

FALL CREEK

Fall Creek Architectural Review Committee Guidelines

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1. Pergolas/Gazebos/Arbors and Palapas:

“Pergolas/Gazebos/Arbors and Palapas” include only freestanding, open framed structures for the purpose of providing shade. These structures may not be used for any type of open storage. Please see “Outbuildings” for additional requirements.

- a. Freestanding – must be located in the rear yard and at least six (6) feet away from the main residence. On a case-by-case basis review with a maximum height at peak of eleven (11) feet and must be three (3) feet off the side property lines, and eight (8) feet off back fence. Corner lots, however, must maintain a minimum of eight (8) feet from the side and rear fence line.
- b. The total footprint size of these structures may not exceed eight (8) foot by eight (8) foot or 15% of the rear yard, whichever is greater.
- c. Palapas, Tiki Huts, wind sails or other structures with branches, fronds, leaves, canvas etc. as the main roof material are strictly prohibited and will not receive approval.
- d. Pergolas/Gazebos/Arbors will only be considered in the rear yard.
- e. Only Exterior grade materials may be used.
- f. Wood must be smooth, high-quality finish-grade stock and must be either painted to match the exterior of the home, or stained a neutral wood stain in either clear, transparent or semi-transparent finishes. If stained, the wood must be sealed. Natural weathered wood or stains with blue, green, yellow, red, or black undertones are strictly prohibited.

2. Patio Covers:

“Patio Covers” are considered to be additions to the rear of the residence that are attached to the main residence and do not have enclosed walls. Sunscreens and awnings are strictly prohibited and will not receive approval.

- a. Should be constructed of materials which complement the main structure.
- b. Prefab covers made of aluminum may be approved providing they are of an earth tone color - unfinished aluminum will not receive ARC approval. All metal must be painted.
- c. Must be integrated into existing roof line (flush with eaves), and if it is to be shingled, shingles must match roof. Entire patio cover and posts should be trimmed out to match house. Supports must be painted wooden or metal columns. No pipe is allowed.
- d. At no time, however, shall a shingled roof be allowed with an unpainted frame. Frame will have to be painted to match trim of house whether treated or untreated wood is used.
- e. Patio Covers will only be considered in the rear yard.
- f. Patio construction materials are as follows:
 - Painted aluminum (to match trim of house) ○ Painted wood (to match trim of house) ○ Only Exterior grade materials may be used.
 - Wood must be smooth, high-quality finish-grade stock and must be either painted to match the exterior of the home, or stained a neutral wood stain in either clear, transparent or semi-transparent finishes. If stained, the wood must

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be sealed. Natural weathered wood or stains with blue, green, yellow, red, or black undertones are strictly prohibited.

- Fiberglass and canvas are not acceptable as a construction material. All patio cover material, i.e., corrugated aluminum, metal, wood, lattice, must be completely framed in so that no raw edges of material are visible.
- Patio covers may not encroach into any utility easement unless the utility companies involved have granted their written consent to such encroachment.
 - Patio covers must be situated on the lot to provide drainage solely into the owner's lot. If a proposed patio cover location is less than five feet (5') away from a side lot line, the ARC will require that it be guttered with downspouts.

3. Patio Enclosures/Sunrooms:

“Patio Enclosures/Sunrooms” are considered to be additions to the rear of the residence that are attached to the main residence and have enclosed walls.

- a. Should be constructed of materials which complement the main structure.
- b. Prefab covers made of aluminum may be approved providing they are of an earth tone color - unfinished aluminum will not receive ARC approval. All metal must be painted.
- c. Must be integrated into existing roof line (flush with eaves), and if it is to be shingled, shingles must match roof. Entire patio enclosure and posts should be trimmed out to match house. Supports must be painted wooden or metal columns. No pipe is allowed.
- d. At no time, however, shall a shingled roof be allowed with an unpainted frame. Frame will have to be painted to match trim of house whether treated or untreated wood is used.
- e. Patio Enclosures and sunrooms will only be considered in the rear yard.
- f. Patio enclosure and sunroom construction materials are as follows:
 - Painted aluminum (to match trim of house) ○ Painted wood (to match trim of house)
 - Natural pressure treated wood such as cedar, fir, redwood, may be used. Treated pine must be painted or stained.
 - Fiberglass and canvas are not acceptable as a construction material. All patio cover material, i.e., corrugated aluminum, metal, wood, lattice, must be completely framed in so that no raw edges of material are visible.
 - Patio enclosures and sunrooms may not encroach into any utility easement unless the utility companies involved have granted their written consent to such encroachment.
 - Patio enclosures and sunrooms must be situated on the lot to provide drainage solely into the owner's lot. If a proposed patio cover location is less than five feet (5') away from a side lot line, the ARC will require that it be guttered with downspouts.

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- Glass must be tinted in a shade compatible with the exterior of the residence. No metallic or direct reflecting style shading/tinting of the glass will be permitted.
- Screened in porches will be considered as long as no more than 60% of the main addition structure is made of screen material. The only acceptable screen colors shall be black and/or dark gray. All screen materials must be kept in good condition and free from damage.

4. Room Additions:

“Room Additions” are considered to be any addition to a home that is enclosed and accessible from the interior of the home.

