



# Laurel Oak Ranch Homeowners Association

## *Architectural Review Committee*

### **Submission Guidelines**

#### GENERAL

1. All exterior changes to property (including, but not limited to, additional, additions or changes to structures, fences, driveways, etc.) must be approved, per CC&R's, prior to construction.
2. All submissions for exterior changes must be in writing (electronic, fax or hard copy) on the "Request for Architectural Review Committee Approval" form and include the following:
  - A. Name, address and telephone number (and email address, for electronic format) of property owner (requestor).
  - B. Drawing or survey of lot with proposed change drawn on survey, including proper set-backs from lot lines.
  - C. Detailed description of proposed changes or additions.
  - D. All requests must give an approximate start and completion date. Special consideration will be given if weather prevents or delays construction.
3. Please see "Process for Requestors" document for process details.

#### FENCES

- Fence requests must show the position of the fence in relation to the house and lot, as well as describe the construction material, height, color and type or style of fence;
- Fences must be of pressure treated wood, black or white metal or vinyl construction;
- Fences cannot exceed six feet in height;
- Fences cannot extend past the back corner of the home (i.e. – may extend to the sides of the property, but not towards the front of the home);
- Fences cannot extend into any easement that may be on the property, unless written approval granted from easement owner.
- Owner must get permit from the City of High Point.

#### OUTBUILDINGS

- Outbuilding requests must show the location of the building on the lot, as well as describe siding material, roof material and color, and type of foundation.
- Outbuildings shall be of similar material, quality, general appearance and workmanship as the residence of the lot and shall be built as approved by the ARC.
- Outbuilding must be proper distance from property lines in accordance with the City of High Point Zoning department.

- Outbuildings and their foundations must be permanent and secure, such that it can be reasonably expected to withstand all expected weather conditions and not cause any damage to other property.

## SUNROOMS and SCREEN PORCHES

- Sunroom and screen porches must be built to the same standards as the house. Roof material must be the same as the house, and trim must match the house.
- Sunroom and screen porch requests must include a description of the type of construction, color of exterior material, roof material, and the location of addition on home.
- Proper building permit must be obtained from the City of High Point Inspections Department and displayed on the property.

## **Landscaping**

- Landscaping must reasonably conform to the harmony of the community.

## **Other Changes**

- Other change request – Describe: \_\_\_\_\_
- Other change must reasonably conform to the harmony of the community.