

# Timberline Valley South HOA Architectural Guidelines

These guidelines apply to all projects after the document is adopted.

## Architecture committee approval:

- External home modifications must be submitted to the Architecture Committee for review and approval at least 30 days before the project starts.

## Permits and building codes:

- Architecture Committee review pertains only to neighborhood covenants.
- All improvements must comply with state and local building codes. Compliance is solely the homeowner's responsibility. All required permits and inspections are the homeowner's responsibility.
- Homeowners must contact J.U.L.I.E. to mark utilities before construction.

## Maintenance Guidelines:

- All homeowners must mow and maintain their entire property.
- Homeowners should ensure their entire lot can be reached by a lawnmower from their own property, even if neighbors add fences or structures in the future. Fences, sheds, or other structures slightly inside the property line create areas that are difficult to mow.
- Fences will not be approved that create an area on the homeowner's property that cannot be mowed.
- Homeowners adjacent to Bradley Ave or a detention basin are required to mow any mow-able terrain between their lot and the street, ditch, or basin. Fences on these properties require a gate that allows a lawnmower to reach these areas.
- Homeowners at the ends of quad homes with a fence must have a front and back gate and provide reasonable access for owners in the middle to mow their backyards. For owners on the end adjacent to an HOA sidewalk between the houses, the sidewalk is considered to provide reasonable access for the neighboring middle owner.
- All exterior structures, fences, decks, docks, sheds, and playground equipment must be properly maintained. Maintenance is subject to the same standards and violation procedures as structures.

## Yard Lights:

- All homeowners must have a working post yard light that automatically turns on at dusk and off at dawn with a 60W equivalent white bulb, except for holidays when colored bulbs are permitted.

**Fences:** size, color, material, design, and location must be approved by the Architectural Committee

- Wooden fences must have frames on the inside and fence panels on the outside.
- 4' maximum height in backyards of lake lots, except for lots on the interstate pond, which may have 8' fences.
- 8' maximum height on non-lake lots.
- Front yard fences must be 3' or less between the street and building setback line.
- Fences must not create areas that cannot be mowed and maintained. (See Maintenance.) Adjacent homeowners may need to add gates to their fences if a new, compliant fence creates an area that the adjacent owner is required to maintain but cannot mow or maintain.
- Fence should follow property contour.
- No temporary fence or chain link fence permitted

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### Divider/Privacy barriers:

- length and location must be approved by the Architecture Committee

**Sheds:** size, color, material, general aesthetic design and location must be approved by the Architecture Committee

- It is preferable that siding and roofing match the house
- Sheds on lake lots must consider the adjacent homeowners' views of the lake

**Building additions:** decks, pergolas, balconies, patios, screened and other porches, sunrooms, etc.

- Size, color, material, design, and location must be approved by Architecture Committee
- All required municipal building permits must be obtained and inspections must be performed

### Structures on commons:

- No permanent structures are allowed on commons, including docks, without HOA board approval
- Existing structures on the commons are the responsibility of the adjacent homeowner and must be maintained. If not maintained, the HOA may require the homeowner to remove the structure.

**Duplex and Quad Homes:** Homeowners must get permission from owners of other dwelling units within the dwelling structure if covenants require such permission.

### Violations:

- The HOA will initially attempt to gain voluntary compliance with the architecture guidelines and covenants.
- The HOA may assess fines to remedy violations if voluntary compliance is not achieved.