- a. Exterior materials and colors should match the house as much as possible.
- b. Detailed plans must be submitted to the ARC.
- c. Room additions may not encroach into any utility easement unless the utility companies involved have granted their written consent to such encroachment.
- d. No room addition may go beyond the building setback lines.
- e. On individual basis. Size and shape will depend on architectural style and layout of home, size of lot, and how well room addition integrates with existing home.
- f. Outside of a garage extension as listed in “garages”, an addition of a storage area will not qualify as a room addition and will not be permitted or approved. Plans for room addition must show a room of reasonable size to constitute a legitimate request for a room addition.
- g. Roof of addition must integrate with existing roof line so as to appear to have been part of the original home. Room additions cannot exceed one-third of the remaining back yard, but may be denied for other reasons, i.e., structural integrity, architectural suitability, etc., even if it does only use one-third of the remaining yard.
- h. Building permits are the responsibility of the homeowner.

5. Outbuildings:

An “outbuilding” is defined as any structure which is not attached to the main structure. This definition does not include additions to the main residence or garages, but does include storage sheds, and playhouse/forts.

- a. The colors should match/blend with the predominant exterior colors of the main residence.
- b. Materials should match those of the main residence in both size and color, however, the ARC will approve small, prefabricated metal storage buildings providing the color blends with the main residence and the maximum peak height does not exceed six (6) feet and is not viewable from neighboring lots or above the fence line.
- c. It should have a peaked roof, no higher than eight feet (8') from the ground to the highest point, and a maximum of 10'x12' floor space. Structure must be kept a minimum of eight feet (8') off rear property line, unless granted variance due to configuration of individual lot and distance from side fence will be determined based on visibility from

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the street in front of the lot. At no time, however, will that distance from side fence be less than 3 feet, regardless of visibility. Location must also be far enough away from fence to allow for drainage to occur entirely on the owner's lot.

- d. Storage building placed on a concrete slab on top of a utility easement will require letters of Consent to Encroach as it will not be considered portable. If a storage building is not on the utility easement, but on a slab, and can be moved, the ARC will consider it as portable.
- e. No storage building can be built up against any side or rear wall of home unless its maximum height is less than six (6) feet and it is not visible above the fence. It must also comply with all the other requirements for proper construction, size and location.
- f. If under six (6) foot, may be placed in side yard provided three (3) foot minimum from fence line is observed.
- g. Outbuildings will only be considered in the rear yard.

6. Play Structures:

For the purpose hereof, Play Structures are only permitted in the rear yard and shall include, but is not limited to any type of children's playhouses, play sets, climbing structures, slides, raised play forts, swing sets, trampolines, etc.

- a. Enclosed structures are to follow the Outbuilding Guidelines as set forth in Section 5 of these Guidelines.
- b. Playhouse/fort must be no higher than twelve feet (12') maximum. If fort has a platform, then platform can be no higher than four feet (4') off ground and centered in backyard to protect neighbor's privacy.
- c. If play structure has an awning, canvas is allowed, however color is limited to dark green or tan. Also, the canvas must be kept in quality condition or its removal will be requested by the HOA.
- d. Only Exterior grade materials may be used.
- e. Wood must be smooth, high-quality finish-grade stock and must be either painted to match the exterior of the home, or stained a neutral wood stain in either clear, transparent or semi-transparent finishes. If stained, the wood must be sealed. Natural weathered wood or stains with blue, green, yellow, red, or black undertones are strictly prohibited.

7. Greenhouses:

"Greenhouses" are a detached structure located in the rear yard in which plants are grown. An attached structure to the main residence must follow the guidelines for Patio Enclosures/Sunrooms in Section 3.

- a. Only greenhouse subject to ARC approval will be those constructed of clear glass or plexiglass panels. No fiberglass panels will be allowed.
- b. All other material, location and height requirements are to follow the Outbuilding Guidelines set forth in Section 5 of these guidelines.

8. Basketball Goals:

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- a. The basketball goal backboard and net must be maintained in excellent condition at all times.
- b. Backboard must be regulation size and color.
- c. If the backboard is mounted on a pole, pole can be no larger than 6" diameter and must be regulation height. Pole must be located behind front building set back line, on exterior side of driveway.
- d. All backboards must be either clear or white fiberglass.
- e. Mounted basketball goals will be considered for homes with a detached garage located behind the main residential structure only. If the backboard is mounted onto the roof by use of a small, triangular mounting structure, the mounting structure must be painted to match the shingle color.
- f. If any complaints are received within 6 months after installation, the basketball goal may be subject to immediate removal at the request of the ARC.
- g. Portable Basketball goals must be located on the exterior side of the driveway with the net over the driveway only. It must be freestanding (not have any weights or other elements to hold it in place) and must be kept in the upright position at all times.

9. Decks:

"Decks" are considered attached to the main dwelling residence in the rear yard only.

- a. Ground level decks may not exceed eighteen (18) inches in height above natural grade and may not encroach on any easement nor extend beyond the building line. Note: If a deck is constructed over a portion of the lot that has a natural grade, the 18 inch height limitation shall be measured from the high point elevation relative to the deck structure.
- b. If handrails are installed, they must only use vertical slats with a horizontal cap rail. Horizontal slats will not be approved.
- c. Decks may not encroach into any utility easement unless the utility companies involved have granted their written consent to such encroachment.
- d. Decks should not be situated on the lot so that they may pose a problem to the effective drainage of the lot or neighboring lot.
- e. Only Exterior grade materials may be used.
- f. Wood must be smooth, high-quality finish-grade stock and must be either painted to match the exterior of the home, or stained a neutral wood stain in either clear, transparent or semi-transparent finishes. If stained, the wood must be sealed. Natural weathered wood or stains with blue, green, yellow, red, or black undertones are strictly prohibited.

