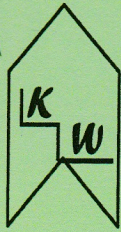


KEEGANS WOOD HOME OWNERS ASSOCIATION

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Deed Restrictions and Architectural Control Guidelines



**KEEGANS WOOD HOA**

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*This booklet is only a summary. For a complete copy of the Declaration of Covenants, Conditions, and Restrictions, please contact Keegans Wood HOA, 9600 Keegans Wood Drive, Houston TX 77083, 281-568-7554*

# Table of Contents

Introduction	1	Decorative Lighting	10
AC/DC General Objectives and Responsibilities	1	Dog Run	10
Summary of Deed Restrictions	2	Exterior Lighting	11
Architectural Control	3	Exterior Painting - Changing Color	11
Deed Restriction, Architectural Guidelines, and Assessments	3	Exterior Painting - Same Color	11
Architectural Control Guidelines	3	Fences and Walls	12
Assessments	4	Flagpoles	13
Amendments to the Architectural Control Guidelines	4	Gates and Gate Covers	13
What must have Architectural Control Approval?	4	Gutter and Downspouts	13
Maintenance	4	House Numbers	13
Architectural Control Committee Review Criteria	4	Mailboxes	14
Description of Types of Houses in Keegans Wood	6	Patio Covers and Ground Level Decks	14
How to make and application to the Architectural Control Committee	6	Play Equipment	15
Specific Deed Restrictions and Requirements	7	Recreation Equipment and Basketball Goals	15
Major Exterior Alterations	7	Reroofing	16
Application Requirements for Exterior Alterations	7	Shutters	16
Room Additions	8	Sidewalks	16
Garages	8	Signs	17
Driveways and/or Parking Pads	8	Solar Collectors	17
Porches	8	Storage Sheds (Out Building)	17
Greenhouses	8	Storm and Screen Windows and Doors	18
Antennas	9	Swimming Pool, Spa and Saunas	18
Attic Ventilators and Wind turbines	9	Vinyl and Aluminum siding	19
Awning and Trellis Work	9	Windmills	19
Birdhouses	10	Window Air Conditioners	19
Clotheslines	10		

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## Architectural Control

Each proposed change or addition to the exterior of house or property (other than landscaping) must be reviewed and approved by the Architectural Control Committee. All exterior modifications must be approved, including, but not limited to, such items as paint colors, installation of roof vents, antennas, patio covers, screen doors, storm windows and doors, fences, storage building and room additions.

## Deed Restriction, Architectural Guidelines, and Assessments

Basic control for maintaining the quality of design in Keegans Wood comes through the Declaration of Covenants, Conditions, and Restrictions: Section I was filed on 12/12/80 in the Real Property Records of Harris County, Texas, under Harris County Clerk's File No. G791771 and filed on 12/15/80 in the Real Property Records of Fort Bend County, Texas, under Fort Bend County Clerk's File No. 39164. Amendments were subsequently filed in the Real Property Records of Harris County on 6/18/81 under Clerk's File No. H017532, 10/21/82 under Clerk's File No. H690221, and on 8/1/84 under Clerk's File No. J629372 (additional references to Fort Bend County Clerk's File Numbers are omitted). Section II annexation of Section I Declaration of Covenants, Conditions, and Restrictions was filed in the Real Property Records of Harris County, Texas, on 9/10/82 under Clerk's File No. H609865 and the Declaration was filed on 9/21/82 under Clerk's File No. H688254. An Amendment was subsequently filed on 8/1/84 under Clerk's File No. J629373 (references to Fort Bend County Clerk's File Numbers are omitted). Section III annexation of Section I Declaration of Covenants, Conditions, and Restrictions was filed in the Real Property Records of Fort Bend County, Texas, on 10/5/83 under Clerk's File No. 49359 and the Declaration was filed on 9/29/83 under Clerk's File No. 47692. Amendments were subsequently filed on 1/13/84 under Clerk's File No. 2165 and on 8/1/84 under Clerk's File No. 37527. All Declaration of Covenants, Conditions, and Restrictions and all Amendments were filed by the subdivision developer a joint venture between General Homes and the First Management Corporation.

These documents are a part of every deed of home ownership in Keegans wood.

These declarations established the Keegans Wood Homeowners' Association (KWHO) and the Architectural Control Committee (ACC) as the governing body for maintaining quality of design.

