

**BELLA VISTA HOMES HOMEOWNERS ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE (ACC) GUIDELINES**

1. **Carports** are prohibited.
2. **Decks/Gazebos/Pergolas/Trellis/Hot Tubs** must be approved by the ACC prior to installation.
3. **Driveway and Sidewalk** material, color and location must be approved by the ACC prior to application. All must be of solid hard surfaces. The ACC will review requests for alternate material paths.
4. **Exterior Colors** for homes, sheds, trim, etc., are to be submitted to the ACC prior to application to ensure the colors are in harmony with the community. All repainting or re-staining shall be subject to prior review and approval by the ACC.
5. **Exterior Lighting.** Outside lighting shall be designed to prevent unnecessary light spillage onto adjoining Lots or public streets, and no high output exterior light, including but not limited to mercury vapor and halide lights, may be installed without the specific approval of the ACC. The size and design of light standards and fixtures shall be considered by the ACC in its review of plans.
6. **Exterior Rock Ornamentation and Masonry** on the home shall be submitted to the ACC Committee prior to installation and shall be reviewed for product type, placement and color.
7. **Fencing** must be approved by the ACC prior to installation. Fences may not exceed six (6) feet in height.
8. **House Numbers** design and colors must be approved by the ACC.
9. **Landscaping** modifications of a significant nature are to be approved by the ACC prior to installation including the planting of hedges or trees, which will mature to a significant height that could block neighbor's views, or of a type that would create a maintenance problem for neighbors. Significant planting that could block views may require the ACC to receive approval from the impacted neighbor before approval. Member shall be responsible for maintaining matured landscaping growth so that it does not impact a neighbor's view. Vegetable gardens are to be screened from view by Members walking or driving by. Any landscaped area being maintained by the Association must not be modified or added to without prior approval from the ACC.
10. **Irrigation.** Each Member of a Lot shall not alter, modify or interfere with the established irrigation lines, drainage pattern, grades, slopes and courses related to any Common Area or Common Easement Area without the express written permission of the ACC.
11. **Play Equipment, Swing Set, Sport Courts, Trampolines, etc.** Plans must be submitted for review prior to installation. Height of the structure cannot exceed 14' or the height of the home on all single story residences. Installation shall be allowed in the back yard of the lot but shall not be installed over easement areas. Due to its nature, impact and visibility, the ACC may require review and acceptance by the surrounding Members. Play Equipment is required to be screened with approved trees / vegetation along any shared property lines as well as along adjacent streets, pathways or open spaces.
12. **Ponds and Water Fountain** plans must be submitted for review prior to installation when installed in an area that is visible to other Members when walking or driving by. Plans to include placement on the lot, size, materials, and coloration information.
13. **Retaining Walls** in any portion of the yard must be approved by the ACC prior to installation. Application must include product type, placement, and color.

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- 14. Satellite Dishes** shall be installed on the rear of the structure so that it minimizes visibility from the street or front of the residence. All placements must be pre-approved by the ACC. If a satellite dish is installed without approval and/or it is not on the rear of the home, the Association reserves the right to hire a contractor to verify that the approved location is unable to receive signals. In the event that the approved location is able to receive signals, the Member shall be required to relocate the satellite dish to that site, shall be responsible for all costs associated with the move, and shall be charged a violation fee and shall be required to reimburse the Association the cost of the contractor testing fee.
- 15. Shutters** shall be painted the house trim color, or other color approved by the ACC Committee. All Shutter styles must be approved by the ACC prior to installation.
- 16. Siding** on all homes shall be lap type siding only. All other types of siding are prohibited, except when used as ornamentation on the gables. Siding type and material must be approved by the ACC prior to installation.
- 17. Storage Sheds** are to have the same visual appearance of the home with respect to siding material, roofing, and house color. All storage sheds are to have placement, size, materials, and dimensions submitted and approved by the ACC prior to installation. Height of the structure must not exceed 14' or the height of the home on all single story residences.

Completion of Improvements: All new home construction (including flat work and landscaping) constructed within the Property shall be commenced within twelve-months (12) following application approval and completed within twenty-four months (24) months following application approval.

All remodeling, reconstruction or enhancement of structures shall be completed within twelve months following application approval.