

Greenwood Community Association
GUIDELINES

The following are guidelines used to specify standards and requirements used in evaluation of an application. These guidelines may be amended from time to time as the circumstances, conditions or opinions of the ACC dictate. Please contact the management Company at (281) 531-6277 for an application.

Exterior Painting:

Paint samples are to be submitted with the application.
Earthy tone colors will be considered. NO primary colors.
Painting of brick is prohibited unless expressed written notice is given.

Landscaping:

All homes must have plant beds adjacent to the home.
All landscaping and installation of sprinklers shall remain aesthetically consistent with the design of the home and remain consistent with the overall scheme of the neighborhood.
Front yards shall be grass unless otherwise approved.

Walls, fences and hedges:

All properties must have wooden cedar fences for screening of property. NO chain link or wrought iron fences or any other material permitted.
NO wall, fence or hedge shall be erected or maintained nearer to the front lot line than the front building line.
Maximum height 7 feet.
Fence may not be altered in any form or fashion to incorporate any design, out-outs, ect.

Window treatment, storm window/door, screen door:

Frames should be of a color compatible with the exterior house color.
NO reflective glazing will be allowed.
Glass tinting will be considered. Mirror finishes will not be approved.
Security grills on the exterior of any window which is visible from the front street is not permitted.
Storm windows/doors or screen doors will be considered.
Solar screens are allowed on windows. Colors must be acceptable to the ACC Committee.

Exterior Lighting:

Exterior lighting should not be of a wattage which will affect neighboring homes.
Colored lens covers are prohibited. Bug lights should be placed in rear of home.
Gas or electric yard lights permitted. One per property. maximum height 6 feet. Color to be in harmony with home.

Storage building:

Limited to one per lot. Maximum size 120 square feet of floor space and no higher than 8 feet.
Materials and color should match those of the residence. Prefabricated metal storage building must be of a color that blends with the residence.
Placement must be a minimum of 3 feet from side and rear fencing. Slabs poured within a utility easement will not be approved unless consent is provided by the utility company.

Recreational equipment:

Maximum height of play structure is 8 feet.
Location must be considered for neighbors privacy. Structures which provide an opportunity for a visual overlook into an adjacent lot will not be approved.
All recreational equipment/structures must be behind a wooden fence and placed so as to not be visible from the front street if possible.

Gazebos:

May not exceed 8 feet in height.
Must be built in harmony with home.
Placement should be behind home to reduce visibility from the street.

Antennas/satellite dish:

Only one antenna permitted for receiving normal television signal. Should be placed in attic or rear of home so as not to be visible from the street.
Small satellite dishes are allowed. Placement should be to minimize visibility from front street.

AS PER ORIGINAL

Signs, advertisements & billboards:

NO sign, advertisement or billboards of any kind shall be displayed to public view, except one sign for each lot advertising the property for sale or rent.

Garage sale signs because of their temporary nature, are not subject to ACC approval. They must be removed from all subdivision locations immediately following the sale.

Signs or window stickers identifying the security system must be displayed in a reasonable location.

Roofs, Roof Accessories, Skylights & Solar Panels:

Roofing of home must be asphalt composition shingles. The color shall be of wood tone.

Roofing repairs do not require ACC approval. New roofs of a different type or color do need approval.

All metal roof accessories (vents, flashing, ventilators, ect.) shall be on the rear slope of roof.

Skylight location and design requires approval. No skylight will be allowed on the front slope of roof.

Solar panels shall be prohibited.

Mechanical equipment:

No window air conditioners are allowed.

All living areas of the home must be centrally air conditioned.

Pool equipment must be behind cedar fencing.

Swimming pools & spas:

Placement will not be allowed within easements or within 3 feet of side fencing.

Pools must be behind cedar fencing.

Above ground pools will be considered.

Driveways, extensions or sidewalk:

Driveways are required for each property. Width may vary according to the number of cars the garage will house.

Any concrete extensions or sidewalks must be approved.

Garages, garage conversions/carports:

Garages should be used for the housing of vehicles. Vehicles are not allowed to be stored in the street.

Garage conversions are permitted provided there are no exterior changes to the front or side of the garage.

The garage must maintain the outward appearance of a garage.

Carports not prohibited.

Room additions, sunrooms:

All alterations or additions shall be constructed with materials that conform to the existing dwelling. Plans must be submitted for review.

Patio Covers:

Should be constructed for material and colors which complement main structure.

Aluminum covers must be of earth tone colors. Unfinished metal will not be approved.

Fiberglass is acceptable in earth tone colors. No green or yellow is allowed.

Basketball goals:

Permanent goals must apply for approval.

Portable goals will be allowed with the condition that they are placed beside the driveway and close the home. They are not allowed in the street, at the curb or blocking any driveways.

All goals must be maintained in excellent condition (pole, backboard, hoop and net).

Goals must not become a nuisance to others.

Decks:

Decks may not encroach into utility easement unless the utility companies have granted their written consent.

Decking should not be higher than 18 inches.

Decking should not pose a drainage problem to adjoining lots.

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