10. Swimming Pools/Spas/Hot Tubs/Ponds/Pool Enclosures:

Swimming pools, spas, ponds, hot tubs, and other ancillary structures are restricted to the rear yard and must adhere to the following guidelines. Bathhouses structures (that house spas) or pool houses/outdoor kitchens that are freestanding must follow the guidelines for outbuilding in Section 5.

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- a. No pool or spa of any type, or pool or spa equipment may encroach into any utility easement unless the utility companies involved have granted their written consent to such encroachment. Decking and walkways that encroach must also receive consent agreement. Consents must be received prior to approval.
- b. Ideally, any pool or spa should be located at least five feet (5') from a side and rear lot line to maintain proper drainage on lot. However, a minimum of 3 feet will be allowed on sides of home that do not have an adjoining neighbor.
- c. Above ground pools will receive special consideration. Above ground pools are acceptable provided it is not over four (4) feet in height.
- d. Swimming pool appurtenances, such as rock waterfalls and slides must not exceed six (6) feet in height when measured from the natural ground. No portion of swimming pool accessories (slides, diving boards, waterfalls, raised beams, etc.) may exceed six (6) feet in height from natural ground or be visible above the top of the fence and must be screened with landscaping.
- e. Decking around pool cannot be over 18" above ground so to ensure privacy of neighbors.
- f. If there is a walkway around pool, it cannot be wider than two (2) feet nor higher than the wall of the pool.
- g. Railings for walkway cannot be visible above the six (6) foot fence. It must also be five feet (5') from the side and rear fences.
- h. Pool equipment must be immediately screened from view of all neighboring lots upon installation with solid landscaping for homes with wrought iron fencing on any portion of the exterior fence.
- i. Pool backwash lines are to be tied into the sanitary sewer per the MUD or Water district requirements, as applicable. Proper area drainage to the front of the property must be maintained and pool run off/drainage must not affect neighboring properties.
- j. Drainage into the street and/or punching the curb is strictly prohibited.
- k. **Construction Access:** Pool construction access routes are on either side of the home (within the lot fence lines) via homeowner's property only. Access routes must be clearly defined from the street to the pool excavation site. Access through any Association property requires an additional deposit. The Association will not approve access through non-association rights of way such as MUD easements and Gas Pipeline areas. Access must be granted by the appropriate entity and a written authorization and policies must be supplied to the Association prior to approval from the Association.
- l. **Maintenance:** All swimming pools, spas etc. must be properly maintained year-round to comply with all County and State regulations. Equipment must be maintained as to not cause a noise disturbance to adjacent neighbors.
- m. **Deposits:** Pool Deposit for all pools is \$1,000. If an owner will need access from a common HOA owned area, an additional \$700 deposit will be required. ARC requests will not be approved until the applicable checks are received. Upon completion of work, you

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will fill out the Deposit Refund Request form and return it to the Management Company. This must be requested by you as we will not know when you have successfully completed the work on your pool installation. It will be returned upon satisfactorily returning the exterior of the residence to normal condition. This will include reinstallation of all removed fencing and resodding of the front/side yard.

- n. Ponds are intended for decorative purposes only and must not exceed 20% of the backyard area.

11. Exterior Painting:

Earth tone colors are hereby defined as warm and muted shades of browns, grays, beiges, and whites. These standards apply to all improvements on the lot.

- a. Earth tone colors were most often used when homes were constructed. In general, an earth tone color should receive ARC approval.
- b. Other earth tone blend colors will be considered. The color of neighboring homes will be taken into consideration along with the applicant's house brick features.
- c. In general, varying shades of blue, red, green, yellow, and black will not be considered for the primary paint color of the main structure of a residence.
- d. Muted shades of Green or colors with a tint of green (such as sage) will be considered on a case-by-case basis for accent colors to the main residence only.
- e. Garage doors and front doors should be natural or stained wood of a neutral color without tints of blue, red, green, yellow, or black or should be painted warm and muted shades of browns, beiges or white only. Garage doors must be painted the lightest color in the palette.
- f. Maximum of three (3) colors per residence. Natural wood or wood stain (typically used for doors or shutters) is considered a color. Paint colors must harmonize and complement the masonry material(s).
- g. The use of pastels and primary colors are specifically prohibited.
- h. Sidewalks, driveways, fences and brick of the home, may not be painted.

12. Exterior Materials of Main Residential Dwelling:

- a. If changes are requested to the main residential dwelling, such as brick, wood or major exterior renovations on the home, the Fall Creek Residential Urban Design Standards will be used for rules and regulations pertaining to these changes.

13. Storm Windows/Screens/Doors:

- a. Wood, metal, vinyl-clad windows may be used. Metal window finishes must complement the architectural style and color of the house. Clear anodized aluminum is prohibited.
- b. Bronze, reflective glass, mirrored glazing or tinting on any window or door is prohibited.
- c. Frames for all storm windows and storm or screen doors must be painted or stained to match the trim color of the door on which it is installed.
- d. Storm Windows/Shutters must be architecturally consistent with the architecture of the home. Storm shutters may be installed up to one week prior to an anticipated hurricane

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is forecast to potentially strike the general area. Storm shutters must be removed within two weeks after a hurricane or threat of a hurricane has passed the area.

- e. All solar screens, window film, storm doors and storm windows must be maintained in such a fashion that they do not detract from the neighborhood.

