

OX BOTTOM MANOR COMMUNITY ASSOCIATION, INC.
ARCHITECTURAL CONTROL COMMITTEE GUIDELINES

Fences:

1. Cannot exceed six (6) feet in height.
2. Cannot extend more forward to the front property line than the rear corner of the home.
3. Cannot have exposed stringers or other structural components visible from any adjoining lot (the fence must be built "neighbor friendly side out").
4. Cannot be constructed of chain link, welded wire, hog wire, field fence, or similar type of fencing material.
5. Additional requirements:

Outbuildings and Additions:

1. Must be site built. Pre-fabricated outbuildings (sheds) are not allowed.
2. Exterior/siding materials must match the existing siding of the main structure in materials and colors (i.e. brick/wood or stucco/wood or brick/stucco).
3. Roof should be of the same roofing materials as the main structure. No vinyl, metal, etc. roofs are allowed; the roof must match the existing home.
4. The roof pitch should be 7/12 minimum.
5. Structure must be within the setbacks. For example, a minimum of 40 feet from the front property line, 50 feet from the rear of the property, 15 feet from the side property lines. Please check the Covenants and Restrictions as this can vary based on your Phase.
6. Garage openings cannot face the street.

A/C and Trash Container Concealment:

1. Covenants and Restrictions require AC units, generators, pool pumps, and trash/recycle cans should be "shielded". Here are the guidelines for what is approvable for shielding for AC units, generators, pool pumps, and other mechanical systems, as well as trash/recycle cans.
2. If possible, these items should be placed behind the house or behind an ACC approved fence. Trash and recycle cans may also be placed in the garage.
3. If necessary to have these item beside the house, as many AC units are, the following methods of shielding are ACC approvable.
 - Decorative panels 4' high, which may be solid or lattice, matching the material and color of the homeowner's ACC approved fencing. If the property doesn't have fencing, the panels should be a color coordinating with the house materials or color or trim accent (soffits, garage door, etc.) color. For homes with ornamental aluminum fencing, panels should coordinate with the house or fence material and color.
 - A brick or stucco wall 4' high consistent with the exterior finish and color of the house.

- Shrubbery, hedges, or landscaping that obscures view of the mechanical system unit or trash/recycle cans from the road.
4. All of these except shrubbery, hedges, and landscaping require ACC approval of a submitted application prior to installation.

Sheds:

1. No shed shall be "Factory-Built." Factory-Built means a shed which is, wholly or in substantial part, made, fabricated, formed, or assembled in manufacturing facilities for installation, or assembly and installation, on a Lot.
2. All sheds permitted herein shall be permanently anchored to the ground.
3. No shed shall exceed more than 500 square feet in size or one (1) story in height.
4. All sheds shall be located behind the rear corners of the home. In addition, the minimum setback from the Lot lines shall be as follows:

Rear: 50 feet

Side Interior: 15 feet

Side corner: 25 feet

Easement: The greater of the applicable setback described above or the width of the easement on the Lot plus 5 feet.

5. All sheds shall be enclosed. The exterior of the shed shall be made of the same material(s) as the home. No less than fifty percent (50%) of each side of the shed shall be covered with brick, stucco, or other such material as may be approved by the Board for the exterior of a home. The exterior of all foundations shall be covered with stucco or brick.
6. Roofs shall have a minimum of 6 in 12 slope and shall be constructed of roofing materials that match the home.
7. No shed shall encroach on any drainage easement or otherwise be constructed in a manner that obstructs water flow or causes water to flow onto other Lots.
8. It is the responsibility of the Lot Owner to secure any and all required governmental permits. If required, such permits shall be provided to the Association prior to installation.
9. Approval granted by the Architectural Review Committee for a shed that fails (at any time) to comply with all governmental regulations, the Declaration, or this policy shall be considered void and the shed shall be subject to removal at the expense of the Owner.