

ARCHITECTURAL CONTROL COMMITTEE (ACC) GUIDELINES

The process – Defined

1. The completed “Architectural Improvement Request Form” and all supporting documentation and samples shall be submitted to Smoky Ridge Homeowners Association, c/o the management company.
2. The request is logged in and forwarded to the Architectural Control Committee (ACC) for consideration. The committee has 30 days from the date of receipt to review and process the request in accordance with Article IX, Section 6 of the Association’s Declarations so please plan ahead.
4. The request is then reviewed by a majority of ACC members with one of the following outcomes:
 - * Acceptance
 - * Accepted with noted exceptions
 - * Requires additional information and/or clarification
 - * Disapproved with written explanation
5. Requester is notified by letter of review results.

**** These are guidelines only and requests are not automatically approved based on whether or not they comply with the provisions of this document. In accordance with the Association’s Declarations, Article IX, Section 3, the Architectural Control Committee is responsible to take into consideration the design, style and construction of the proposed improvement as well as its location on the lot in order to determine whether it is consistent with the community prior to approving a request.**

**** You may submit signatures from surrounding neighbors if you feel it will strengthen your application. The ACC reserves the right to request neighbor sign-off for certain requests.**

**** Homeowners are required to check with the city in order to pull any necessary permits and comply with all local codes and ordinances.**

Smoky Ridge Homeowners Association
Guidelines for Improvements

1. DECKS

SUBMIT

- * Detailed Plan and Elevation Drawings
- * Plot Plan showing proposed location
- * Description of construction materials
- * Proposed start and completion dates

GUIDELINES

- * Paint must match that of the existing structure
- * Decking and railings must conform to community standards; i.e., Redwood, Cedar, or recycled plastic.

2. PATIO COVERS

SUBMIT

- * Detailed plan and Elevation Drawings
- * Plot Plan showing proposed location
- * Description of construction materials
- * Sample of wood finish
- * Proposed start and completion dates

GUIDELINES

- * Siding, trim, and roofing materials must be of the same materials as the existing structure
- * Paint must match that of the existing structure

3. GAZEBOS

SUBMIT

- * Detailed Plan and Elevation Drawings
- * Plot Plan showing proposed location
- * Description of construction materials
- * Sales brochure showing appearance (If available)
- * Sample of wood finish
- * Proposed start and completion dates

GUIDELINES

- * Maximum Size 10-foot radius
- * Maximum height at center of 10 feet

4. AUXILLARY BUILDINGS (INCLUDING SHEDS)

SUBMIT

- * Detailed Plan and Elevation Drawings
- * Plot Plan showing proposed location
- * Description of construction materials
- * Sales brochure showing appearance (If available)
- * Proposed start and completion dates

GUIDELINES

- * Maximum size of 120 SF (10X12) and 10 feet high
- * Only wooden sheds with shingled roofs will be permitted
- * No "Barn" or metal styles will be approved
- * Sheds and auxiliary structures must be neutral in color or match the colors on the existing home.
- * The homeowner is responsible to maintain the auxiliary structure and will be considered in violation of the Declaration if the structure is in need of repair, has faded significantly or has deteriorating paint.

5. FENCING

SUBMIT

- * Plot Plan showing proposed location
- * Materials list
- * Sample of the wood finish, if other than untreated wood.
- * Proposed start and completion dates

GUIDELINES

- * Six (6) foot privacy fence, dog eared cedar or a similar looking composite material.
- * All pickets for each property line must face the same direction. No "shadow box", alternating pickets, or "good neighbor", alternating eight (8) foot sections, fencing will be allowed
- * Fences facing any street shall have the pickets on the outside, street side of the fence.

6. LANDSCAPING

SUBMIT

- * Plot Plan showing proposed layout
- * Detailed materials list
- * Proposed start and completion dates

GUIDELINES

- * Use a balanced approach
- * Landscaping shall not block any views of traffic patterns or sidewalks from any driveway
- * Drainage issues will be part of the ACC review process as per covenants.

