no longer visible,
- Planting New trees, Shrubs, adding additional flowers or plants must have ACC approval

## Shakerag Farms HOA - Architectural Design Standards

### **Mailboxes and Window Boxes**

- No Window boxes allowed
- No Artificial vegetation is permitted.
- No growing ivy, tall flowers, shrubs or decorative ornaments on or near the Mailboxes

### **Window Treatments:**

The exterior side of window treatments must be "white or off-white". For the purpose of these guidelines, the term "off-white" includes variations of white (i.e. shades of "eggshell", beige, or light grey) which are neutral in appearance. Foils, wood-tone finishes on blinds and dark curtains/window dressings are not acceptable.

### SUMMARY:

	<b><i>ITEM</i></b>	<b><i>CONDITION</i></b>
<b>1</b>	Permanent Basketball Goal	<b><i>Not Permitted</i></b>
<b>2</b>	Second "Box" next to Mailbox	<b><i>Not Permitted</i></b>
<b>3</b>	Sheds and exterior storage containers.	<b><i>Not Permitted</i></b>
<b>4</b>	Signs	Not permitted except for a "For Sale" sign and a security system sign as described in " <i>Community Standards</i> "(above).
<b>5</b>	Tall Reflectors at Driveway	<b><i>Not Permitted</i></b>
<b>6</b>	Tarp covered items,	Not permitted except as noted in the " <i>Community Standards</i> "(above)
<b>7</b>	Landscaping Rocks	<b><i>Not Permitted</i></b>
<b>8</b>	Wind Sticks & Pinwheels (front yard)	<b><i>Not Permitted</i></b>
<b>9</b>	Window Fans & Window Air Conditioners	<b><i>Not Permitted</i></b>

	<b><i>ITEM</i></b>	<b><i>CONDITION</i></b>
<b>1</b>	Awnings & Canopies, Gazebos, Pop up tents	Not Permitted
<b>2</b>	Basketball Goals	Not Permitted
<b>3</b>	Children's Swing Sets, Trampolines, & Play Equipment	Submit for approval, Swings sets and play equipment should be constructed of wood.
<b>4</b>	Children's Forts/tree houses	Not permitted
<b>5</b>	Dog Houses	Not permitted
<b>6</b>	Fences	Submit for approval - refer to the " <i>Community Standards</i> " (above).
<b>7</b>	Flags	Submit for approval.
<b>8</b>	Garage Door Replacements	Submit for approval.
<b>9</b>	Landscape Beds	Submit for approval.

## Shakerag Farms HOA - Architectural Design Standards

<b>10</b>	Landscape Borders	Submit for approval — refer to the "Community Standards" (above).
<b>11</b>	Landscape Lights, Solar lights	Submit for approval.
<b>12</b>	Landscape Walls/Borders	Submit for approval.
<b>13</b>	Lattice Work	Not permitted.
<b>14</b>	Patio and Deck Extensions	Submit for approval.
<b>15</b>	Painting of the home/Fence painting	Submit for approval
<b>16</b>	Planter Box Attached to Dwelling	Not permitted
<b>17</b>	Ponds/Jacuzzi/Pools/Water Falls	Not permitted
<b>18</b>	Storage Sheds and Outbuildings	Not permitted
<b>19</b>	Storm Doors	Submit for approval
<b>20</b>	Trees - Removing or Planting	Submit for approval.
<b>21</b>	Trellises and Pergolas	Not permitted
<b>22</b>	Window Boxes	Not permitted

### **VIOLATIONS**

The management company provides inspections on behalf of the Board and the ACC twice each month. When violations are recorded, they will send a letter to the homeowner outlining specific violations and any action required to correct each violation.

If a self-help warning is sent to the homeowner stating a timeframe in which their violation **must** be corrected. After this date, Self- help will be done. This means the board hires a company to fix the violation and bills the homeowners HOA account. The homeowner is responsible for the full bill plus administrative fee. Self-help fees will not be up for consideration of waiver. Trespassing laws do not come into effect with self-help as this is fully enforceable per the governing documents.

After proper notice has been given to the homeowner, at the Board's discretion, the Association's attorney will send a certified letter advising the homeowner that a lien will be placed against their property. If the violation is serious enough, the Board, should they also choose to do so, may file suit against the homeowner.

Our goal is to keep our neighborhood one that we can all enjoy and where we can be proud to live. Each homeowner has made an investment in this community and wants to preserve their investment. If we work together, follow the above guidelines, and are mindful of our neighbors this goal can be easily accomplished. The ACC is looking forward to working with you and preserving our community.