

TREMONT SUBDIVISION  
ARCHITECTURAL CONTROL COMMITTEE  
DESIGN STANDARDS  
(REVISED 3/1/2001)

Paragraph 12 (Architectural Controls) of the Declaration of Covenants, Conditions and Restrictions for Tremont Subdivision provides for the creation of an Architectural Control Committee (ACC) whose purpose is to maintain the current character of our community by defining standards for achieving harmony, balance and a high standard of quality within it. This document shall provide design standards to amplify and supplement the Declaration of Covenants, not replace them. The ACC shall constitute a standing committee of the Association and shall consist of the Board unless the Board delegates to other Persons the authority to serve on the ACC. At all times, however, the chairperson of the ACC shall be a Board member.

The intent of the ACC is not to restrict minor repairs or improvements to structures and landscaping, but to safeguard against "extreme" changes that could be out of character with the community and detract from it. Ours is a community primarily of cedar-sided contemporary-style single family homes painted/stained in earth tone colors with established landscapes and well kept and maintained lots. While a pink stucco house with white shutters and a white tiled roof is appropriate in Bermuda, it would be out of character in our community. The ACC's role is to allow individuality within our community while maintaining a pleasant and consistent curb appeal. This shall be accomplished by setting forth these design standards.

Application for approval of any such architectural modification shall be in writing. The project request application shall be the mechanism by which the ACC is notified of a proposed project. Each project request submitted for approval is unique and will be evaluated on the individual and unique elements of the project. The Owner of any such Member Lot shall be responsible for submitting appropriate paperwork (e.g. building permit) along with the project request application.

Depending on the project, include with your project request application:

- Scale drawing of lot showing addition plans, house and property lines,
- Picture of wall, fence or pool (brochures),
- Something describing material type to be used,
- Drawing of proposed addition/room changes,
- Sample paint swatch showing new color,
- Picture showing new exterior materials, including color.

The ACC does not want to be a burden to the community for every project contemplated. These design standards are designed to help one decide which projects would require ACC approval and which would not. Homeowners are encouraged to study these design standards as well as the Declaration of Covenants. If there is any doubt as to whether or not a project request application submission is required, submit a request.

Any owner or resident aggrieved by a decision of the ACC may appeal the decision by petitioning a majority of current active association members. Such petition must be in writing, including member names, addresses, phone numbers and signatures, and presented to the Board of Directors. The Board of Directors, acting for the majority of the members, then has the authority to override the decision of the ACC.

Approval of any project or structure by the ACC in no way is a certification the project or structure has been constructed in accordance with any governmental rule or regulation or that the project or structure complies with sound building practice or design.

#### AIR CONDITIONER/HEAT PUMP UNITS

Exterior, non-window, air conditioner/heat pump units shall be located with primary emphasis being that placement on the lot minimizes visual impact on adjacent properties and from the street. Exterior air conditioner and/or heat pump units are deemed approved if they are located behind the primary residence and cannot be seen from the street or from the front or side yard of any other lot.

#### ANTENNAS

Addressed in the Declaration of Covenants.

#### DECKS

A county building permit may be required for a deck. Submission of a project request application is required for all new deck construction. A project request application need not be submitted for replacement of an existing deck with a new deck of the same size, location, design, construction and material as the existing deck provided the new deck adhere to the following considerations:

- (1) the scale and style must be compatible with the home to which it is attached and surrounding homes;
- (2) materials must be cedar, cypress or pressure treated lumber;
- (3) metal poles may be allowed for vertical supports;
- (4) decks may be left natural, but are encouraged to be painted or stained or otherwise treated with a preservative;
- (5) if painted or stained, color must coordinate with the exterior color of the home;
- (6) areas under decks that are used as storage space shall use lattice work or landscaping to minimize the adverse visual impact of such storage space.

#### DETACHED BUILDINGS

Submission of a project request application is required for all detached buildings including, but not limited to, gazebos, storage sheds and greenhouses. Detached buildings are discouraged but will be considered subject to the following considerations:

- (1) the building should be located in the rear of the primary home with primary emphasis being that placement on the lot minimizes visual impact on adjacent properties and from the street;
- (2) building may not cause disorderly, unsightly or unkempt conditions;
- (3) the size and design must be architecturally compatible with the primary home and surrounding homes;
- (4) exterior materials must match the exterior material and color of the original home.