## Architectural Control Guidelines

These Architectural Control Guidelines ("Guidelines") are a detailed explanation of the deed restrictions and are enforced to ensure that the quality of design is maintained in the Keegans Wood Subdivision.

## Assessments

As provided in the Declaration of Covenants, Conditions and Restrictions, all homeowners are required to pay an annual assessment. Applications for home improvements will NOT be approved when assessment is delinquent.

## Amendments to the Architectural Control Guidelines

These guidelines may be amended. It is anticipated that the changes will probably be additive and will not involve substantive changes of existing Guidelines. However, these, too, may be changed to reflect the changing conditions of the subdivision.

## What must have Architectural Control Approval?

Any exterior modification which alters the appearance or structure of the property must have prior Architectural Control Approval.

Article IV, Section 1 of the Declaration of Covenants, Conditions, and Restrictions:

"No building shall be erected, placed on any Lot until the construction plans and specification and a plot plan showing the location of the structure, have been approved in writing as to the harmony of exterior design and color with existing structures, as to location with respect to topography and finished ground elevation, and as to compliance with minimum construction standards by the Architectural Control/Deed Restriction Committee of Keegans Wood Subdivision"

## Maintenance

Property ownership includes the responsibility for maintenance of all structures and grounds, which are a part of the property. This includes, but is not limited to, items such as mowing grass, removal of trash and structural maintenance. Maintenance reflects the visual character and economic value of the property and neighborhood and in some cases, safety.

## Architectural Control Committee Review Criteria

Evaluation of the particular design proposal includes consideration of the characteristics of the residence type and the individual site, since what may be acceptable design of an exterior in one instance may not be for another.

Design decisions made by the ACC in reviewing applications are not based on personal opinion or taste. Judgment of acceptable design are based on the following criteria, which represent in specific terms, and



general standards of the Declaration of Covenants, Conditions and Restrictions as well as additional Standards and Guidelines as determined by the ACC.

#### **Conformance with Restrictions**

All applications are viewed to determine if the project is in conformance with the Declaration of Covenants, Conditions, and Restrictions and the Architectural Control Guidelines.

#### **Validity of Concept**

The basic idea must be sound and appropriate to its surroundings

#### **Design Compatibility**

The proposal/improvement must be compatible with the architectural characteristics of the application's residence, adjoining residences and the neighborhood. Compatibility is defined as similarity in architectural style, quality of workmanship, similar use of materials, colors and construction details.

#### **Location and Impact on Neighbors**

The alterations should relate favorable to the landscape, the existing structure, and the neighborhood. These concerns are access, view, sunlight, ventilation and drainage. When a proposed alteration has possible impact on adjacent properties, it is suggested that the applicant discuss the proposal with the neighbors prior to submitting an application.

#### **Scale**

The size of the proposed alterations should relate well to the adjacent structures and its surroundings.

#### **Color**

The color and scheme to be used in painting a residence shall be consistent with the overall scheme in this subdivision. For further explanation, refer to "Exterior Painting", Pages 11 & 12.

#### **Materials**

Workmanship is a standard that is applied to all exterior alterations. The quality of work shall be equal to or better than that of the existing structure and surrounding area.

Any addition or modification which would meet these guidelines and standards, but which is erected in an unworkmanlike manner and which detracts from the overall appearance of the subdivision, shall be deemed to have been erected in opposition to the approval of the ACC, and the Board of Directors shall proceed as if a violation of the Deed Restrictions has occurred.

#### **Timing**

All modification and addition to existing structures must be completed within sixty (60) days from the time construction is initiated. Construction must begin within one (1) year of approval; otherwise, you must reapply to the ACC for approval.

#### **Items Not Covered**

Any architectural request not covered by these guidelines shall be reviewed and a decision made based on the governing documents the subdivision.

PLEASE NOTE: just because an item is not specifically covered or listed here does not mean that the item is automatically approved or does not require approval.

## Description of Types of Houses in Keegans Wood

Single Family Detached (Section III) One and Two Story

Single Family Side Yard Concept Option (Section III) Courtyard (One Car Garage)

Single Family Zero Lot Line, Detached (Section I and II) Patio

Single Family Zero Lot Line, Attached (Section I and II) Duplex (Gemini)

## How to make and application to the Architectural Control Committee

Applications for exterior changes may be obtained from the KWHOA Office. Completed applications should be sent to the KWHOA Office, which will be forwarded to the ACC for review at its next scheduled meeting.

