

# **Glenkirk Estates Homeowners Association**



## **Architectural Guidelines**

March 5, 2009

**GLENKIRK ESTATES HOMEOWNERS ASSOCIATION ARCHITECTURAL  
GUIDELINES**

**TABLE OF CONTENTS**

SECTION I:	INTRODUCTION .....	1
SECTION II:	OBJECTIVES .....	1
SECTION III:	ARCHITECTURAL MODIFICIATIONS .....	2
SECTION IV:	ARCHITECTURAL SUBMISSION FORMAT .....	2
SECTION V:	ARCHITECTURAL COVENANTS REVIEW CRITERIA	3
SECTION VI:	ENFORCEMENT PROCEDURES .....	4
SECTION VII:	ARCHITECTURAL CONTROL GUIDELINES .....	5
	1. Fences .....	5
	2. Storage Sheds, Dog Houses and Animal Cages .....	6
	3. Patios, Decks and Balconies .....	6
	4. Retaining Walls .....	7
	5. Mail Boxes and Screening .....	8
	6. Lighting .....	8
	7. Trellises, Arbors, Privacy Screens .....	8
	8. Storm and Screen Doors .....	8
	9. Recreation and Play Equipment .....	9
	10. Major Exterior Changes .....	9
	11. Exterior Painting .....	10
	12. Flag Poles .....	10
	13. Hot Tubs/Pools .....	10
	14. Landscaping & Vegetable Gardens .....	10

SECTION	VIII: GENERAL MAINTENANCE GUIDELINES .....	11
	1. Exterior Appearance .....	11
	2. Landscape Maintenance by Homeowners .....	11
	3. Shrub Bed Maintenance .....	12
	4. Lawn & Garden Fertilization .....	12
	5. Trash Removal & Storage .....	12
	6. Erosion Control .....	12
SECTION	IX: PET CONTROL .....	13
SECTION	X: VEHICLE CONTROL .....	13
SECTION	XI: MODIFICATIONS .....	15

#### ATTACHMENTS

Exhibit	A: Application
Exhibit	B: Fence Details
Exhibit	C-1: Deck Requirements
Exhibit	C-2: Deck Details 1
Exhibit	C-3: Deck Details 2
Exhibit	C: Decorative Aluminum Pedestals & Posts
Exhibit	E-1: Post Lamps
Exhibit	E.-2 Façade Lighting

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# Glenkirk Estates Homeowners' Association Architectural Guidelines

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## SECTION I - INTRODUCTION

All residents benefit from planning and design, and this is an important part of the development of your community.

The purpose of design controls and maintenance standards is to assure residents that the standards of design quality and appropriate upkeep of the property will be maintained. This in turn protects property values and enhances the community's overall environment. This booklet is designed to address exterior alterations made by homeowners to their property as well as day to day maintenance standards.

## **DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS**

The authority for maintaining the quality of design in the community is founded in the Declaration of Covenants, Conditions and Restrictions that are a part of the deed to every property. The covenants establish both a Homeowners' Association and an Architectural Committee (AC).

These Covenants are binding on all homeowners, current and future. These covenants should be fully understood by each homeowner.

## SECTION II - OBJECTIVES

**The guidelines are not intended to be all-inclusive or exclusive but rather to serve as a guide.**

The overall objective of this document is to serve as a guide to both the members of the Glenkirk Estates Board of Directors, AC and residents in maintaining and enhancing a carefully designed environment. These guidelines and standards address improvements for which homeowners commonly submit applications to the Glenkirk Estates Association Board of Directors and AC. They are not intended to be all-inclusive or exclusive, but rather serve as a guide to what improvements may be made in the community and what reasonable maintenance standards should be enforced.

The specific objectives of this booklet are:

- To assist homeowners in preparing an acceptable application to the Board of Directors and AC. To increase homeowners' awareness and understanding of the Declaration of Covenants, Conditions and Restrictions. To describe the organization and procedures involved with the architectural standards established by the Declaration of Covenants, Conditions and Restrictions. To illustrate basic design principles that will aid homeowners in developing exterior improvements to their home and lot that are in harmony with the immediate neighborhood and community as a whole. To assist in maintaining the property.
- To provide uniform guidelines to be used by the Board of Directors and AC in reviewing applications in light of the goals set forth in the Founding Documents of the community.