#### DOGHOUSES/DOG RUNS/ANIMAL CAGES

Doghouses and animal cages are deemed approved without application if:

- (1) no more than 15 square feet in size, and
- (2) made of the same material as the home and painted or stained to match, and
- (3) located on the rear of the lot behind the home, and
- (4) not visible from the street or the front yard of any other lot.

Dog runs are deemed approved without application if:

- (1) located on the rear of the lot behind the home, and
- (2) not visible from the street or the front yard of any other lot.

Underground (electrical) fencing is deemed approved without application.

Other pet structures must be submitted to the ACC for consideration. The ACC will favor placement and materials which minimize the visual impact on adjacent properties and from the street, and which coordinate well with other structures and landscaping on the lot.

## EXTERIOR BUILDING APPEARANCE AND ALTERATIONS

The exterior architectural character of any home must be consistent for all exterior components of the home. A county building permit may be required for certain exterior building alterations.

The following are deemed approved without application:

- (1) painting/staining with the same color or slightly lighter or darker shade of the same color that currently exists on the home;
- (2) replacement of existing doors/windows with new doors/windows of the same size, location, design and material as the existing door/window;
- (3) replacement of existing driveway with concrete material only;
- (4) addition or replacement of gutters and downspouts;
- (5) roofs of asphalt shingles in the color range of either gray to black or tan to brown (other colors must be submitted to the ACC for consideration);
- (6) holiday decorations including, but not limited to, lights, flags not exceeding 3 feet by 5 feet and ornamentation, displayed during a period of no earlier than 4 weeks before and no later than 2 week after the holiday.

A project request application is required for all building alterations including, but not limited to,

- (1) additions including, but not limited to, room, porch, patio, deck, garage, driveway, chimney, awning;
- (2) painting/staining of a home where the color is being changed.

The ACC will apply the following standards when reviewing a request for modification:

- (1) driveways shall be constructed of concrete material only;
- (2) security bars, and/or grates, on windows and/or doors are prohibited except in the case where the security apparatus is not visible from the street or from the front or side yard of any other lot;
- (3) solar panels are prohibited except in the case where they are not visible from the street or from the front or side yard of any other lot;
- (4) garage doors shall be architecturally compatible with the home both in materials and colors;
- (5) free standing or attached carport-like structures are prohibited;
- (6) gutters and downspouts shall be compatible in color to the home to which attached.

## EXTERIOR DECORATIVE OBJECTS

The following items are deemed approved without application if they are installed on the rear of the lot and are not visible from the street or from the front yard of any other lot: bird houses, bird feeders, bird baths, driftwood, benches, weathervanes, flags, sculptures, statues, fountains and free standing poles of all types.

Neatly maintained flower pots located in the front of the home are deemed approved without application.

## FENCES

Addressed in the Declaration of Covenants.

## FLAGPOLES

A project request application is required for a permanent flagpole.

## LANDSCAPING

The ACC will apply the following standards when reviewing a request for modification:

- (1) planting beds shall be kept in a neat and orderly manner;
- (2) compost piles shall be located with primary emphasis being that placement on the lot minimizes visual impact on adjacent properties and from the street;
- (3) dead bushes and shrubs must be removed;
- (4) a vegetable garden shall, be located between the rear line of the home and the rear line of the lot, not exceed one quarter of the area it is located in, and not damage property below it through the runoff of water onto the lower property.

A project request application is required for, but not limited to, the following:

- (1) the installation of railroad ties, garden timbers, landscaping stones or similar materials which will form a wall over 12 inches high or over 8 feet long;
- (2) removal of any live hardwood tree having a diameter of 6 inches or more, as measured 2 feet above ground level (Approval is not required before removal of any tree which is diseased or damaged to the extent that it poses a danger to persons or property).

The following are deemed approved without application:

- (1) a reasonable amount of low-voltage ground-mounted non-color lighting used to improve navigation or safety;
- (2) removal of any evergreen tree such as pine, fir, cedar.

