

The Architectural Control Committee is made up of members of the duly elected Association Board of Directors. The purpose of this committee is to review plans and to grant or withhold certain approvals in connection with improvements and developments (See Article 1 Section 1) and to oversee the general “look” of the neighborhood. This committee is further defined in Article III of the covenants. The intent of this document is to gather information from the covenants of Orchard Place Community Association into one easy to use document using information provided throughout the covenants.

Improvements that require architectural approval (Form, drawings, and plans in writing prior to project onset)

- Fences: new construction and improvements or redesigns to existing fences, require survey of property and architectural form BEFORE beginning project, materials used, color of stain/paint (no chain link fencing permitted)
- Decks: new construction or additions to, materials, placement, stain, or paint colors
- Porches: new construction or changes to existing porch, plans for design, colors
- Patios: new construction or addition to existing, placement
- Pergolas: must be permanently attached to house, materials used, colors
- Gazebos: placement on lot, materials used, foundation, colors
- Canopies/sunshades: materials used, colors, how it is attached to home
- Permanent Pools: ONLY inground or semi inground permanent pools allowed; placement in yard, fencing required
- Hot tubs: concrete pad or patio placement, cover, electrical hook-up
- Driveway expansion or repair: placement and materials, submit survey
- Garage additions: attachment to home, matching siding and roofing, placement, survey
- Roofing: materials and colors
- Home additions: architectural plans and pictures, placement, materials, colors, survey
- Exterior walls: changes to siding or brick, colors only
- Changing existing shutters, front doors, and garage doors: colors only
- New siding: materials and colors
- Fire Pits: location in yard, screened tops
- Generators: placement, cement pad, electrical hook-up
- Solar Panels: permitted on back side of roof only, placement, design
- Flagpoles: placement in yard and height
- Play equipment: material used (wood only), placement (backyard only),
- Basketball poles: placement if permanent, MUST BE stored in backyard during off season if pole is temporary
- Trampolines: placement (backyard only), upkeep, mowed underneath
- Sheds: placement in back yard, size, materials used, conformity with home, property survey and city building permit needed PRIOR to work beginning
- Sidewalks: safety for walkers

Please see reverse side

All improvements are approved based on harmony of external design and location in relation to surrounding structures and topography. Approved colors shall be those that are harmonious with colors of the natural surroundings and other dwelling units. Turnaround time between submission of forms and plans for changes to property is about 1 week. 99% of all requests are typically approved.

Covenants governed by Architectural Control (Violations)

- Failure to submit architectural approval form prior to onset of project
 - Grass/lawn: mowing, trimming edges throughout front and back yards
 - Landscaping: bushes, shrubs, and trees (trimmed as needed)
 - Maintenance of lots- trash free and well maintained
 - Trampolines and other play equipment: well maintained and mowed underneath
 - Basketball poles not stored properly or maintained
 - Fencing: repairs and maintenance (re-staining, power washing as needed)
 - Dwelling unit exteriors- windows, porches, balconies, trim, and siding CLEAN and well maintained, NO BROKEN WINDOWS
 - Trash containers: must be stored within the garage (except 5:00 pm to 5:00 pm of trash day)
 - Firewood storage: adjacent to home behind a barrier to be hidden from street view
 - Temporary structures: RV (parking in driveway permitted for 3 days) dumpster and moving pods (permitted on property for 2 weeks), boat, trailer of any kind, camper, ATV, (permitted in driveway for 1 day unless otherwise approved by the board), tent permitted in back yard for 24 hours
 - Kiddie pools up to 2 feet in depth (temporary) allowed for up to 3 days without dumping water: no other temporary pools, stored properly inside garage when not in use
 - Signs: real estate and builder/professional construction permitted during and up to two weeks after project is completed; warning signs (electric fence, security) permitted; political signs permitted during voting season only; student activity signs permitted; church signs permitted; no other signage permitted
 - Antennas: No free-standing towers on property, TV antennas permitted on roof
 - Satellite dish: permitted on roof only
 - Trash incinerators: not permitted
 - Clothes lines: not permitted
- Addressing violations
 - Visit homeowner in person - 1 week to correct violation before reporting to office
 - Letter to resident – 10 days from date of letter to correct violation
 - Second letter to resident - fine of \$25 with demand for immediate correction
 - Third letter for same offense- fine of \$50 with demand for immediate correction
 - Repeat offenses for the same violation- personal visit- Fine schedule will begin within one week of personal notice
 - Repeat offenders- repeated violations of multiple covenants- Fines begin at \$50 per occurrence