The ACC will only consider written requests for residential alterations. Requests shall be submitted on the approved form. A sample application is included at the end of this manual, which indicated the information required. Perhaps the most difficult part of the application is providing an adequate description, if the application is not clear the ACC may request additional information, request the homeowner attend a meeting.

If the application is rejected, the homeowner is free to request that the ACC reconsider their position. The homeowner must submit any additional information which will clarify any questions.

#### **Site Plan**

A site plan is most easily prepared by submitting a copy of the property plat. Proposed changes and existing alterations should be indicated, including dimensions and distances form adjacent property and residences. Most property plats are issued at the closing of your home. If you do not have a property plat, please contact the KWHOA office for a copy.

#### **Material and Color**

Samples of the materials and colors to be used shall be provided with the application. Where materials and /or colors are compatible but different from those of the existing structures, samples of color chips shall be submitted.

#### **Drawing and Photographs**

A graphic description shall be provided; this can be in the form of manufacturer's literature photographs, scaled freehand or mechanical drawings and should be applicable to the type of alterations being done. The amount of detail described should be consistent with the complexity of the proposal. Relations of major architectural features such as existing and proposed roof lines, window sizes and alignment, building heights, roof slopes, etc. shall be shown as they affect the residence.



## Specific Deed Restrictions and Requirements

### Major Exterior Alterations

- Major exterior alterations are, in general terms, considered to be additions or subtractions to an existing structure.
- In designing major alterations, the compatibility of scale, materials and color of the residence being altered and the adjacent residences are of primary consideration.
- The pitch of roofs shall match the pitch of the roof on the application's residence.
- The location of major alterations shall not interfere with the views, amount of sunlight, natural ventilation or drainage of the adjacent property.
- New windows and doors should be compatible with the type used in the applicant's residence and should be located in a manner which will relate well with the location of existing openings in the residence.
- Changes in grade or other conditions that will affect drainage must be indicated. Approval will be denied if adjoining properties are affected by changes in drainage.
- Construction material shall be stored so that impairment of views from neighboring properties including the street view, is minimized. Excessive construction materials and debris shall be immediately removed after completions of construction.
- All alterations must be completed within sixty (60) days from the initial date of the construction.

### Application Requirements for Exterior Alterations

Major alterations represent a substantial undertaking, both in terms of cost and advance planning. An application for approval must be submitted.

- The application to the ACC shall include as much information as practical, but must include the following:

- Property plat and floor plan
- Foundation plan
- Side and rear elevations
- Section and details as required
- Identify building material types and colors
- All pertinent dimensions
- Roof pitch
- Windows and door sizes and locations

### Room Additions

- Major features of the residence such as horizontal and vertical line, projections and trim details should be reflected in the room addition design
- The room addition shall be referenced with dimensions to the property lines, easement, setback lines and existing structures.
- Roof shingles should match as closely to existing shingles as possible and shall be of uniform design and color on all portions of the entire roof.
- The addition to any residence shall not reduce to less than 50% the amount of brick veneer around the outside perimeter of the residence unless approved in writing by the ACC.

### Garages

The additions of detached garages and carports to accommodate motor vehicles is not permitted as an addition to an existing property with a residential structure that has a garage carport.

Detached garages and carports on a Gemini (duplex) must adhere to the setbacks, easements, and proper placement (three (3) feet from the property line) in planning and construction for approval to be given. Southern Building Code specifications must be followed.

### Driveways and/or Parking Pads

- Only welded wire fabric or rebar reinforced concrete material will be approved.
- Must indicate where a driveway and/or parking pad is to be added. The driveway and/or parking pad must be placed within the setback and easement requirements.

### Porches

Porches placed on the rear or side of a residence shall be considered a room addition and shall be governed by that section. (Refer to Room Addition section)

### Greenhouses

- Attached greenhouses shall comply with all requirements of room additions. (Refer-Room Addition)
- Detached greenhouses shall comply with all requirements of out buildings. (Refer- Storage Sheds)

## Antennas

Antennas will be allowed only if they do not extend above the ridge of the roof and are not visible for the street the house faces or the side street if it is a corner lot. (Subject to the rules and regulations of 47 C.F.R.)

- Antenna application requirements, to include but not limited to:

Property plat showing location of antenna on it  
Information on material, color, size and installation  
Estimated completion time

## Attic Ventilators and Wind turbines

Attic ventilators or other mechanical apparatus requiring penetration of the roof should be as small in size as functionally possible. Vents shall be installed in accordance with manufacturer's printed guidelines.

