



**LOCHSHIRE HOMEOWNERS ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE
STANDARDS AND GUIDELINES**

May 2013

A. STATEMENT OF GOALS AND OBJECTIVES:

The original property owner and developer of the Lochshire Subdivision, and particularly the residential portions thereof, has as its goals and intentions, to assure each builder and homeowner that Lochshire will be developed and constructed as a high-quality subdivision, with homes that are tastefully designed and aesthetically pleasing, are constructed with high quality material and in accordance with the highest construction standards, and that in general the subdivision provides the lot owners therein with the best possible environment in which to reside. We recognize that quality, along with high standards and pleasant aesthetics are the trademark for a pleasant living environment and for maintaining and increasing home values.

It is with this in mind that the Architectural Control Committee (hereinafter referred to as the "ACC") has developed these guidelines to insure that tasteful and aesthetically pleasing architectural and landscape design will be consistently incorporated into this Lochshire residential concept. These guidelines, as drawn up by the ACC, are to be utilized by the lot owners, their builders and architects, in the schematic phase and construction phase of their residence design and construction. These guidelines do not purport to necessarily include all building, use, and other deed restrictions associated with the residential portions of the Lochshire Subdivision, and, accordingly, each builder, architect and lot owner should familiarize themselves with the provisions of the Protective Covenants, as set out in the recorded plats of the residential portions of the Lochshire Subdivision, and with the Articles of Incorporation and ByLaws of the Lochshire Homeowners Association, Inc.

The inclusion of any guideline or recommendation herein shall not preclude the ACC's right to disapprove any proposed matter, for any reason.

The above-referenced Protective Covenants, Articles of Incorporation and By-Laws of Lochshire Homeowners Association, Inc. are hereby adopted and made a part of this document as though the same were fully set out herein.

These guidelines may be changed; altered; and/or waived from time to time by the ACC.

No ACC approvals will be granted for any lot where existing uncorrected ACC or covenant violations exist.

If you have any questions about kind of approval is required, please contact the Lochshire HOA ACC as soon as possible. Email all questions to: hoa@partnersrealty.info A member of the ACC will contact you as soon as possible to answer your questions.

B. PROCEDURE FOR SUBMITTAL TO THE ARCHITECTURAL CONTROL COMMITTEE FOR NEW CONSTRUCTION or STRUCTURAL CHANGES TO EXISTING HOMES IS AS FOLLOWS:

1. The contractor or homeowner will submit designs of the intended residence or structural changes to existing homes to the ACC as early as possible. This is provided for the submitter's convenience that any reworking of plans and specification will be kept to a minimum at the final approval stage. An approval at this stage does not constitute approval for construction, but of the information presented. The submittals must include: a. Basic site layout with dimensions and size of all buildings. b. Floor plans and two (2) elevations. c. General list of proposed materials on residence.
2. Use the Request for Design Approval Form for all new construction requests. Form can be downloaded from the Lochshire HOA website at: www.lochshirehoa.com
3. The Architectural Control Committee will review all information submitted and indicate approval, disapproval, or recommend changes to incorporate.
4. For final approval, the ACC must receive finished plans before building construction; structural improvement; or other site improvement is made. One (1) set of final plans and specifications showing the proposed design, size, color, and choice of materials and location on lot shall be submitted with a **check for \$100.00** to the Lochshire Homeowner's Association for new construction. Plans that need modifications will be returned and will need to be resubmitted before final approval is granted. The ACC prior to any changes being made or additions being under construction must approve any additions or changes to the exterior/ landscape, fences or walls, etc. **Allow at least one week** for Architectural Control Committee approval. When the plans are approved, the Architectural Control Committee will furnish a written statement approving the plans.
5. The following items should be included in the plans:
 - a. Site plan at 1" - 20' minimum showing grading of lot for drainage, location of landscaping and type, location of buildings, access drives, exterior lighting, fencing, proposed pools, etc.
 - b. Floor plans and front elevations at W = 1'0", other elevations at 1/8" showing types and colors of all exterior materials. All walls, fences, pools, decks, signage, and porches should also be shown in submittal. **See ACC Guidelines regarding fences.**
 - c. A schedule showing interior finishes and square footages.
 - d. Further improvements of the building site, **including re-roofing**, after initial construction shall also be submitted to the Control Committee. Such information could be as simple as a material sample or picture or as involved as the above requirements.

