

**SMOKY RIDGE HOMEOWNERS ASSOCIATION  
ARCHITECTURAL CONTROL COMMITTEE (ACC) GUIDELINES  
EFFECTIVE DATE: April 22, 2019**

The Process – Defined

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

**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**

- \* Decking and railings must conform to community standards, i.e. redwood, cedar or composite.
- \* Railings may contain metal components for balusters.
- \* Sample wood finish displayed near driveway showing paint or stain color.

2. **PATIO COVERS**

**SUBMIT**

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

**GUIDELINES**

- \* Siding and trim must be made of wood.
- \* Roof shingles must match that of the existing structure.
- \* Paint must match that of the existing structure.
- \* Sample wood finish displayed near driveway showing paint or stain color.

3. **GAZEBOS and PERGOLAS**

**SUBMIT**

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

**GUIDELINES**

- \* Maximum Size 12-foot diameter or no side longer than 12 feet.
- \* Maximum height at center of 10 feet.
- \* Sample wood finish displayed near driveway showing paint or stain color.

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.
- \* Auxiliary structure must be a minimum of 2 feet away from property lines.
- \* Only wooden sheds with shingled roofs will be permitted.
- \* No “Barn” or metal styles will be approved.
- \* Sheds and auxiliary structures must match the colors and shingles on the existing home.
- \* Not permitted in the front yard.

5. FENCING

SUBMIT

- \* Plot Plan showing proposed location.
- \* Description of construction materials.
- \* Proposed start and completion dates.

GUIDELINES

- \* Sample wood finish showing stain or paint color displayed near driveway. Not applicable if using untreated wood.
- \* Six (6) foot privacy fence, dog eared cedar or a similar looking composite material.
- \* Fences extending from the house to property lines, facing any street shall have the pickets on the outside, street side of the fence.
- \* Front yard fencing placed along property lines extending towards the street, or along the street perimeter, must be wood materials and limited to split rail design.

6. LANDSCAPING

SUBMIT

- \* Plot Plan showing proposed design.
- \* Detailed materials list, including plant/tree varieties, rocks, paving stone, artificial turf, mulch, etc.
- \* Proposed start and completion dates.

GUIDELINES

- \* Landscaping shall not block any views of traffic patterns or sidewalks from any driveway.
- \* At least 10% of front yard must be grass (artificial grass materials will be considered).

- \* Paving stones, cement, bricks or mulch designs may not be used to create an additional driveway or distinct vehicular path across the yard outside the defined 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.
- \* Plot Plan showing proposed location.

GUIDELINES

- \* Permanently mounted basketball boards are permitted to be attached to the house.
- \* Portable units cannot block sidewalks or street gutters at any time.
- \* Permanently mounted basketball poles are allowed.

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”, plastic fencing or temporary installations 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 construction materials.
- \* Sales brochure showing picture of unit (if available).

GUIDELINES

- \* To the extent feasible, all devices shall be located in a place that is as inconspicuous as possible, preferably the back yard or on the back- yard side of the roof. Evaporative coolers may only be placed in the front of a house if no other location would provide adequate cooling for the room being cooled without significantly increasing the cost or decreasing the efficiency of the evaporative cooler.

## 10. RETAINING WALLS

### SUBMIT

- \* Detailed Plan and Elevation Drawings.
- \* Plot Plan showing proposed location.
- \* Include a description of construction materials, such as the type and color of bricks or timbers.
- \* Proposed start and completion dates.

### GUIDELINES

- \* Drainage issues will be a part of the ACC review process as per covenants. An onsite visit is part of the review process.

## 11. EXTERIOR PAINTING

ACC forms are required for ALL painting/repainting regardless of how similar the new colors are to existing colors. No exceptions.

### SUBMIT

- \* One set of paint chips (if available).
- \* Include the name and color codes from the paint manufacturer, and indicate which color is intended for the **body** of the house, which color is intended for the garage door, which color is intended for the **trim**, such as around windows, doors and gutter lines, and which color is intended for '**accent**'.
- \* Include the exact locations on the structure that will be painted the '**accent**' color.
- \* Proposed start and completion dates.