- Attic Ventilator application requirements, to include but not limited to:

Property plat  
Information on material, size and installation  
Estimated completion time

## Awning and Trellis Work

All awnings and trellis work, if to be used for landscape purpose, requires an application. Give details as to color and material to compliment the residence.

- Awning and Trellis work application requirements, to include but not limited to:

Property plat showing dimensional relationship to property lines, fences, existing structure, setback lines, utility easements and topographic information which describes the present and proposed drainage patterns, if applicable  
Manufacturer's information on material, size and method of installation  
Estimated completion time

## Birchouses

Birchouses shall be maintained and of a color compatible with the residence. Maximum height shall not be greater than eighteen (18) feet.

- Birchouse application requirements, to include but not limited to:

Property plat showing location of birchhouse  
Graphic description of the birchhouse including dimensions  
Estimated completion time

## Clotheslines

The drying of clothes in full public view is prohibited. (Refer Declaration of Covenants, Conditions and Restrictions, Article III, Section 13)

## Decorative Lighting

- All exterior decorative lighting shall be removed within thirty (30) days following a holiday.
- No application is required

## Dog Run

- Dog Runs must be located inside the fence line. The backyard shall be enclosed by a six (6) foot wooden privacy fence.
- Chain link fences not exceeding six (6) feet will be considered for a dog run if the yard has a six (6) foot wooden, (or brick for patio homes), privacy fences around it.
- Dog Run application requirements, to include but not limited to:

Property plat showing location of the dog run  
Information on material, and size  
Estimated completion time



## Exterior Lighting

- Applications for exterior lighting (excluding landscape lighting) shall include wattage height of fixture above ground and a complete description of the fixture including materials and where it will be placed on the property. Wiring should not be visible.
- No exterior lighting, including security lighting, shall be directed outside the applicant's property
- Lighting fixtures, which are proposed in place of the original fixtures, shall be compatible in style and scale with the applicant's residence.
- Exterior Lighting application requirements, to include but not limited to:

Property plat showing location of the light(s)  
Information on material, size and installation  
Estimated completion time

## Exterior Painting - Changing Color

- The colors and scheme to be used in painting a residence shall be consistent with the overall scheme of this subdivision.
- Sample of colors shall be submitted with the request for architectural approval.
- Color changes apply to doors, shutters, trim, gates, roofing and other aperture structures.
- Applications shall indicate area(s) to be painted, color chips and if it is to be changed, the color of the existing brick.

## Exterior Painting - Same Color

Exterior paint is limited to two colors. The main body of the house can be one earth tone color and the trim paint can be the same color. Or the trim paint can be lighter shade than earth tone or darker shade earth tone of the same earth tone that the main body of the house is painted.

- Patio Homes: may be painted their original color or they may be painted in earth tones only.
- Duplex Homes: May be painted their original color or in earth tones only.
- Courtyard Homes: may be painted their original color or in earth tones only
- One and Two Story Homes: may be painted their original color or in earth tones only.

- Garage Doors: will be the same earth tone color as the main earth tone color of the house or the same earth tone color that the garage door time is painted.

**An application is NOT required if the original color, previously not in violation, is being used to repaint the residence.**

- Exterior Painting application requirement, to include but not limited to:

Color samples

Estimated completion time

## Fences and Walls

Fences shall be of wood or brick construction not to exceed eight (8) feet in height. Post shall be cedar, treated pine, redwood or approved materials. Posts shall be set with one-half sack of concrete or compacted pebbles.

Brick walls must be replaced with either brick or the \*Board Approved fence. (A picture of the fence dimensions and directions for building the Board approved fence can be obtained from the KWHOA Office.)

**\* The Board Approved fence has been chosen because when this fence is built to specification it is expected to last for 50 years. The Board Approved fence has a 'rot' board along the bottom and a 'cap' across the top of the fence. The 'rot' board and the 'cap' may have to be replaced, but this is a minimal expense. The 'rot' board and the 'cap' protect the pickets. Pickets are the main expense of a fence; when the pickets fail, the entire fence fails.**

- Fences and Wall application requirements, to include but not limited to:

-Property plat showing relationships to adjacent property lines, residences and area to be enclosed.

-Fence material

-Dimensions from property lines

-Drawing showing area to be enclosed

-Any additional information, which would be helpful in evaluating the request.

-Since fencing on property lines affect neighboring properties, it is required that fencing schemes be discussed with neighboring homeowners and that their comments and signature be included with the application.

-In the case of fencing which adjoins neighboring property, the application should be submitted jointly with your neighbor.

