

Architectural Committee Rules

The purpose of this committee is to ensure public safety and maintain visually appealing exteriors to the housing in our community. The rules apply to all new and existing residences. The committee, appointed by the Board of Directors, consists of a non-voting board member and up to three residents.

SPECIFIC AREAS OF CONCERN

1. Easement from the roadway to property line is to be maintained by the property owner.
2. No structures shall be constructed or modified without appropriate building permits issued by Highlands County.
3. All storage structures/sheds must be attached to the home and be limited to the footprint of the home (under the soffit). Free standing sheds are not allowed.
4. Any proposed exterior changes/additions are to be submitted to the Committee with a sketch attached showing property measurements as well as detailed plan of proposed change/addition for approval. Specifications must be reviewed prior to application for county building permits.
5. Additions to the front of any residence shall be limited to screened porches (less than 160 total square feet under roof) and carports. Both type of additions shall have all appropriate building permits and meet current county zoning requirements.
6. Additions to the sides and back of any residence shall meet all Highland County zoning requirements and property owners shall obtain all required building permits.
7. A copy of the building permits must be provided to the architectural committee prior to construction.
8. Approved exterior colors for villa and "stand-alone" houses shall be available in the office.
9. Villas shall have matching base and trim colors
10. Re-roofing of any villa/stand-alone houses shall be done to match existing colors of other homes in the immediate neighborhood. Metal roofing or

architectural shingles on villas shall be the same style and color as the adjoining villa and must be approved by the committee.

11.Placement of satellite dishes and removable outdoor clothes trees are to be approved by the committee.

12.Planting of trees, shrubs etc. shall not be done without written approval of the committee.

13.Larger propane tanks shall be buried by a licensed professional, while smaller tanks, (<80lbs) are limited to the back of the home or behind a barrier to prevent visibility from the street. No tanks shall be placed on the front of the home or any area visible from the street.

14.Solar Panel installation shall be limited to roof tops only and shall be placed on the roof surface facing the back yard unless the installation designer deems that location to be non-solar efficient. If such determination is made, the installation designer shall provide a written statement indicating street front installation would provide optimum solar efficiency. The residents shall provide the written statement to the Architectural Committee when requesting approval. Ground mounted solar panels are not permitted in Covered Bridge.

15.Proposed changes to property by landowner shall be presented to the Covered Bridge office. Upon receipt, the Architectural Committee shall view proposal via an on-site inspection at the property address within two weeks of request. Any property alteration shall be in accordance with "The Declaration of Restrictions and Maintenance Covenants for Covered Bridge, Article VI, section (d)

The Architectural Committee will then complete the Covered Bridge form for approval or denial. If denied, the committee will indicate a reason citing the Covenant article. This form will also require the signature of a committee member and the landowner. A copy of the signed document will be given to the landowner and a copy placed in the Covered Bridge file.

Appeals of the Architectural Committee decision must be submitted in writing to the Board of Directors within 30 days of decision. Covenant Article and Section that appeal is based on must be included.

**Updated 5/17/2022