



## **BALLARD WOODS**

### **ARCHITECTURAL COMMITTEE GUIDELINES**

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- 1) Each lot shall be used for single family residential purposes only.**
- 2) All Dwelling units, buildings, and/or structures shall be located at least Thirty-five (35) feet from the front lot line, Twenty-five (25) feet from the rear lot line, Ten (10) feet from the side yard lot line, and Twenty (20) feet from any corner lot side yard lot line.**
- 3) No structures of a temporary character shall be used on any portion of the property at any time as a residence. Such structures include, but are not limited to: manufactured home, trailer, basement, tent, shack, garage, barn, or other outbuilding.**
- 4) No exposed above ground tanks will be permitted for the storage of fuel or water or any other substance to be seen from the street.**
- 5) All structures/improvements must be completed within 90 days from the date of approval.**
- 6) No boats, recreation vehicles, or trailers shall be parked within the common areas or the right of way of any street in or adjacent to the property. No boat, recreation vehicles, or trailers may be located closer to the street than the front of the foundation of the house. All boats, recreation vehicles, or trailers must be screened from public view from the street or adjoining lots.**
- 7) Satellite dishes are permitted. The satellite dish shall be place at the rear of the house or property if reception is possible. If reception cannot be obtained in the rear they may be placed in front making every attempt to keep them esthetically pleasing.**
- 8) Solar Panels are permitted. The panels should, however, blend in with the roof color when possible.**

**9) The following must be approved in writing by the Architectural Committee:**

- A) Fences (Maximum height 72". Style: dog-ear, plain picket. Adjoining fences must be in the same style. Fences must come off the back corner of the house. Fence support rails must be on homeowners' side of fence. Fence landscaped so that it is esthetically pleasing. Fences must be maintained.)**
- B) Architectural changes to the home that affect the exterior appearance**
- C) Construction or installation of buildings or outbuildings**
- D) Sheds (Sheds will be approved if they are sided and shingled the same color as the house, are not larger than 120 square feet, they are more than 8 feet from any property line, they comply with City or County ordinances and they are shielded from view from the street by landscaping or other means).**
- E) Screening walls**
- F) Retaining walls**
- G) Poles**
- H) Signs**
- I) Any changes to property owned or managed by the Homeowners Association**
- J) Any other items designated by the Architectural Committee and the Board of Directors**

**10) The following do not require written approval of the Architectural Committee. However, the Committee reserves the right to refuse to approve such items which the Committee, at its sole discretion, deems not suitable or desirable for aesthetic or any other reasons.**

- A) Dog houses**
- B) Hot tubs**
- C) Trampolines**
- D) Play equipment**
- E) Hedges (if maintained below 4 feet)**
- F) Mass plantings**