



**Architectural Control Committee  
Criteria for Approval  
2016**

This document is an overview of the criteria the CKT Architectural Control Committee intends to use when approving plans submitted by Members for property improvements.

This document is **NOT** a formal or official addition to the Rules & Regulations, and does **NOT** intend to violate or amend the HOA governing documents; rather it is a guideline for Members to use when considering new property improvements, attempting to answer questions regarding whether a desired improvement is acceptable before investing time in the planning phase of property improvement. Future committees may elect to change the criteria.

Additionally, this document does **NOT** serve as guaranteed approval for any of the following conditions. Per the Covenants, Conditions, and Restrictions, approval will need to be granted *before* any construction, landscaping changes, or placement of recreational equipment occurs. Members may submit their plans for approval (or obtain additional information if needed) to [ckt.board@gmail.com](mailto:ckt.board@gmail.com).

**Approval Criteria for Basketball Goals at the Front of a Lot**

- Basketball goal must be in good condition
  - o No broken or cracked backboards
  - o Net must be completely attached and without tears
  - o Equipment must remain functional (upright, not leaning, not laying on the ground)
- Basketball goal must be positioned in a manner that does not create a nuisance for neighbors
  - o Preferred placement is in the driveway, closer to the house than the street
  - o If goals are placed at the front edge of the property, they should be placed on in the yard, not in the street
  - o Basketball goals will not be not be approved if placed directly across the street from a driveway

Approval for basketball goals may be revoked or denied pending review of any complaints that have been received.

## Approval Criteria for Trash Receptacle Enclosures

- Enclosure may be placed to the side of the house, but must not extend past the front of the house; placement on the driveway is not acceptable and will result in a violation
- Enclosure must not be higher than 6ft
- Enclosure placement must effectively conceal trash receptacles from adjacent lots and view from the street
- Enclosure must be installed or erected to stand on its own; covers and materials draped over trashcans will not be considered acceptable
- Enclosure may be made of wood or synthetic materials in various styles, including but not limited to:
  - o Panels/pickets
  - o Lattice
  - o Wicker/basket weave pattern
- Enclosures may be of natural wood finish, white, black, or other muted, neutral color that matches the trim of the house or the general tone of the neighborhood; bright colors will not be acceptable
- Hedges may also be used to conceal trash receptacles provided they meet the above criteria for concealment (height restrictions will not apply to hedges/plants)

Examples of approved Trash Receptacle Enclosures:



### **Approval Criteria for Sun Shade Sail or Patio Sail**

- Color - sail must be a neutral or cool-toned shade; bright colors will not be permitted
- Height - sail must not extend higher than the roof line
- Supports - must be made of either wood or metal in commercially available colors (black, bronze, silver)
- Condition - sail shade must be kept in reasonably good condition or approval will be removed.

#### **Unacceptable condition:**

- falling or leaning posts
- ripped or torn sails
- sail corners unattached
- extensively faded sail material

Example of an approved Sun Shade Sail:



### **Just a Reminder: Approval Criteria for Accessory Buildings**

- Only one allowed per lot, approval must be granted before construction
- Maximum height: 20ft
- Maximum dimensions: Cannot exceed 35% of rear yard
- Placement:
  - Side street – 20 ft
  - Interior side yard – 5 ft
  - Rear yard – 7.5ft
- Materials: siding walls must be fiber cement lap siding or masonry; metal buildings are not permitted

## **Approval Criteria for Landscaping**

As most of you know, the Members passed an allowance for 50% of a lot's front yard to consist of drought resistant landscaping. To preserve the curb appeal of the neighborhood, the ACC has chosen to adopt the following regulations in regard to the xeriscaping allowance:

- To prevent soil erosion and maintain a harmonizing appearance to the neighborhood, lots that implement drought resistant landscaping methods must ensure the front portion of the lot is entirely covered by at least 50% turf of Bermuda, buffalo, St Augustine, or other grass approved by the ACC, with areas of approved hardscape, rock, stone, gravel and/or other aggregate material comprising the portion without turf. No portion of the front lot is to be comprised solely of dirt or topsoil.
- Xeriscaped areas must be surrounded by a border to clearly define the Xeriscaped areas from the Turf areas.
- Areas of drought resistant landscaping must, as with areas of turf, maintain an attractive appearance consistent with the standard of the neighborhood as stated in the CCR. Xeriscaped portions of the front lot must remain free of weeds and debris, decorative plants watered and pruned as necessary, and borders must be edged when needed.

Any major changes to landscape design must be approved by the ACC before commencement. To provide some examples of acceptable materials, non-turf areas could contain a substrate of decomposed granite, ground or chipped hardwood mulch, crushed limestone, paver stones, flagstone, and pebbles of varying sizes (pea gravel). Colors should be in earth tones (white, tan, brown, etc.). Materials to avoid are colored glass mulch, nut shells and husks, rubber mulch, red or black lava rocks, concrete or cement spans larger than a paving stone, and anything that may be sharp or toxic to animals.

Members are welcome to submit alternative designs for the implementation of drought resistant landscaping. Plans for changes to landscaping submitted to the ACC must include:

- An overall written outline of your project (a synopsis of what you intend to do).
- A drawing or photo(s) of your existing landscaping, with details about the size and type of your existing plants. Include any structural elements already on site (retaining walls, large rocks, etc.). Use an "X" or some other method to indicate in your existing drawing or picture which plants (of any) you plant to remove.
- A drawing of your Xeriscaping plan, clearly showing the existing plants you intend to keep as well as which plants will be added. The more details here the better. If any structural elements will be added (retaining walls, large rocks, etc.) you will need to sketch them to the best of your ability and add details about the materials you will be using, the dimension of the elements, their color, and their placement. If you will be adding a mulching substrate (bark, pebbles, etc.), indicate the type, color, and placement.