-Fences and wall shall NOT be painted. Water sealant is permitted.

-Estimated completion time



## Flagpoles

Application must be made for flagpole installation. Maximum height shall be eighteen (18) feet.

- Flagpole application requirements, to include but not limited to:

Property plat showing location of the flagpole

Type of mounting used

Estimated completion time

## Gates and Gate Covers

Gates must be maintained in good working order. Any modifications to gates, such as covers and color require an application. Gate cover material shall be such that it matches the aesthetics makeup of the residence. Material shall include wood or metal appropriate to the design of the gate.

- Gates and Gate Covers application requirements, to include but not limited to:

Location and dimensions

Gate cover material

Estimated completion time

## Gutter and Downspouts

- Gutters must be painted the same color as the residence or the time thereon and shall be kept in good repair.
- Gutters shall NOT be removed from the residence
- Gutters shall NOT adversely affect drainage on adjacent property
- No Application is required

## House Numbers

- House numbers shall be legible but should not be of a size and color which is appropriate for the residence.
- Numbers shall not be painted on, but MUST be attached.
- No application is required.

## Mailboxes

- Mailboxes are a functional necessity which are located in a highly visible location requiring a straightforward design on simple work or brick which is color compatible with the house trim. Mailboxes are only in front of the patio and duplex homes in Section I.
- Mailboxes must meet U.S. Post Office standards.
- Any changes to the mailbox structure must be approved by the ACC.
- Mailboxes must be maintained in a manner so as not to distract from the overall appearance of the property or of the neighborhood.
- Mailbox application requirements, to include but not limited to:

Property plat showing the position of the mailbox.

Information on material, size and rough drawing or manufacturer brochure.

Estimated completion time

## Patio Covers and Ground Level Decks

Patio covers shall not extend beyond the horizontal run of the eaves (rain gutter) and shall not exceed eight (8) feet in height above the deck or patio except on sloping eaves.

All decks and patio covers are subject to setback (3') and easement (8') requirements. Letters of permission from all utility companies must be included in application.

Materials should be brick, wood or other approved building substance.

- Patio Cover and Ground Level Deck application requirements, to include but not limited to:

Property plat showing the dimensions, relationship to applicant's residence or any other existing structure property lines, setback lines, utility easements and topographic information which describes the present and proposed drainage patterns.

Description of material including color

Scaled drawings describing the plan, elevation (minimum of two elevations) and the intent of the proposal.

Details of railing, posts, stairs, benches and other details as required to clearly describe the proposal.

Details of changes to windows and doors, if applicable

Change to existing draining patterns, if any.

Estimated completion time



## Play Equipment

Play equipment shall not exceed an overall height of nine (9) feet.

No structure shall be placed so as to encroach upon any dedicated easement.

Consideration will be given to lot size, equipment size, design and amount of visual screen, with respect to impact on adjacent properties.

Elevated forts and other structures are not allowed.

## Recreation Equipment and Basketball Goals

Basketball goals may be secured directly to the residential structure on a hip roof above the garage or on the gable above the garage. Basketball backboards shall not be allowed in backyard except in duplexes. The backboards shall be regulation size and height and not encroach upon the building setback line of the lot.

Backboards shall be painted the same color as the residence or residence trip or may be basic white.

Freestanding basketball goals must be on the metal breakaway pole and located so as to minimize impact on adjacent properties. Basketball backboards and poles shall be maintained in good repair at all times.

Other recreational equipment not addressed will be evaluated based on official documents.

- Recreation Equipment application requirements, to include but not limited to:

Property plat showing the dimensional relationship to property lines, fences, existing structures, setback lines, utility easements and topographic information which describes present and proposed drainage patterns.

Drawings photographs and product literature of the proposed recreation equipment.

Color and materials. Description of type of pole and method of installation for basketball goals.

Estimated completion time

## Reroofing

Submit type, manufacturer, weight and color. Indicate whether roof will be put over existing roof and the color of the trim and brick, if the new roof is different color.

- Reroofing application requirements, to include but not limited to:

Product literature describing type, weight and color.

Indicate whether the roof will be put over the existing roof.

Color of the trim and brick, if the new roof is a different color.

Estimated completion time

## Shutters

Decorative shutters that are added to the residence shall be compatible with the style of the residence and shall be of proper proportions to match the windows to which they relate.

Colors shall match the colors of the house and trim.

- Shutter application requirements, to include but not limited to:

Location on house and color samples of paint, siding or brick

Manufacturer's information of size and material (photo if possible).

