

## **ARCHITECTURAL GUIDELINES FOR HARRINGTON HOA (not all inclusive)**

Your neighborhood CCR's and Bylaws are the recorded governing documents but these guidelines will be used by the Architectural Review Committee to assist in reviewing all requests. Turn-around time is typically within 2 weeks but defer to CCR's for specifics.

### **ALL IMPROVEMENTS MUST BE SUBMITTED AND APPROVED PRIOR TO BEGINNING WORK**

**FENCES** - Fences are usually constructed by the builder or homeowner **AFTER CLOSING.** **ALL FENCING MUST BE SUBMITTED TO ARCHITECTURAL REVIEW COMMITTEE BEFORE CONSTRUCTION**

**Types of fencing allowed in your neighborhood includes (but may not be limited to):**

- Wood, but must be stained clear or neutral to oak color. Standard "dog-eared" fencing will be allowed.
- White vinyl, light or neutral vinyl
- Black Aluminum **OR** other metal, wrought iron or stone
- Maximum height of 6'

Fences are to be placed no closer to the street than the middle of the house on any lot unless restricted by CCR's. When installed, fencing should be **ON** the property line (within 6"-12" or as recommended by installer), OR connected to a neighboring fence (**WITH PERMISSION**), OR set back a minimum 3' inside the property line to allow for proper maintenance of the yard as well as fence.

Typically, corner lot fencing must stop at the side yard setback line and not extend to the property line. **DO NOT ASSUME THAT CORNER LOTS WILL ACCOMMODATE LARGER FENCED YARDS.**

Sometimes fencing is approved over/through easements. Homeowners should be aware that if access is ever and if fence removal is necessary it will be at owner's expense, and replacement, if warranted/allowed, will also be at owner's expense. Further, installation must not interfere with drainage patterns in any way.

**YARDS** - If you have a lot maintained by HOA, homeowner needs to make arrangements to leave gate open for access on scheduled maintenance days. (\*This does not apply to this neighborhood)

**SHEDS** - Sheds must match or compliment the exterior of home. Typically limited to 144 SF and only one story tall. They CANNOT be placed on any lot nearer to the front or side property line than the setback line. The location {behind the house} **must** be approved by ARC. Sheds must have proper underpinning or be on a foundation. (**Exposed concrete blocks are not allowed**). Metal or resin buildings are usually not permitted.

**SOLAR PANELS** - Solar panels will be reviewed on an individual basis and IF approved, they must be installed on the rear of the home where they are not visible from the road or adjacent lot. Please note in some cases installation of these panels may void your roof warranty. Speak with your builder first.

The following requests are more likely to receive quick approvals but still require submittal to the ARC- **pergolas, front door changes, landscape modifications, covered porches.**

Other common requests subject to review by ARC include: **flag poles, signs, playground equipment, front yard ornamental gardens, driveway extensions, swimming pools, retaining walls**

**Approvals or denials by the ARC are based on these guidelines, aesthetics, and within the framework of the CCR's and the HOA only and do not necessarily translate into further legal rights or restrictions.**