

# Hidden Valley Homeowners Association Architectural Control Committee Guidelines

The ACC for the HVHA is charged with maintaining community standards on behalf of all homeowners. The governing documents for the HVHA are part of the deed restrictions agreed to upon the purchase of property within the Association. These documents establish the ACC and empower the ACC to create reasonable guidelines for the community. The ACC is charged with keeping a semblance of uniformity and balance within the Association and to establish and preserve a harmonious design for a community and to protect the value of all property in the Association.

As stated in the protective covenants no improvement shall be erected, placed, or altered on any building site... Simply stated, no construction or modification or additions to existing exterior construction of a home, such as an improvement or modification to any landscaping may occur without prior written approval of the ACC. If an improvement is made without ACC approval, the Board of Directors has the legal right to enforce its removal.

In general any exterior alteration to a house and/or landscape requires the submission of an ACC Request Form to the ACC. Along with the ACC Request Form, please include the following documentations:

1. Description of work/improvement/change requested;
2. Plans and specifications;
3. Dimensions (length/width/height);
4. Detailed list of materials
5. Paint color
6. Roofing materials/color
7. Plantings

The following are guidelines adopted by the HVHA Board to specify the standards, requirements and the process used in evaluating an application. The guidelines may be amended from time to time as the circumstances, conditions of the HVHA Board determine necessary. It should be noted that each application is considered on its own merit.

The HVHA, its Board of Directors, and the ACC accepts no liability nor responsibility for any kinds of damages associated with the design, plans, specifications submitted by the homeowner for consideration of approval. It is the responsibility of the homeowner to consult with, hire, contract with appropriate professions, e.g. architects, electricians, landscape

designers, among others, to ensure that any proposed projects meets any and all applicable building codes, standards and/or regulations. The sole purpose of the ACC in reviewing submitted plans, specifications, and/or designs is to ensure that any proposed modifications to properties within the HVHA are in conformity with and maintain harmony with neighborhood standards. The ACC does not review plans, designs, specifications for technical, engineering, architectural, or other compliance.

#### **Permits/Licenses:**

Proposed construction may involve various agencies (city, county and/or state) in addition to the ACC. It is the responsibility of the homeowner to obtain the required permits or licenses for any proposed projects in addition to ACC approval. The ACC and the HVHA assume no responsibility for obtaining these reviews, permits or licenses.

#### **Fencing:**

All fencing requires the prior approval of the ACC. Homeowners are strongly encouraged not to fence their yards to preserve the feeling of open space between houses. However, where fencing is desired by the homeowner for safety purposes the following guidelines apply:

Fencing style and color should be harmonious with the style and color of the house and abutting fences. Fence heights should be limited to no more than six (6) feet from the ground. Fences should be set no further forward than the front corner of the residence.

Front yard fencing, including fencing that is purely decorative is not considered in character/ harmonious with the neighborhood.

**Chain link fencing** is not considered in character with the neighborhood and is **prohibited**.

Chicken Wire fencing is prohibited except for temporary use around vegetation, gardens, new plantings, etc.

#### **Landscaping:**

Landscaping projects must be approved by the ACC when the proposed landscaping alters the existing landscaping.

Removal of any live trees must be authorized by the ACC

Removal of dead trees do not require ACC approval.

Landscaping shall not change the configuration of the grounds, inhibit sightlines or use prohibited materials.

Landscaping may not be installed in such a manner as to change the topography or drainage of the lot, which may cause water to spread across any other lot.

Landscape timbers, bricks, stone, flower borders, landscape lights, must be approved by the ACC.

### **Structures:**

Structures include: buildings (or portion thereof), fences, flagpole, light pole, pool, recreational equipment, retaining wall, sculptures, decks, or appurtenances to any of these.

Sheds, storage buildings, outbuildings or playhouses: These type of structures have not been approved by the ACC in the past as it has been the consistent view of the ACC and the Board of Directors of the HVHA that they are not consistent with the character and nature of the neighborhood and are prone to falling into disrepair.

**Vehicle Storage:** only non-commercial automobiles with four (4) wheels or street legal motorcycles shall be parked in any driveway. Vehicles may not be parked on a non-paved surface regardless of where the non-paved surface is located (e.g. a side or back yard).

All other vehicles, such as recreational vehicles, boats, campers, non-street legal motorcycles, hauling trucks, trailers, commercial vehicles, All-terrain vehicles (ATVs) etc. shall be kept inside the garage or stored in a commercial facility.

### **Paint/Stain:**

All exterior paint/stain (whether to the home or a fence) must be approved by the ACC prior to work commencing. Choice of paint/stain colors is a critical factor in maintaining the harmony of the neighborhood. For practical purposes, the ACC defines paint/stain by the way it is used. There are five general uses:

1. Paint/stain applied to the main surface of the home is known as **field/base** paint/stain
2. Paint/stain applied to the trim pieces on a home, particularly around doors and windows is referred to as **trim** paint/stain
3. Paint/stain applied to a door on a home is known as **accent** paint/stain
4. Paint/stain applied to soffit along the edge of the roof on a home is called **roofline** paint/stain
5. Paint/stain applied to a fence is considered screen paint/stain.

Trim must be painted in a color which compliments the base/field color. Trim color shall **NOT** be the same color as the base/field color.

Bricks and stone surfaces shall not be painted/stained but shall be left as originally installed.

**Solar Energy Devices/Panels:** Any solar panels and related appurtenances/equipment shall be designed and maintained so as to appear as an integrated part of the building architecture. This means that panels shall be roof mounted so that the top surface is flush or near flush with the roof surface with all appurtenances recessed into the attic of the home.

## **POOLS**

Only in-ground pools will be considered for approval.

Above ground pools are prohibited.

Pools must be enclosed within a fenced area. It is the owner's responsibility that the fenced area is maintained and properly secured.

Pool enclosures will be reviewed on an individual basis and for compliance with fencing guidelines discussed above.

Pool pumps and other equipment must be screened within the fence perimeter and not visible from the fronting street.

No pool spa or decking that encroaches upon an easement will be approved.

Pools must comply with all state and local rules and regulations.

## **Stored Items**

Nothing is to be temporarily or permanently stored on the driveway, beside the garage, house or on the front porch.

A dumpster is permitted in the driveway during renovations to the home, but homeowners must notify the association before it is brought on the property and give an estimated time when it will be removed.

All items stored must not be viewed from the street.