

**DR HORTON DEVELOPMENTS
GENERAL CONSIDERATIONS AND DESIGN GUIDELINES**

SHEDS, OUTBUILDINGS AND OTHER STRUCTURES

1. Sheds, Outbuildings and other Structures must be designed to respect the “visual rights” and aesthetic interests of neighbors.
2. All Sheds, Outbuildings and other Structures must be maintained in good condition.
3. Roof of any Shed, Outbuilding and other Structure must match the roof shingles on existing roof of the home.
4. Sheds, Outbuildings and other Structures will be allowed only in fenced area of the backyard.
5. Sheds, Outbuildings and other Structures may not be visible from adjacent or front of the home.
6. Exterior surfaces of Sheds, Outbuildings and other Structures made of steel or metal are not permitted.
7. Specifically regarding Sheds:
 - a. In a rear yard enclosed by a six (6) foot privacy fence, a shed no taller than six (6) foot may be installed.
 - b. In a rear yard enclosed by an eight (8) foot privacy fence, a shed no taller than eight (8) foot may be installed.
 - c. Multi-story sheds designed with loft storage are specifically not allowed.
 - d. The maximum allowable size for any shed is 120 square feet of floor space; and
 - e. Sheds must be made of wood, vinyl siding or brick and painted/colored to match the color of the home or trim.

RECREATION & PLAY EQUIPMENT

1. Permanent & Temporary Equipment (including any/all equipment that remains in place even when not in active use): Permanent and temporary equipment includes (but is not limited to) the following: swings, gymnastic sets, volleyball nets, basketball backboards, jungle gyms, etc.
 - a. Permanent equipment must be located in the rear of property only. Consideration must be given to lot size, equipment size and design, amount of visual screening, etc.
 - b. All equipment must be properly maintained. Any equipment which becomes a community eyesore due to lack of maintenance must be removed.
 - c. All wood equipment must be constructed of wood (which must be treated with preservative), pressure treated lumber or redwood.
 - d. Metal equipment exclusive of wearing surfaces (i.e., slide poles, climbing rungs, etc.) must be painted to inhibit rust.
2. Non-Permanent Equipment (including any/all equipment that remains in place during active use or for a short period of time during inactive use): Non-permanent equipment includes (but is not limited to) the following: bicycles, balls, miscellaneous toys, etc.
 - a. Non-permanent equipment must be stored in the house, garage or shed when not being used.
 - b. Equipment can be used anywhere within the homeowners lot and/or the common community recreational areas.

SWIMMING POOLS

1. Pools are permitted for any lots containing single family homes.
2. Only in-ground pools will be considered. No permanent above-ground pools will be permitted.
3. Swimming pools must be located in the rear fenced in area of the lot.
4. Appropriate landscaping should be considered to lessen the visual impact of the pool by neighboring lots.
5. All pool equipment, including filtration system, must be concealed from public view.
6. In addition to the completed Architectural Change Request, the following information is necessary for submission in order for construction of an in-ground pool to be considered by the Board of Directors:
 - a. A site plan showing location and dimensions of the pool and related equipment in relation to the application's house, property lines and adjacent lots/dwellings.
 - b. Detailed drawings and plans for the pool, deck area, lighting, walkways, fences, etc.
 - c. Landscaping plan for pool area.

Fences, Fence Extensions, Fence Modifications, and Walls

1. No fence shall be taller than eight feet (8') from ground.
2. When a homeowner intends to rebuild, replace or repair an original or previously approved and erected fence with similar materials and construction details as used in the original fence or wall, the work may proceed without an application to the ACC.
3. Wood fences may be either natural wood with or without stain. The stain must be translucent enough for the grain and texture of the wood to show through and be of a natural wood color.
4. No chain link fence shall be permitted on any lot.
5. Backyards will be fenced with a privacy fence
6. Any fence made of a material other than wood shall be closely scrutinized by the ACC and, if approved, shall be consistent with the character of the community.
7. All fences shall have the post and stringers on the inside of the pickets.
8. Fences must be maintained in good condition with no loose or broken boards, rusty or squeaky hardware, or other unsightly or noisy conditions.