## MAILBOXES AND NEWSPAPER TUBES

The addition of tubes or other containers for delivery of newspapers is prohibited. Mailboxes shall be of the standard size and not the larger rural size. Mailbox posts shall be standard mailbox posts of either metal or wood material. A project request application is required for a masonry or stone mailbox post. Custom-made mailboxes and/or mailbox posts are prohibited. Mailbox and/or post may not be painted, finished or covered in any color or pattern other than that of the original installation.

## OUTDOOR LIGHTING

Bug zappers and colored bulbs designed to repel insects shall be located in the rear of the primary home with primary emphasis being that placement on the lot minimizes visual impact on adjacent properties and from the street.

Because of the vast variety of outdoor lighting available, a project request application is required for all outdoor lighting.

## PLAYGROUND/RECREATIONAL EQUIPMENT

Children's swing sets, children's portable wading pools, trampolines, sandboxes, plastic or wooden playhouses are deemed approved without application if located on the rear of the lot behind the home and not visible from the street or the front yard of any other lot. Submission of a project request application shall be required if the equipment constitutes a structure or an addition to an existing structure and may be considered a detached building; or where the scale of the equipment exceeds compatibility with the lot size. All such equipment must be maintained in a good state of repair.

Free standing or portable basketball goals must be stored when not in use.

Submission of a project request application is required for the following:

- (1) installation of a pole mounted basketball goal located in the front or side of a home anywhere other than the side of the driveway;
- (2) installation of a basketball backboard to the front or side of a home other than above the driveway.

#### POOLS/HOT TUBS/SPAS

Aboveground pools are prohibited.

Submission of a project request application is required for all in-ground pools, exterior hot tubs and spas.

Exterior hot tubs and spas must be located in the rear of the primary home with primary emphasis being that placement on the lot minimizes visual impact on adjacent properties and from the street. It is encouraged that the hot tub or spa be incorporated as an architectural feature of a deck and/or patio.

#### ROOF MOUNTED VENTILATORS/TURBINES/METAL FLUES

shall be located with primary emphasis being that placement on the roof minimizes visual impact from the street.

#### SATELLITE DISHES

Addressed in the Declaration of Covenants.

#### SIGNS

Addressed in the Declaration of Covenants.

#### STORAGE

Items including, but not limited to, lawn and garden equipment, building materials, lumber, trash cans, recycle bins, non-permanent grills, bicycles, tricycles, boats, canoes and children's toys, shall be, when not in use, located in the rear of the primary home or otherwise out of view with primary emphasis being that placement on the lot minimizes visual impact on adjacent properties and from the street.

Trash cans and/or recycle bins shall be placed at curbside no earlier than the evening prior to scheduled trash collection and shall be removed from curbside no later than one day after trash collection.

#### STORM DOORS/WINDOWS

A project request application is not required for a storm door or window if it meets the following guidelines:

- (1) simple without ornamentation;
- (2) factory-painted or anodized finish aluminum, the color of which must coordinate with the home;
- (3) be of the "full view" style which is defined as allowing a full view of the underlying door/window because the storm door/window is all glass with only a 1 to 3 inch frame around it. The objective is to restrict storm doors/windows to those that will have a minimal and complimentary visual and aesthetic impact on the appearance of the home;
- (4) no plain aluminum finish.

**TREMONT SUBDIVISION  
ARCHITECTURAL CONTROL  
PROJECT REQUEST FORM**

Date of Submission: \_\_\_\_\_

Owner(s) Name: \_\_\_\_\_

Owner(s) Address: \_\_\_\_\_

Please explain in detail the work for which approval is requested:

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**ATTACH ANY RELEVANT PAPERWORK**

First Approver Name: \_\_\_\_\_

First Approver Signature: \_\_\_\_\_

Date Approved: \_\_\_\_\_

Second Approver Name: \_\_\_\_\_

Second Approver Signature: \_\_\_\_\_

Date Approved: \_\_\_\_\_

**WORK MUST BE COMPLETED BY:** \_\_\_\_\_