14. Roofs:

- a. Roof Standards - All Homes:
 - i. Twenty-five (25) year shingles or better are required for all roofs within the community. Variety of colors in darker brown, black and gray are acceptable if harmonious with the colors of the existing structure and neighboring homes.
 - ii. Copper roofing and standing seam metal for Bay windows and porches are permitted with approval. All other exposed roof metal must be located to the rear or side slopes away from public view.
 - iii. Roof pitches must be 6:12 or greater. Roof pitches over porches must be 4:12 or greater. Dormers must be no less than 3:12. Flat roofs, mansard roofs are prohibited.
- b. Roof Standards - 80'-90' Lots and Custom Sections:
 - i. Clay, slate, tile, standing seam metal or wood shingles are allowed with approval.
- c. Roof Top Accessories:
 - i. Antennas, towers, satellite dishes or similar devices for receiving and/or sending signals are permitted. Placement must be in the least obtrusive location of the rear yard, no higher than the highest point of the rear line of the residence and must not be visible from the street. Must receive ARC approval for placement.

15. Skylights/Solar Panels:

- a. The ARC will approve solar panels which are unobtrusive, parallel to the roof line and which blend in with the roof shingle color.
- b. Parabolic solar collectors which are not mounted so as to be flush with the roof will not be approved.
- c. Solar panel frames should be bronze or black in color in order to best blend in with the shingles. All unfinished aluminum must be painted the color of the shingles.
- d. No solar panel should be mounted so that it extends above the roof line.
- e. The ARC would prefer to have solar panels mounted so that they are not visible from the fronting street.
- f. Skylights must be integrated with the roof design, parallel to the roof pitch. Framing must match the roof color.

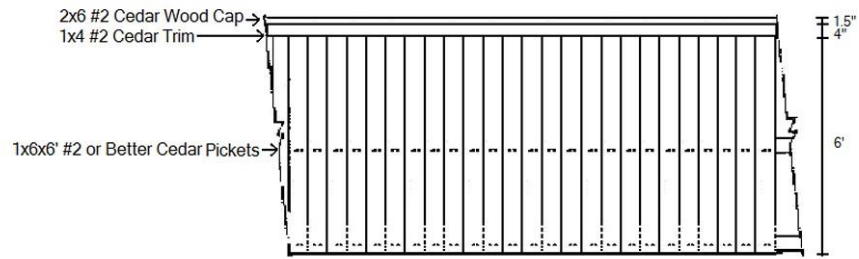
16. Wooden Fencing/Fence Extensions/Gates:

Wooden Fencing is for backyards only. All homes are required to have a backyard fence that encloses the rear portion of each lot. For security fencing that goes around the front perimeter of the lot, please see the separate, and current Security Measures Policy located on the Association's website. Custom home sections have additional options for front yard fencing. Please refer to the Custom Section Residential Urban Design Guidelines for additional information.

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- a. Replacement or repairs of fence must be made with similar materials and construction details as used in original fence, and requires ARC approval prior to installation.
- b. Material to be used will be as follows:
 - i. Real cedar pickets are preferred. High grade, pressure treated pine will be considered on a case-by-case basis.
 - ii. Pickets are to be six-foot (6') by six inch (6") in size and must use four inch (4") by four inch (4") pressure treated wood posts and a three (3) rail system. Fence extensions of up to eight (8) feet tall (rot board/kickboard included in the size) will be considered with approval in writing from neighbors on all sides of the home.
 - iii. A single 2X6 kickboard/rot board placed at the bottom of the fence line is preferred for all fencing. Only real, pressure treated wood will be approved for this purpose. Wood must match the color and material of the pickets used for the main fence enclosure and must be placed on the entire perimeter of the fence. It will not be considered for only partial installation.
 - iv. Wood fences may not be altered to incorporate any artistic design, cutouts, wagon wheels etc. Lattice fencing is not permitted.
 - v. No painting or varnishing of wood will be permitted.
 - vi. Neutral wood stain in either transparent or semi-transparent finishes will be permitted. No stain with a clear sealant will be permitted. If stained, the wood must be sealed. Natural weathered wood or stains with blue, green, yellow, red, or black undertones are strictly prohibited.
- c. All fencing within public view must be good side out.
- d. All fencing that is not within public view must be Good Neighbor Wood Fence with *alternating* good side out panels.
- e. Painting or varnishing fences is strictly prohibited.
- f. All wooden fencing that is viewable from the following roads and locations will be considered "Upgraded Fencing" and will require the trim and cap rail system.
 - i. Fall Creek Bend, Mesa Drive, Aldine Bender Road, Redstone Bend Drive, Bellows Falls Lane, Wilson Road, Redstone View Drive, Fall Creek View Drive, Fall Creek Preserve Drive, Autumn Long Trail, Aspen Falls Lane, The WCID-96 Sports Complex, The Clubhouse at Fall Creek, The Enclave Park, Lake Point Park, Fall Creek Elementary School, Autumn Creek Elementary School, the Golf Club of Houston.
- g. Upgraded Fencing:
 - i. Materials to be used:
 - 1. Acceptable materials to be used include the previously listed six (6) foot pickets, posts and three (3) rail system as described above with the addition of a 1x4 #2 or better Cedar Trim, and a 2x6 #2 or better wood cap.