5. Construction must meet all zoning, building codes, and laws of the county; for further information regarding zoning, call Planning Controls at 241-2722 and for construction specification (building permits) call 241-2072. Further, nothing herein contained shall be constructed as a waiver or modification of any such code or law.
6. ACC approval will be denied to any member not current in dues. Any member who owes beyond three (months) past due is delinquent.

C. PROCEDURE FOR SUBMITTAL TO THE ARCHITECTURAL CONTROL COMMITTEE FOR MODIFICATIONS TO EXISTING HOMES (NONSTRUCTURAL IS AS FOLLOWS:

1. The contractor or homeowner will complete the Request for Design Approval Form and submit designs or details of the intended modifications to their residence to the ACC as early as possible. These modifications also include improvements to property by the addition of outbuildings, storage buildings, garages, or other supportive structures. Homeowners may renovate principle structures only with the prior written approval of the Committee.
2. No fee is required for modifications to existing homes as described above in paragraph C1. The Request for Design Approval can be downloaded from the Lochshire HOA Website. www.lochshirehoa.com
3. **Please allow at least one week** for Architectural Control Committee approval. When the plans are approved, the Architectural Control Committee will furnish a written statement approving the plans
4. The Architectural Control Committee will review all information submitted and indicate approval, disapproval, or recommend changes to incorporate.
5. ACC approval will be denied to any member not current in dues. Any member who owes beyond three (3) months past due is delinquent.
6. There is no charge for requests to modify existing homes.
7. For more information on general guidelines, please see the Lochshire Homeowners Association Protective Covenants.

C. GENERAL STANDARDS (THESE APPLY TO ALL LOCHSHIRE PROPERTIES):

1. Maintenance:
 - a. All trees, shrubs, grass, and planting shall be maintained properly and free of trash and debris. Lawns shall maintain a well-kept and manicured appearance.

- b. All pools and the exterior of all houses shall be properly maintained and free of trash and debris.

2. Outbuildings, Storage Buildings, and Other Structures:

- a. No building other structure shall be commenced, erected, or maintained upon the properties, nor shall any exterior addition to or change or alterations therein be made until the construction schedule, plans, and specifications showing the nature, kind, shape, color, height, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Architectural Control Committee.
- b. Outbuildings, storage buildings, garages, or other supportive structures must aesthetically compliment the primary residence. No plastic, rubber, or metal structures are allowed. Allowable materials are wood, synthetic wood, wood siding, or other wood materials.
- c. Outbuilding and storage buildings must occupy the rear of the property.
- d. No permanent structure of any kind can be erected inside of ten (10) feet from the property line.

3. Fences, Rails, Walls:

- a. The Architectural Control Committee must approve all fences and walls.
- b. Chain link or wire fencing is not permitted on any lot.
- c. **Only metal fences will be allowed on pond lots.**

4. Landscaping:

- a. Only sodden yards will be allowed.
- b. A minimum recommended by the ACC would include low shrubbery around the home and two (2) trees, exclusive of pine, for each yard area.
- c. No tree measuring six (6) inches or more in diameter at ground level may be removed without the prior written approval of the Architectural Control Committee, unless said tree is located within ten (10) feet of the main dwelling unit or accessory building or within ten (10) feet of the approved site for such building. No trees will be removed from beautification easements without prior written approval of the Architectural Control Committee.

