

ARCHITECTURAL CONTROL COMMITTEE GUIDELINES

Revised 09/27/2021

The following is intended to ratify, reaffirm, and introduce specific guidelines regarding certain requests or violations with respect to the Deer Lake Run Declaration of Covenants, Conditions, and Restrictions.

1. OUTBUILDINGS (SHEDS) STANDARDS –

- Size shall be no larger than 12' x 16' or 192 square feet.
- Construction shall be of block or wood frame.
- Exterior siding shall be made of wood, stucco, or cementitious product and painted the same color as the main house.
- Roof shall be shingled the same color and style as the main house.
- Only one (1) outbuilding shall be approved per residential lot.
- No metal or vinyl products shall be approved as outbuildings.
- Placing the outbuilding on a slab shall be optional if the homeowner desires and included in the ACC request if desired.

2. ROOF MILDEW VIOLATIONS –

- Roofs shall be maintained per the Declaration of Covenants, Conditions, and Restrictions at all times.
- Roofs shall be kept clean and in good repair at all times.
- No more than one third (1/3) of the total roof shall be covered with mildew at any time. This amount will be used as a guideline only for issuance of a violation letter to the homeowner and shall not affect, modify or change anything written in the Declaration of Covenants, Conditions, and Restrictions.
- Only architectural style shingles shall be approved for re-roofing applications.
- If roll roofing material is required to be used in any of the roof valleys, the color of roll roofing shall be consistent with the architectural style shingles.

3. YARD / LANDSCAPE MAINTENANCE VIOLATIONS –

- Yards shall be maintained per the Declaration of Covenants, Conditions, and Restrictions at all times.
- No more than ten feet by ten feet (10' x 10') of the total yard (grass) that is visible from the street shall be dead, dying, or in a distressed condition at any time. This amount will be used as a guideline only for issuance of a violation letter to the homeowner and shall not affect, modify or change anything written in the Declaration of Covenants, Conditions, and Restrictions.
- Refer to Article VI, Section 9. Ground Maintenance of the Declaration of Covenants, Conditions, and Restrictions for landscape guidelines.