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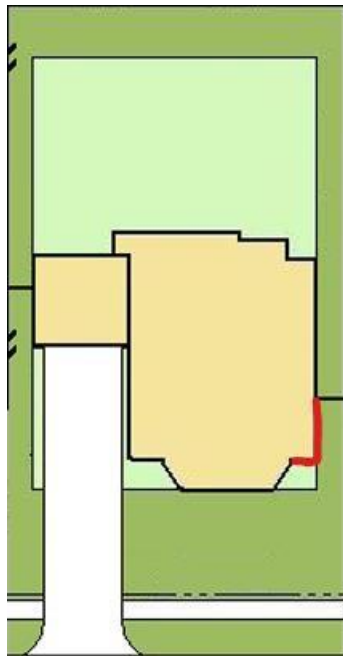


ii.

Fence height extensions will not be approved on any portion of the fencing that faces the locations listed above.

iii. All Upgraded Wood fencing is Good Side Out Wood with cap rail and trim unless otherwise stated.

- h. The builder must install front fencing behind the front elevation, along the rear and side property lines of each Lot where fencing is required and shown on the Fence Plan for each section. Wooden fencing is not permitted in the front yard of any Lot. All front fencing must have a minimum ten-foot (10') to maximum fifteen-foot (15') setback from the front corner of the wall it abuts. The red section below identifies the front corner of the home as intended in this section.

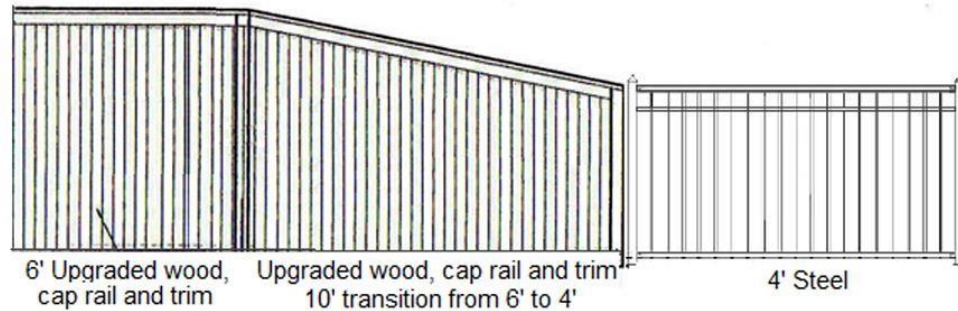


- i. Lake, Golf Course, Reserve Lot Fence:

- i. All Lots visible by Lake, Golf Course or Reserves must have a six-foot (6') Upgraded Good Side Out Wood fence with four-foot (4') steel fence along the side property line. Transition wood fence to meet four-foot (4') steel with one ten-foot (10') panel transitioning from six-foot (6') wood to four foot (4') wood. Four-foot (4') steel fence must begin no less than twenty-four feet (24') from

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rear property fence. Rear four-foot (4') steel fence must extend across entire rear property line.



- j. Fencing abutting common area Brick Fences or Masonite Fencing:
 - i. The fence height must remain consistent. All tops to match on wood fencing.
 - ii. Existing height of fence to be maintained. Height extensions will not be permitted for these fences.
- k. Fence Sealant, Paints or Stains:
 - i. In order to prevent inconsistent color matches with the fences throughout the community, the application of paint or solid colored wood stain on fences is strictly prohibited.
 - ii. Sealants and Stains will be considered provided it is with a neutral wood stain, which is hereby defined as stain colors like Behr Premium Cedar, Cedar Naturaltone, and Chestnut in either transparent or semi-transparent finishes. If stained, the wood must be sealed. Raw wood with clear sealant will be approved. Natural or artificial weathered wood or stains with blue, green, yellow, red, gray, dark browns or black undertones are strictly prohibited.

