General items.

Your ADA is being approved per information provided by you. All exterior projects approved must follow the covenants and guidelines. District management or board members cannot authorize any changes of the covenants and guidelines. The ADA approval does not give any type of variance from the covenants and or guidelines. Follow covenants and guidelines on all projects such as off-sets, required drainage, building requirements of homes or any structures on the property such as sheds, playgrounds etc., tree and shrub planting, along with district approved fencing to name a few items. If unsure contact the district.

Keep tree's 5 feet off all property lines.

Trees shall be no less than two (2) inch caliper when installed, if planted in the tree lawn, make sure tall growing trees as not to have low branches blocking sidewalk. No ornamental trees in tree lawn area.

Keep shrubs at least 3 feet from all property lines.

Keep Shrubs 3 feet from utility boxes, 10 feet from transformers. Tress 10 feet from utility boxes.

Planter box 3 feet from fence/property lines.

Keep designed drainage flows for lot, some lots have a drainage easement down the side, watch for this. Most lots have a 2 ½ to 5-foot drainage easement.

Sheds, patios, pergolas and decks a least 5 feet from property lines. Not in easements. Pergolas, decks, sheds or any structure connected to the home, must get permits.

Trampolines and play structures should be anchored to the ground due to high winds.

Fire pits, new rule 15 feet away from all property lines. (Smoke can be an issue for neighbors)

As a side note: When you call for locates at 811, most utilities are marked in the front lot.

If you live on a corner lot, sometime utilities will run down the side of the lot.

If you put in new fence or staining existing fence, see approved stain.

Do not remove District fence or drive across district property.

District fence cannot be changed or added to. Builder installed fence cannot be changed.

Above grounds pool that are deeper than 24 inches require a permit from the Town.

Please review guidelines on the web site to make sure landscape plans is within guidelines in case something was missing, or plan was un-clear.

SHEDS: ACC approval is required. Materials, including siding, roofing and trim materials, shall be the same materials as on the exterior of the residence. Rubbermaid, plastic and aluminum sheds are not permitted. Sheds shall be allowed only in rear yards and must be screened from view by a fence as much as possible. Sheds must be the same color as the exterior of the residence, unless otherwise approved by the ACC. Sheds shall not be more than eight feet, six inches (8'6") in height at the peak, nor larger than 120 square feet (10'x 12'). Your shed location should be at least five (5') foot off property lines. The ACC, in reviewing the application for shed approval, shall consider lot grade, lot size, fence locations, landscape screenings, etc., in granting any approvals for a shed. Only one shed will be allowed per Lot. SHED MUST BE MADE WITH WOOD MATERIL, NOT PLASTIC, Aluminum OR VINYL.

FYI: Not our code, but since shed is close to the home, it is recommended to put fire rated board on side closest to the home.

General items.