### GUIDELINES

- \* Samples must be painted at least 12 inches by 12 inches on the garage door or on a piece of wood for each color, in order for the committee to review and process the request. No exceptions. Photos of paint or manufacturer color chips alone are not acceptable.
- \* Front door may be painted a different color than the house colors. If so, an additional paint chip and painted sample on the garage must be submitted as described above.

## 12. PLAY SETS / EQUIPMENT

### SUBMIT

- \* Plot Plan showing the proposed location.
- \* Detailed Plan and Elevation Drawing.
- \* Description of construction materials.
- \* Sales brochure showing a picture of the unit and dimensions (if available).

## GUIDELINES

- \* Height not to exceed 10 feet.
- \* Not permitted in the front yard

### 13. EXTERIOR LIGHTING

While having exterior lighting is highly recommended for home safety and security, please keep your neighbor's 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.

### 14. 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 the peace.
- \* Shall be operated within the local noise ordinance and time restrictions.

### 15. BUILDING ADDITIONS

#### SUBMIT

- \* Plot Plan showing proposed location with complete floor and elevation drawings and finished measurements.
- \* Description of construction materials.
- \* Proposed start and completion dates.

#### GUIDELINES

- \* Exterior must match siding, roofing materials and colors of existing structure.

16. WINDOWS

**SUBMIT**

- \* Detailed Plan and Drawings.
- \* Proposed start and completion dates.
- \* Sales brochure showing a picture of the unit and dimensions (include window manufacturer and model).

**GUIDELINES**

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

17. ROOFS AND GUTTERS

**SUBMIT**

- \* Must include the shingle manufacturer, shingle style and color.
- \* Proposed start and completion dates.
- \* Sales brochure or website link.
- \* Indicate if gutters and or downspouts are also to be replaced and the intended color for them.

**GUIDELINES**

- \* Select a shingle style that is at least HD or Premium level.
- \* Avoid extreme bright color choices for shingles.
- \* Include paint manufacturer and color code for gutter painting, or link to manufacturer's gutter color if they are being installed pre-painted.

18. DRIVEWAYS/WALKWAYS

**SUBMIT**

- \* Detailed Plan and Drawings, including finished measurements and placement in relationship to house and existing driveway.
- \* Materials to be used including any cement surface coloring.
- \* Proposed start and completion dates.

**GUIDELINES**

- \* Driveways are only permitted in direct alignment with existing garage doors. No additional driveway space in front yard areas is permitted.
- \* Walkways alongside driveways are permitted to allow additional room for vehicle entry but can only extend up to 3 feet beyond driveway side.
- \* Paving stones, cement, bricks, gravel or mulch designs may not be used to create an additional driveway or distinct vehicular path across the yard outside the defined driveway.

19. SOLAR PANELS/WIND TURBINES

**SUBMIT**

- \* Detailed Plan and Drawings, including finished measurements and placement in relationship to house and property lines.
- \* Materials to be used.
- \* Proposed start and completion dates.
- \* Sales brochure showing picture of unit (if available).

**GUIDELINES**

- \* Solar panels are permitted on roofs if mounted flush with surface.
- \* Wind turbines are not permitted to exceed a height of 10 feet from the ground as established for all other external structures.

20. SIDING CHANGES

**SUBMIT**

- \* Manufacture name, product, type, color, etc.
- \* Location of siding changes.

**GUIDELINES**

- \* Requests will be reviewed on a case by case basis.

21. GARAGE DOORS

**SUBMIT**

- \* Brochure or website showing color, style, and material of door.
- \* If door is to be painted, submit paint chip including name and color code and paint manufacturer.
- \* Proposed start and completion dates.

**GUIDELINES**

- \* Must blend with other styles of the neighborhood.
- \* Pre-painted doors may be considered.
- \* All garage doors on the home must be uniform in color, style, material, etc.
- \* If door is to be painted, samples must be painted at least 12 inches by 12 inches on the garage door or on a piece of wood for each color, in order for the committee to review and process the request. Paint must match the color of the body or the trim or the accent.