17. **Wrought Iron/Metal Fencing:**

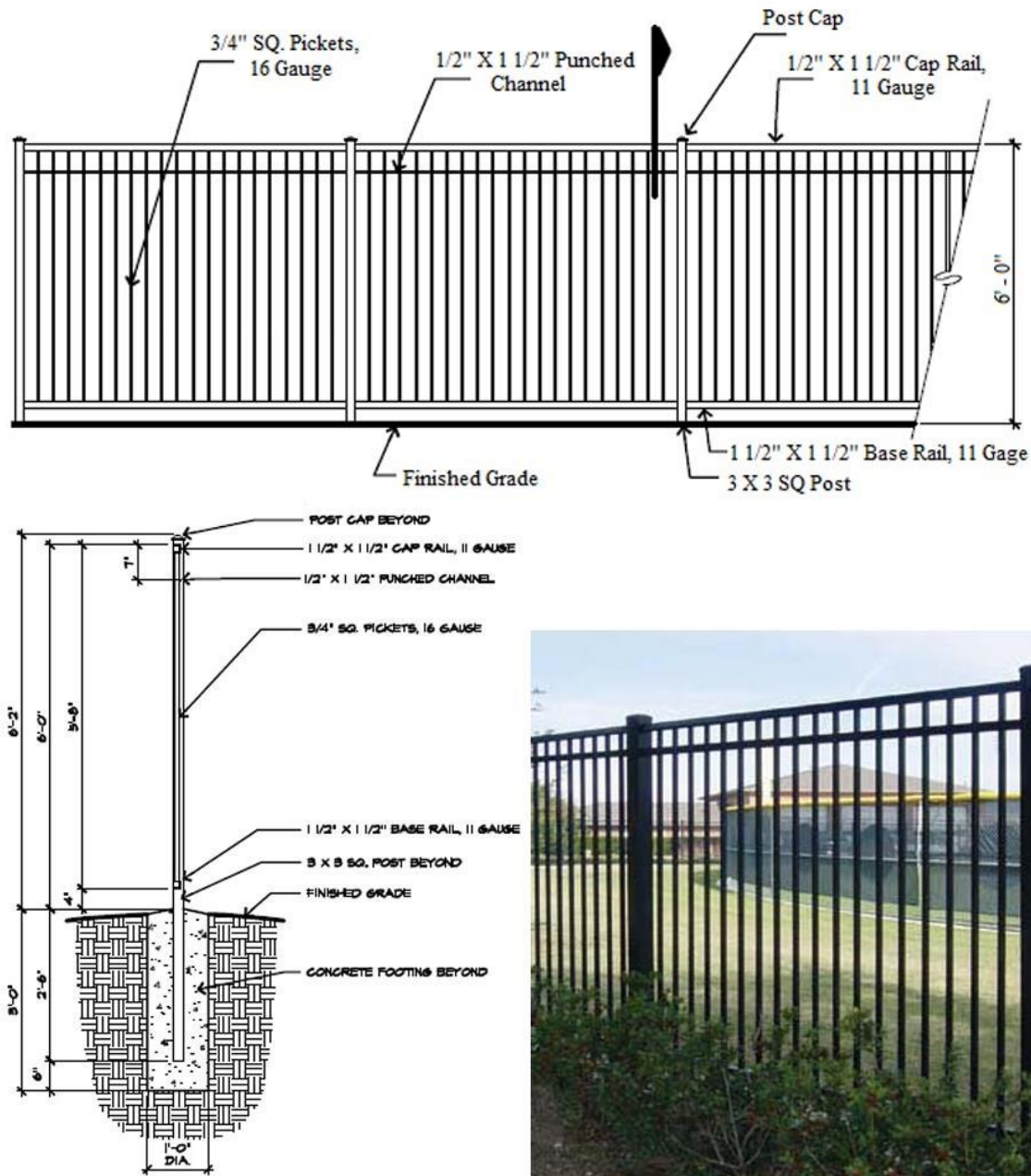
Wrought Iron and Metal Fencing as described and defined in this section is for backyards only on homes that already have Wrought Iron/Metal Fencing. All homes are required to have a backyard fence that encloses the rear portion of each lot. For security fencing that goes around the front perimeter of the lot, please see the separate, and current Security Measures Policy located on the Association's website. Custom home sections have additional options for front yard fencing. Please refer to the Custom Section Residential Urban Design Guidelines for additional information.

- a. Replacement or repairs of fence must be made with similar materials and construction details as used in original fence.
- b. All steel fence is to be zinc-galvanized factory coated after fabrication. Welds must be sanded or brushed and primed prior to painting to prevent rusting. Primer must be epoxy or steel and structural primer. All fencing must be primer-coated. Paint must be polyurethane or oil-based enamel black semi-gloss paint.

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- c. All front fencing must have a minimum ten-foot (10') to maximum fifteen foot (15') setback from the front corner. Example image depicting the intention of this provided in the wooden fence section.
- d. Metal fences may not be altered to incorporate any artistic design, decorative elements, cutouts, wagon wheels etc. Lattice fencing, mesh screening or other screening material is not permitted.
- e. The only screening allowable on metal fencing shall be landscaping screening on the interior of the fence. Shrubbery is preferred, but other screening on the approved plant list will be considered. Shrubbery shall not exceed the height of the natural fence line. Ivy or other woody vine plants that grow into the fence line will not be approved. All landscaping screening material shall be kept in a neat and attractive condition as consistent with the governing documents of the HOA.
- f. Image below depicts the required architectural standards for metal fencing:

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18. Breezeway Fencing:

Breezeway Fencing is fencing that connects a detached garage or building to the main structure typically next to the driveway. This is required. Removal of this fence will not be allowed.

- a. A four-foot (4') breezeway or six-foot (6') fence is required. Fence must be Good Side Out Wood with wood gate.

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- b. A four-foot (4') or six-foot (6') metal fence with matching gate will be allowed as a replacement for wood so long as it matches section 17's requirements of these documents.

19. Garages/Garage Doors:

A minimum of a two-car garage is required for all homes within the community.

- a. General
 - i. Conversions are permitted provided there is no exterior changes to the garage and the garage door is not used for entry and exit.
 - ii. Driveways can never be removed from the front yard even if alternate garage is built.
- b. Attached Garages:
 - i. Front Loaded Two Car Garage or Three Car Garages – Will allow a maximum tenfoot (10') storage extension provided all guidelines of "Room Additions" section of these guidelines is followed.
- c. Detached Garages:
 - i. Detached Garages are not permitted on a standard size lot (under 60')
 - ii. The front of a detached garage must be masonry and match the masonry on the main home structure. At a minimum, the remaining three (3) sides must have siding. All elevations within public view must be masonry. Detached garages in the rear of a home will be allowed one pedestrian door. Detached garages are not permitted on Lake or Golf Course Lots.
- d. Swing In or Side Loaded Garages:
 - i. Two (2) car garages only. Swing-in or side loaded garage doors may not face the entry into a section, cul-de-sac or court, Lake or Golf Course, or face each other.
- e. Porte Cocheres:
 - i. Must be the same architectural style of the home. The side yard setback is the same as the home.
- f. Garage doors:
 - i. Metal, paneled construction "Carriage house" doors are encouraged. Maximum height of eight feet (8').
 - ii. Should be natural or stained wood of a neutral color without tints of blue, red, green, yellow, or black or should be painted warm and muted shades of browns, beiges or white only. Garage doors must be painted the lightest color in the palette. If painted or stained, or if a new garage door is installed that comes "ready to install" without adding color, all other requirements of Section 11. Exterior Painting of this document must be followed.
 - iii. Front Loaded Garages:
 - 1. 50' Lots: May have one double door or two single doors separated by a column.