Estimated completion time

## Sidewalks

Sidewalks shall be constructed of concrete. Sidewalks may be constructed from the front walk of the Gemini homes to the driveway. Sidewalks shall be a maximum of three (3) feet wide and maximum of ten (10) feet from the front of the house (duplex).

- Sidewalk application requirements, to include but not limited to:

Property plat showing the position of the sidewalk.

Estimated completion time

## Signs

No "For Sale" or "For Rent" sign exceeding five (5) square feet shall be erected on any residential lot.

"Beware of Dog", "No Trespassing" or security signs shall be larger than 12" x 16" and shall be attached to the building structure. The building structure includes the fences and gates.

Signs posted on common grounds in Keegans Wood should not remain for over seven (7) days and must not exceed 12" x 16" (for example, "Garage Sale").

No application is required.

## Solar Collectors

Solar collectors shall be installed in accordance with the manufacturer's instruction.

- Solar Collector application requirements, to include but not limited to:

Property plat

Roof plan showing location of panels.

Elevation of residence indicating how the panels will be elevated.

Estimated completion time

## Storage Sheds (Out Building)

Well located and designed storage sheds can enhance individual property by concealing many cluttered objects such as gardening tools, trash cans, bicycles, etc.

- Storage sheds shall be located so that views from other properties and the street shall always be considered.
- No building shall be placed so as to encroach upon any dedicated easement.
- The width of any building shall be limited so that established draining patterns will not be interrupted
- The sides of the building shall NOT exceed the height of the fence and no peak shall exceed nine (9) feet in height.
- Sheds must be a size which is appropriate to the size of the property and which are architecturally compatible with the residence.



- The color of the building shall be in harmony with the existing color of the residence and the surrounding neighborhood.
- On the Patio Homes, building must be on the side of the house and not in the courtyard. The courtyard is defined as the portion of the property between the front wall, side wall, front of the house and the side of the carport. For all other home, building MUST be in the back of the home.
- Storage Shed application requirements, to include but not limited to:
  - Property plat showing dimensional location to adjacent property lines, setback lines, utility easements, existing structures and topographic information which describes present and proposed drainage patterns.
  - Description of material, and size including color.
  - Scaled drawing and written specifications describing the plan and elevation (minimum of two elevations), and the intent of the proposal, foundation plan with details, as required and all pertinent dimensions and pitch of roof.
  - Estimated completion time

## Storm and Screen Windows and Doors

Energy conservation measures should and can be done without compromising the visual quality of the neighborhood.

- Storm doors and screen doors are allowed provided that they are maintained and complement the rest of the residence. Wood frame windows and doors must match the house color.
- Reflective solar film shall be permitted only as long as it remains in good repair and the color does not distract from the neighborhood.
- Storm and Screen Windows and Door application requirements, to include but not limited to:

Drawing, photographs, and/or product literature which describes the proposed door(s) or window(s), including color.

Location of window(s) or door(s); i.e. front door, west windows, etc.

Estimated completion time

## Swimming Pool, Spa and Saunas

This section of guidelines is directed toward all pools spas, and saunas, whether below or above ground. The homeowner shall consider safety within the pool area as well as the impact of increased noise levels on adjacent property.

- Swimming pools, spas and saunas will be evaluated in regard to location.

- The pool, spa or sauna and any mechanical equipment must be contained within enclosures by a minimum of six (6) feet enclosure, which shall conform to the portion of these Guidelines pertaining to fencing.

- Pool, Spa or Sauna application requirements, to include but not limited to:

Property plat showing the dimensions of the pool, spa or sauna, deck fence area and the relationship to the applicant's residence, property lines, setback lines, utility easements and any other existing structure on the property.

The contractor's construction document, pertinent information regarding the construction of a fence. Refer to the section on fences for the required information.

Estimated completion time

## Vinyl and Aluminum siding

- Siding shall be installed in accordance with the manufacturer's printed guidelines.
- Color shall match as close as possible to the original color of the structure.
- Vinyl and Aluminum siding application requirements, to include but not limited to:

Color Samples

Estimated completion time

## Windmills

Windmills are not permitted.

## Window Air Conditioners

Window air conditioners are subject to consideration in cases of health and safety. Window air conditioners must not be seen from the street or above the first level and are permitted only at the rear of the residence.

- Window Air Conditioner application requirements, to include but not limited to:

Property plat showing the position of the unit.

Size and method of installation (how unit is to be mounted)

Estimated completion time