

# PLEASANT VALLEY PROPERTY OWNERS ASSOCIATION

## Architectural Control Committee Standards

The Bill of Assurances allows 30 days for the committee to review requests. The committee strives to reply to all requests within a week. However, with the increase in the number and scope of the projects the time frame can be longer. Please submit your request in a timely manner.

All construction or projects not submitted are subject to removal and fines.

All exterior changes to properties require Architectural Approval. This includes but is not limited to, landscaping, drainage, painting, new roof, new windows or doors, driveways, patios, decks, additions, anything on the exterior. The standards listed below are not all inclusive but should be followed AND a request still completed.

The purpose of architectural guidelines is to document, measure, preserve and maintain architectural and environmental standards of the community and ensure that its residents continue to enjoy an attractive and appealing living area.

1. No such building site shall be used for commercial purposes, including short term rentals.
2. Structures (whether additions, outbuildings, or anything that would be “under roof”) must abide by all setbacks set out in the BOA.
  - a. Side setbacks - Ten feet or 10% of lot width at the building line, whichever is greater, with the exception of Installments 84-67764, Plat B369; 84-63258 Plat B339; and S-2590-B, which have an 8 foot side setback.
  - b. Rear setbacks - Attached additions should be at least 25 feet or more from the rear property line unless the property falls within Installment 1177/521 Plat 27/92, which provides for a 60 foot rear setback.
  - c. Detached additions must adhere to the side setback requirements for the rear and sides.
  - d. Setbacks noted on Plats or Surveys (e.g., building lines, utility easements) can neither be waived nor approved by the AAC or Board. Such a request requires a change of Plat as well as approval through the city.
  - e. Open roof structures (e.g., structures with no roof such as - pergolas, fences, enclosures, playsets, driveways, patios, or landscaping) are not bound by the setbacks.
  - f. Contiguous Residents will be contacted with a request for comments regarding the projects that are not within the setbacks.
3. Outbuildings

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- a. Must be “incidental and related to residential use of the premises”
  - b. No more than one shed per property
  - c. Should not be visible from the street
  - d. Must be less than 175 square feet, planned outbuildings that exceed 175 square feet must have architectural plans, renderings, and elevations.
  - e. Must match the color scheme and materials of the primary dwelling (i.e., a shingled-roofed outbuilding must match the design or color of the roof of the primary dwelling, with brick or wood siding that matches the home). There is some leeway for brick homes to have an approved wood structure
  - f. No metal buildings
  - g. Acceptable locations shall remain the discretion of ACC.
  - h. Storage facilities with vehicular garage doors will not be approved
4. Pools
- a. No framed above ground pools
  - b. No large inflatable pools
  - c. Drain lines should be installed and water pumped to the street
  - d. The submitted plans should include location and dimensions of the pool, other related equipment, fences, lighting arrangements, walkways, and pertinent information concerning the water supply system, drainage, and water disposal system.
  - e. Must be behind the house and enclosed by a fence or secured by other means
5. Fences
- a. The committee prefers natural wood or iron/aluminum fencing with the smooth side of wood fences facing out.
  - b. No chain link fencing.
  - c. Shared fences should be discussed with all neighbors who share the property line.
  - d. Submission must include fence company drawing of location and descriptions of style
6. Solar Panels
- a. Must be discrete, match roof color and blend with surroundings
  - b. The preferred location of solar panels is either a ground-mounted array (on the side or rear of the house) or a rear-facing, roof-mounted array. Flush-mounted panels (i.e. – the plane of the array is parallel to the roof) on a roof facing a street will be allowed if

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- documentation is provided from the solar contractor indicating this is the only feasible location for a solar array. If panels are installed on a side or rear roof, the array may be tilted or raised if a variance is granted.
- c. All components of the solar system should be integrated into the design of the home. The color of the solar system components should generally conform to the color of the roof shingles to the extent practical. Solar “shingles” that mimic the look of a composite shingle are acceptable but should match the color of the current roof shingles as much as is practical
  - d. Applications submitted should include the following: A diagram “drawn to scale” by the licensed contractor installing the system showing where the system will be installed; Photos of the roof area where the array will be mounted; Material to be used and/or manufacturer’s description of the system, photos and/or pictures of the system and color of the system. Where possible, provide photos of similar existing systems as examples
7. Painting requests apply to siding, shutters, trim, roofing, and all other exterior painting. Color samples must accompany all requests.
  8. No Asphalt driveways
  9. Antennas / Satellite Dishes must be installed in the least conspicuous location on the property consistent with receiving a clear signal. ACC must be notified of the addition of any dish.
  10. No fence, wall, hedge, or shrub planting which obstructs sight lines at elevations between two and six feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sight line limitations shall apply on any lot within 10 feet from the intersection of the street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.
  11. Property ownership includes the responsibility for maintenance of all structures and grounds that are a part of the property. This includes, but is not limited to, mowing grass, removal of trash, weeding, trimming, and pruning as appropriate. This also includes structural

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maintenance such as repairing visible defects in houses and fences and repainting/repairing them as needed

12. Window air-conditioning units are not allowed.
13. Play equipment that is made by the homeowner may require ACC pre-approval if it is substantial in size. For example, a small sandbox made by the homeowner would not require ACC pre-approval, but a homeowner-built playhouse would require ACC pre-approval. All play equipment should be located in backyards. In determining where to locate play equipment, consideration shall be given to the impact of recreational activities involving the equipment will have on neighbors
14. Boats, Trailers, Recreational Vehicles, Boats, campers, trailers, boat trailers, house trailers, recreational vehicles, ATVs, UTVs or junk cars may not be stored/parked at any property unless parked in an enclosed garage.
15. Seasonal decorations are permitted if they are removed when the season/holiday is over. (For example, no Halloween decoration in the summer.)
16. Vegetable gardens are only allowed in the rear of homes
17. Trash containers and recycling bins shall not be stored/remain on the curb and may not block sidewalks, mailboxes, or driving areas when placed for pickup. Containers should be removed after collection and should not be visible from neighbors or from the street.