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2. 60'-90' Lots: Must have two (2) single doors separated by a column. iv.

Three Car Detached Garages:

1. The single door must be placed on the side of the garage closest to the side property line. The double doors must be placed on the side closest to the Breezeway.

v. Swing In or Side Load Garages:

1. May have one double door or two single doors separated by a column.

20. **Front Yard Decorations:**

- a. On front lawns of lots and on any portion of a lot visible from any street, there shall be no decorative appurtenances placed, such as sculptures, birdbaths, birdhouses, fountains, or other decorative embellishments. Temporary holiday decorations are allowed for a time to be specified by the Board.
- b. Benches will be reviewed on an individual basis and must be designed and intended for outdoor use only. No more than one bench may be placed on each lot and must remain on the front porch only. No other location will be approved that is visible from the street or common areas.
- c. Potted plants must be kept in the backyard.
- d. House numbers may be placed on house, but not on any type of freestanding structure in front yard.

21. **Awnings:**

- a. Canvas awnings will not be permitted to be installed on windows to reduce solar exposure unless they are on the back side of house on an interior lot and not visible at all from the street. On a corner lot or lot that backs onto a street, canvas awnings will not be permitted at all. When allowed, they must be earth tone colors, no blues, greens, etc. and must be kept in excellent condition at all times or will be subject to immediate removal upon notification by the HOA.
- b. Awnings will still be allowed for use on playhouses and patio covers, provided they also comply with above mentioned requirements for proper location and color.

22. **Flag Poles:**

- a. Flag poles are not permitted.

23. **Outdoor Lighting:**

- a. Cast aluminum or brass fixtures are permitted. Colored lighting, exposed transformers and wiring, "spill over" lighting onto neighboring yards or properties, streets or public spaces are prohibited. All exterior lighting must receive prior ARC approval.
- b. Color change lighting may be used temporarily during holidays at the discretion of the Board.

24. **Satellite Dishes/Antennas:**

- a. Satellite Dishes cannot be visible from a fronting or side street. If possible, dish must be mounted at or below fence height for screening purposes.

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- b. Antennas must be on the back side of house, lower than roof line and must not be visible from any street.
 - c. If lot backs onto vacant property and can be seen from entrance to subdivision or adjacent road, screening will be required.
 - d. Not allowed on corner lot if visible from front or side street, regardless of screening.
 - e. People's Choice antenna must be mounted on rear of roof, lower than the peak of the roof. If antenna is visible from rear street, it must be screened from view.
25. **Walkways/Sidewalks:**
- a. General Sidewalk in front of home:
 - i. Each Lot must have a four foot (4') concrete sidewalk. Abrupt curves or sharp angles are not allowed. To ensure pedestrian safety, all manholes, valve boxes, etc. must be flush with the sidewalk. All sidewalks must be located consistently five feet (5') from the back of a curb, including Lots on cul-de-sacs. If mail clusters, meters, pedestals, etc. are within the path of a potential sidewalk and cannot be re-located, sidewalks must meander behind them. Sidewalks must be carried through walkways with decorative paving.
 - b. Walkways from front door to sidewalk/driveway:
 - i. Concrete required for all Lots 50' – 90'.
 - ii. 90' Lots may have unit masonry, stamped or colored concrete, pavers, brick borders with prior ARC Approval.
 - iii. 50', 60', and Patio Lots - A three-foot (3') minimum to four foot (4') maximum walkway must be constructed from the front door to the driveway or sidewalk. A curvilinear walkway is required when connecting to the sidewalk.
 - iv. 65'–90' Lots - A four-foot (4') minimum to six foot (6') maximum walkway must be constructed from the front door to the sidewalk or driveway. A curvilinear walkway is required when connecting to the sidewalk.
 - v. Handicap ramps are permitted from the driveway to the front porch. A walkway between the front porch and the street is still required, except for 60' Lots.
 - vi. Landings - A three foot (3') by six foot (6') wide concrete landing between the sidewalk and curb is required for walkways constructed from the front door to the sidewalk.
 - c. Walkways to Side Yard:
 - i. Five-foot (5') from the property line is preferred, however, three-foot (3') will be allowed for side yards that only have a five-foot clearance from the home to the property line.
 - ii. All sidewalks in the side yard must be no greater than 36" wide and centered between house and property line. 30" wide is the recommended width for the standard five-foot (5') side yard.
 - iii. Sidewalk additions will only be considered for the side of the home that has the back fence gate.

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26. Driveways/Driveway Extensions:

Driveways are required for all lots. The removal of a driveway is strictly prohibited.

a. Materials Permitted

- i. Only extensions made of Concrete will be considered for approval by the ARC for lots up to 90'. Refer to City and County Ordinances for construction Standards. 90' Lots may have unit masonry, stamped or colored concrete, pavers, brick borders with prior ARC Approval, so long as the material is the same for the entire driveway structure.

b. Materials Prohibited:

- i. Asphalt paving, loose gravel, stone and timber borders are strictly prohibited for driveways or driveway extensions on all lots and will not receive approval.
- c. Driveway Radius:

- i. All Driveways must have a five-foot (5') radii on each side of driveway apron.

