

# **The Meadows of Carrington Homeowners Association Architectural Control Committee**

Initial Release: September 9, 2004; Revised October 7, 2005

## **ACC GUIDELINES**

The mission of the ACC is to continue and maintain the integrity of the Meadows of Carrington as an architecturally harmonious, artistic, upscale and desirable residential golf course subdivision using the Deed Restrictions as its basis. The purpose of the Deed Restrictions is to maintain the aesthetic and architectural integrity of the Meadows of Carrington community there by enhancing the desirability and property values of the Meadows of Carrington. **As per the Deed Restrictions, Article II, paragraph 1. "plans and specifications for structures and improvements (including but not limited to, basements, swimming pools, tennis courts, fences, walls, bridges, dams, driveways, hedges, and other enclosures) must be submitted to the Architectural Control Committee for examination and approval before any improvements shall be made upon any lot and before additions, changes, or alterations may be made to any structure or other improvement then situated on a lot".** The ACC requires time to evaluate your plans; please allow a minimum of 20 days for approval.

To clarify and help interpret the Deed Restrictions, presently the following structures are not permitted. (This list is not to be considered all inclusive):

- .Sheds
- .Doghouses
- .Above-ground pools
- .Basketball hoops attached to houses
- .Greenhouses

The Deed Restrictions do not define specific allowable styles of fences, patios, or decks, and places responsibility for those determinations solely upon the ACC. To aid homeowners in their consideration of possible styles and provide a consistent basis for the decision, the ACC developed the following guidelines.

### Fencing Guidelines:

- .Current fencing designs that will be considered for approval are wrought iron style and picket style (if metal or vinyl). There should be adequate space between pickets to maintain an open look, as determined by the ACC.
- .No privacy, semi-privacy, shadow box style, or split rail fencing is acceptable.
- .Generally, fencing is not to exceed five feet in height.
- .Fence installations may not be installed parallel to and against any existing fencing.
- .Ground work associated with fence installation must be completed with proper grading and removal of debris.
- .All fences are to be maintained in near new condition. All fencing that requires replacement will require approval of the ACC.
- .It is recommended that fence owners take responsibility for maintaining all vegetative growth under, around and on both sides of their fence.

### Patios/Decks Guidelines

- .Detailed plans must be submitted to the ACC prior to construction of any deck/patio.
- .Raised decks must include skirting between the bottom of the deck and the ground.
- .Design must be consistent with maintaining the aesthetic integrity of the Community.

**When the ACC was officially transferred to the Association, a decision was made by the Committee to "grandfather" any home improvement or addition made prior to September 9, 2004 even if they did not comply with the stated Deed Restrictions or interpretations due to lack of evidence of any approval/denial from the Developer. However, any improvements, alterations or rebuilding must be approved by the ACC.**