5. Lawn Furnishings

- a. Flag poles, tree houses, rock gardens, bird baths, hanging plants, playground equipment, and similar structures are **not permitted unless approved by the Architectural Control Committee, and in no case are acceptable in the front yard.**
 - 1) Flag poles: Flag poles - which are interpreted as a permanent structure – are prohibited. “Temporary flag poles, that do not affect the neighbor's property and comply with the *Flag Code of the American Flag*, will not be challenged.

Seasonal/holiday/decorative flags are permitted, as long as they are not considered offensive and kept in good repair. Temporary flag poles affixed on a house are acceptable; however, it is the responsibility of the homeowners to maintain the flag pole in a serviceable condition.

- 2) The final decision as to whether or not Flags are considered "offensive" will be made by the Architectural Control Committee/Board of Directors.
- b. No tennis courts shall be constructed on any lot.
- c. No pier, dock or other structure or obstruction shall be built or maintained upon any body of water or upon any waterway on the property or adjacent thereto except with the specific written approval of the ACC.

6. Pools:

- a. The Architectural Control Committee must approve installation of Swimming pools, pool equipment, fences, and pool landscaping.
- b. Most 100-foot lots will accommodate a pool. There must be space for a 10-foot landscape area on each side of the pool (not including pool deck) and a 5-foot landscape area at the rear (not including a pool deck) before a pool proposal will be considered.
- c. Pool equipment such as pool pumps and filter systems must be located inside the fenced area.
- d. Recommended landscape requirements for ground cover shall be grass, pine straw, decorative stone, plant ground cover, or a combination of the above. Shrubbery shall be the low growing type, trimmed to present a neat appearance and not of an excessive height. Landscape plans must insure the view from behind the unit enhances the overall appearance of the neighborhood.
- e. Fence requirements for pools on pond lots shall preferably be of architectural ironwork with masonry or stucco pilasters at all corners and gate openings (pilasters must match texture and color of house).

7. Antennas:

- a. All satellite installations must be done with ACC approval and will only be allowed in the rear of the house and hidden from view from the front of the homeowner's properties. Satellite dish must be round or oval shaped, small and unobtrusive, with dimensions not exceeding 24" wide.
- b. T.V., radio, C.B. or other similar antennas are not permitted.

8. Mailboxes:

- a. All homes in Lochshire will have a commonly designed mailbox; which received approval by the ACC
- b. The only approved mailbox color is available at the "New Look Decorating Center" on Atlanta Highway. Phone number is (334) 271-0007. The color is a very dark green m224b-004 uo-1.5 yo-1x2 lb-36 qv-24 tw-21. The ACC only approves this color for all mailboxes.

- c. Mailboxes should have the home address (numbers only) clearly visible on both sides of the mailbox plate. The numbers must be white reflective.
- d. The developer shall install a mailbox at the completion of landscaping. Homeowner shall pay for, maintain, and replace the mailbox as required.

9. Driveways:

- a. All driveways, at the point where they join the street curb, shall conform to the standard approved by the City of Pike Road or the Montgomery County Commission, whichever is applicable.

Note: All requests must be submitted in writing, to include the Request for Design Approval form and copy of all supporting documentation, as mention above, to the ACC before starting work.

Mail requests to:

Lochshire HOA
Attn: Architectural Control Committee
P.O. Box 640147
Pike Road, AL 36064

Or email to hoa@partnersrealty.info

Or deliver to: the ACC Committee Chair designated on our website – www.lochshirehoa.com

Please allow at least one week for the ACC to complete the review. If a builder/homeowner decides to start the work prior to receiving the ACC approval, a \$50.00 charge will be billed or added to their annual statement for this violation.

D. ENFORCEMENT:

In accordance with the Protective Covenants, Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant, either to restrain violation or to recover damages.

Verbal notification will be given to each resident in violation of the Protective Covenants. Written notifications will be given for further non-compliance.

Architectural Control Committee
Lochshire Homeowners Association