Driveway Setbacks:

- i. Driveways shall be located no closer than three-feet (3') at any point to the side property line and no closer than five-feet (5') at the front property line to allow for a five-foot (5') driveway radii.

e. Driveway Widths:

Garage Type	Number of Cars	At Face of Garage	Minimum/Maximum
Front Loaded	Two (2) Car	18' Maximum	12' Minimum 16' Maximum at Property Line
	Three (3) Car	26' Maximum	12' Minimum 16' Maximum at Property Line
Swing In*	Two (2) Car	18' Maximum	12' Minimum 16' Maximum at Property Line
*Back-up space to be no greater than thirty feet (30') from face of garage to side setback. Must receive ACC approval.			

Note: Driveways may be reduced to a minimum of 10' where necessary with prior ACC approval.

27. Driveway Gates:

Driveway gates are gates that are in the front section of the home extending across the driveway. For other types of fencing allowable, please see the "Fence" section or the separate and current Security Measures Policy.

- a. Only permitted on homes with detached garages.
- b. Placement will be approved on a case by case basis. The gate must not be set in front of the front building line.
- c. All gate equipment must be located inside the gate and screened from view. Gates must open into the property and cannot swing out towards the street. No decorative elements may be incorporated into the fence or gate.

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- d. Wooden Gates are not permitted.
- e. Gates must be wrought iron and use the same standards as section 17. Wrought Iron fence section of this guideline.

28. **Generators:**

- a. Generators are allowed provided they are placed in the backyard and landscape buffer is placed around the unit so as to reduce noise to the neighboring lots.
- b. Generators must be placed a minimum of five feet (5') from the fence line, but it is preferred to keep them as close to the main residential structure as possible. Generators must be within all building lines and cannot be placed in any easements.

29. **Outdoor Carpeting:**

- a. Can only be installed on porch area, no walkways, etc. and cannot be viewable from the street.
- b. Earth tone colors are acceptable.
- c. Specifically, no green or blue carpet.

30. **Trash Receptacle Enclosures:**

A trash receptacle enclosure is a structure specifically designed to house your outdoor trash container from view.

- a. Enclosures will be allowed on the side of the home only.
- b. Enclosures must be made of wood and match the material and style of the fence that is currently installed.
- c. The only enclosure placement that will be approved will be in the backyard or on the side yard abutting the natural fence. From the street of the home, the structure must blend into the original fence as much as possible so as not to detract from the community standard and aesthetics.
- d. The maximum dimensions of the trash enclosure will be four-feet (4') by four-feet (4') and should only be large enough to store your outdoor trash receptacle.
- e. Trash Receptacle Enclosures cannot be on the exterior side of a corner lot.
- f. Only for homes with wrought iron fences in the front, a shrub enclosure will be permissible instead of a wooden structure.

31. **Landscaping and Design Elements:**

Landscape Standards provide the minimum requirements for site improvements. Front yard and rear yard landscaping combine trees, shrubs, ground covers and grasses from the Preferred Plant list. Corner Lot landscaping will also follow the Preferred Plant List. Plant proportions shall be those recognized and recommended by the American Standard for Nursery Stock. Installation of all plants must conform to the standards of the American Association of Nurserymen. A plant is considered dead if at least 50% of its growth is dead or fails to make new growth from a dormant stage. All replacements must conform to the original Landscape Standards. The ARC reserves the right to require the owner to replace plants that do not meet these requirements upon completion of the home.

- a. Front Yard Planting beds in the front of the home shall be curvilinear with the plants massed in tiers. Groupings of shrubs of the same species provide a substantial look. See

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Front Yard Requirements per Lot Size in the document “Residential Urban Design Guidelines”.

- b. Rear Yard with View - Planting beds must be planted along the rear of the home in tiers.
- c. Corner Lot - Lots whose side yards face a street must have Corner Lot Landscaping. Plantings shall be in clusters along fence facing the street.
- d. Landscape buffers - have the same requirements as Corner Lot Landscaping. Landscape buffers are required for all fencing that measures thirty feet (30') or more. Fencing more than sixty feet (60') requires two (2) landscape buffers spaced evenly along the fence. e. Planting Beds
 - i. General Planting beds must be a minimum of five feet (5') from front elevation. Mulch with shredded hardwood bark is required along with mandatory Landscape Requirements. Mulch colors are subject to prior ARC approval. Gravel or rock mulch is prohibited.
 - ii. Edging Ryerson steel edging (or similar), brick set in mortar or natural stone are permitted. Plastic, loose brick, concrete scallop, corrugated aluminum or plastic, wire wickets, railroad ties or timbers are prohibited edging. Wire or small picket fencing, continuous concrete bands are also prohibited. Shrubs or trees between the sidewalk and street curb are strongly prohibited.

32. Screening:

- a. Foundation
 - i. All foundation visible from public view must be screened with evergreen landscape.
- b. Mechanical Equipment
 - i. All mechanical equipment such as air conditioning units, utility pedestals, transformers, etc. must not be within public view, and must be screened with evergreen shrubbery.
 - ii. All mechanical equipment must have landscape screening, even if in the backyard, to limit noise disturbances to neighbors.

Mark Goltz

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CN=Mark Goltz
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Mark Goltz
Chair, Fall Creek ARC

10/19/2023

Date