

Architectural Guidelines

Hollow Oaks Subdivision

General Notes: The home owner is responsible for obtaining any and all permits required before beginning any construction on your property.

Accessory Building:

Detached accessory buildings, such as shed, cabanas, gazebos and storage structures are not permitted except as follows, subject to ARB approval:

- 1) Maximum height 10' above finished grade to the peak. Must be located behind the home, whenever possible inside lines extended from the sides of the house.
- 2) Gable roof or Gambrel (Dutch barn style) roofs.
- 3) Siding, door and trim materials, colors and shingles to match home.
- 4) All accessory building must be behind a fence.
- 5) Metal or Plastic sheds are not permitted unless completely hidden from view.

Arbors/Pergola:

Arbors/Pergolas may be permitted on rear decks and/or patios to enhance the architectural design in addition to providing some shade for the homeowner. Structure shall not extend beyond the sidewalls of the home. Arbors and Pergolas are subject to ARB approval.

Awnings:

Awnings are not permitted.

Clothes Lines:

Clothes lines are not permitted.

Decks and Patios:

The ARB must approve all decks and patios except those which maybe builder options. The ARB will use the following criteria in determining whether to approve an application to construct a deck/patio:

Location: Adjacent to home in the rear only.

Materials and Color: Materials must be consistent with the style of the houses to which they are attached.

Scale and Style: Decks/Patios must be of a scale and style compatible with the home and environmental surroundings.

Driveways:

Additional driveways or widening of existing driveways are only to be installed on the same side of the home as the existing drive. Additional driveways or extensions are subject to ARB approval.

Fences:

Fences require the approval of the ARB and are subject to the following guidelines.

- 1) Fences may extend from the rear corner of the home no more than 10'. Alignment must also match any adjacent existing fence.
- 2) Fences are to be natural color wooden fences. Two styles are permitted a 6' dog-ear style fence, flat across the top with no gaps between pickets. Or a 6' flat top with a 1x4 horizontal decorative board on top, with no gaps between pickets.
- 3) Fences are permitted in the rear of the home only.
- 4) Short fences may be allowed only where warranted for vehicular lines of sight and are subject to ARB approval.
- 5) The homeowner will contact all local utility companies to verify the location of underground utility lines. If fences are installed over any underground utilities, the homeowner should understand that the utility companies have the right to remove or damage your fence in the event repairs on a line are necessary. The utility companies will not be responsible for replacing or repairing your fence.
- 6) The fence is only allowed on your deeded property. A copy of your plat must be included in your application.
- 7) Your fence may not block the view of any common areas.

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