

# Hampton Cove Owners Association ARCHITECTURE REVIEW COMMITTEE

## HARDSCAPE ADDITION

Hardscapes include patios, decks, pergolas, gazebos, sidewalks, driveway pads, outdoor fireplaces/pits and outdoor kitchens, exterior lighting.

### **Standards & Restrictions 3.5 Outbuildings, Pools and Other Exterior Structures**

*Well designed gazebos, pergolas and hot tubs may be permitted when located in a rear privacy area and not highly visible.*

Pergolas must be painted or stained to match the trim of the house and cannot be more than 50% of lawn. The maximum height cannot exceed 2 feet above the top plate of the first story or 3 feet above the door frame, whichever is greater. Sealers that preserve the natural color are not acceptable, with the exception of pergolas built on property adjacent to lakes. Lake lots may not use wood in construction of pergola unless it is Western Cedar or Redwood, sealed or stained and properly maintained.

Untreated wood on the exterior of a residence is not allowed; it must be painted.

Outdoor fireplaces and kitchens must be located on the ground level, cannot be located near combustible materials, including trees, and must be a minimum of 15 feet inside a fence and/or property line. Fireplaces must be screened with a spark arrester, with a minimum chimney height of 10 feet and maximum height at 14 feet.

Garish or non-aesthetic lighting is prohibited. Low voltage accent lighting and walkway lighting are permitted. Functional exterior lighting for security and safety is permitted only with the attached motion scanner or timers. Extended use of house-mounted elevated floodlights is prohibited.

- Signed Property Modification Request application
- Plat of property with location of addition clearly labeled
- Proposed plan and specifications of the addition/modification including all dimensions, measurements, elevations, roof pitch (if applicable), square footage, etc. (please attach drawings, renderings, builders plans, etc)
- Set backs of new addition from property lines clearly labeled in feet
- Complete materials list that includes all exterior finishes and color samples, photos of paver stones, bricks, decking material or concrete stain are acceptable.
- Current photo of area to be modified
- Attach additional supporting documentation to assist the Architecture Review Committee in making an informed decision