

CHARTERWOOD ACC GUIDELINES

PAINTING

1. All exterior paint or siding color to be approved in writing prior to painting or installing siding.
2. Any exterior color should be earth-tone and in harmony with the other homes in the subdivision.
3. All homes to be painted one main color, one trim color and if requested, one accent color for shutters or other exterior accents.
4. Specification of accents to be disclosed before obtaining approval for accent colors.
5. When applying new paint or siding, the complete exterior of the home is to be painted including back and sides of home.

ROOFING

1. All new roofs to be approved in writing prior to installation of new roof.
2. All roofs must be earth-tone in color. No colored shingles will be approved.
3. No 3 tab shingles will be approved.

LANDSCAPING

1. Any landscape installation to be approved in writing prior to installation.
2. Yard art approval will be granted on a case by case basis.
3. Landscape stones approvable only to outline flowerbeds, trees, mailboxes, etc. as only to outline landscaped areas as a border - not to be used as yard/property line edging.
4. No landscaping will be approved for installation between the sidewalk and curb.

SHEDS/OUT BUILDINGS

1. No shed shall be constructed without prior approval in writing.
2. No shed will extend in height more than 10 feet or exceed 150 square foot in size.
3. No shed will be approved for construction on an easement.
4. Approved shed must be painted to match the main residence, including roofing materials.
5. Shed must be constructed in a location out of public view.

FENCING

1. No chain-link or other type fencing material will be approved other than the wood picket type.
2. Fences approvable up to 6 foot with a 6 inch rock board, 6 1/2 feet.
3. Any changes made to the fence line must first be approved in writing.

NEW CONSTRUCTION

1. All new construction must be approved in writing prior to beginning construction.
2. Approval granted on a case by case basis after review of all necessary plans for construction.
3. No garage conversions or carports will be approved.

POOL

1. All pools, above ground and in-ground must be approved in writing prior to installation.
2. All approved, installed pools must be maintained in a safe and sanitary manner. Any approved pool not being maintained must be filled or removed upon request.