7. BASKETBALL BACKBOARDS

SUBMIT

- * Standard ACC request Form stating your intentions

GUIDELINES

- * Permanently mounted basketball boards are permitted to be attached to house.
- * Portable units cannot block sidewalks or street gutters at anytime.
- * Permanently mounted basketball poles are allowed if mounted midway between the house and the driveway on the opposite side of the driveway from the front door of the house.

8. DOG RUNS

SUBMIT

- * Detailed Plan and Elevation Drawings
- * Plot Plan showing proposed location
- * Description of construction materials
- * Proposed start and completion dates

GUIDELINES

- * Must not be visible from any street or from the ground level of any other home.
- * No "chicken wire", "rabbit wire", or plastic fencing or temporary installation will be allowed.
- * The ACC recommends chain link or fencing that matches property line fence.
- * No offensive odor or drainage will be allowed.

9. AIR CONDITIONING AND HEATING/COOLING EQUIPMENT

SUBMIT

- * Detailed plan and Elevation Drawings
- * Plot Plan showing proposed location
- * Description of equipment and proposed installation

GUIDELINES

- * External equipment must be behind and below fence line.

10. RETAINING WALLS

SUBMIT

- * Detailed Plan and Elevation Drawings
- * Plot Plan showing proposed location
- * Description of construction materials, i.e., Keystone/Windsor bricks and blocks, stone, treated garden timbers, garden ties (no used railroad ties), etc.
- * Proposed start and completion dates
- * Drainage issues will be an automatic part of any retaining wall review, as per the covenants. (An onsite visit will be part of the review process).

11. EXTERIOR PAINTING

SUBMIT

- * Two sets of paint samples/chips.
- * Include the color, in general terms, of the house on either side of yours.
- * Proposed start and completion dates

GUIDELINES

- * Samples must be painted on the garage door in order for the committee to review and process the request.

12. HOLIDAY / SPECIAL EVENT ORNAMENTATION

SUBMIT

- * No submittal is required.

GUIDELINES

- * Items should be installed, maintained and removed in a timely manner before and after the celebrated occasion, preferably within two (2) or three (3) weeks.
- * Shall not disturb the peace of surrounding neighbors

13. PLAY SETS / EQUIPMENT

SUBMIT

- * Plot Plan showing the proposed location
- * Elevation Drawing
- * Materials list

- * Sales brochure showing a picture of the unit and dimensions.

GUIDELINES

- * It is requested that the height not exceed eight (8) feet.
- * Remember to take into consideration your neighbors when placing your playground equipment

14. EXTERIOR LIGHTING

While having exterior lighting is highly recommended for home safety and security, please keep your neighbors peace and privacy in mind.

SUBMIT

- * Plot Plan showing proposed location
- * Elevation Drawing including mounting height and angle of light projection.
- * Materials list including wattage
- * Sales brochure showing a picture of the unit(s) (If available)

GUIDELINES

- * Should not be excessively bright
- * Floodlights should not be directed so as to cross the fence line onto adjacent properties.

15. OUTDOOR AUDIO SPEAKERS

SUBMIT

- * Plot Plan showing proposed location
- * Elevation Drawing including mounting height and angle of (sound) projections.
- * Materials list including wattage
- * Sales brochure showing a picture of the unit(s) (If available)

GUIDELINES

- * Volume levels shall not impose on neighbor's area or be disturbing to the peace.
- * Shall be operated within the local noise ordinance and time restrictions.

16. BUILDING ADDITIONS

SUBMIT

- * Plot Plan showing proposed location
- * Elevation Drawings

- * Materials list
- * Proposed start and completion dates

GUIDELINES

- * If you are proposing to construct a room addition to your home, you must submit a full working drawing and a plot plan indicating the proposed location of the construction. This includes floor plans and elevations of all exterior views as well as construction details.

17. WINDOWS

SUBMIT

- * Detailed Plan and Drawings
- * Proposed start and completion dates
- * Sales brochure showing a picture of the unit and dimensions.

GUIDELINES

- * Windows must be consistent with others in the community.
- * Front facing windows are not required to have colonial grids.