

STONECREEK HOMES ASSOCIATION
ARCHITECTURAL REVIEW BOARD GUIDELINES

These guidelines have been established as a reference for the Architectural Review Board (ARB) for consideration of landscape, construction, or additions requiring approval set forth by Article II of the Stone Creek restrictions. These include a compilation of generally accepted practices. There are exceptions throughout the subdivision due to installations done without seeking approval and before the Association was well established with a functioning Architectural Review Board.

1. Fences. Fences should not be over 6 feet in height. Fences should not be located any further to the front of the house than the rear corners of the house. Fences on corner lots may extend to the outside of the rear corners of the house, provided they do not block the view of oncoming traffic or obstruct the neighbor's view as to the enjoyment of their property. Six-foot fences that surround the entire rear perimeter of the yard are discouraged. If a 6-foot fence is required by city code to provide protection for a pool and the fence would enclose the entire rear yard, it is recommended that it be constructed of wood. Other types of fences used to enclose a pool area will be reviewed on a case-to-case basis. On corner lots side fences must be set back at least 30 feet from the curb. Privacy fences (6 feet) must be set back 35 feet from the curb. Other than this, fences will be reviewed on the basis of appearance and relative aesthetics to the surrounding neighborhood.

Chain-link fencing or similar metal fencing will not be approved. On corner lots, landscaping along the street side of the fence is highly recommended.

Corner lots present a challenge requiring care to avoid obstruction of the view of traffic on the street as well as interference with the view from neighboring properties. Side yard fences on corner lots must be 30 feet from the curb. Privacy fences (6 feet) must be set back 35 feet from the curb. Except for city required pool enclosures, 6-foot privacy fences enclosing an entire yard are discouraged. These fences are actually a security problem rather than a preventive measure. Such fences and large foundation plantings provide hiding places rather than protection.

2. Swimming Pools. A city permit for the construction of the pool and fence must be presented along with the plans presented to the ARB. City approval in no way guarantees approval by the ARB. Pools will be reviewed on the location and relative aesthetics to the surrounding neighborhood. Pools should be located in the rear of the residence as close to the center of the residence as possible.
3. Sheds. Storage sheds are discouraged by restriction. On-site constructed playhouses may be approved when constructed of materials like the residence.
4. Although a homeowner has the necessary city permits and a project falls within these general guidelines, written plans must be submitted to the ARB for approval and will be a matter of record in the event questions arise at a later date.
5. Additions to the residence. Additions will be reviewed on location and relative aesthetics to the surrounding neighborhood. Additions should be in keeping with the style and color of the existing residence.
6. Decks. Decks of a wooden structure should be located in the rear or on the side of the house. Decks made of a wooden structure will not be located in the front portion of the house. The lower portion of decks should not be enclosed in such a manner as to make a shed. The upper portion of the deck may be enclosed to the extent of having an enclosed screen room or similar enclosure. This sort of enclosure would be considered an addition and would need approval. Decks and

mentioned enclosures will be reviewed as to location and relative aesthetics to the surrounding neighborhood.

7. Satellite Dishes. All satellite dish locations must be approved by the ARB before being installed. Satellite dishes in excess of 2 feet in diameter are prohibited by restriction. It is strongly recommended that dishes not be located on the front of the residence. If by FCC laws it would be required that the location of the dish be in the front of the residence, the location would have to be approved by the ARB.
8. In cases that are denied by the ARB, the applicant has the right to appeal to the Board of Directors of the Stone Creek Homes Association within 30 days of the denial. The board of directors will render a decision within 30 days of receipt of an appeal. The decision of the board of directors will be final.
9. These guidelines are based on current and past practices of the association. These guidelines may be added to or amended as progress requires, by a vote of the Board of Directors of Stone Creek. Unfortunately, some things were done without approval or before the association had established itself, therefore one might find things that do not adhere to these guidelines. As we are moving forward and growing stronger, we are trying to make sure that the subdivision is as nice as it was when it was started. We need to make every effort to insure that requests for improvements are being submitted and handled in the proper method.

Guidelines reviewed and revised by the Stone Creek Architectural Review Board February 6, 2001.