

# Tuscany Community Association

## Architectural Control Guidelines

No building, fence, wall, in-ground swimming pool, attached solar panels, swing sets, trash can enclosure, basketball goal, deck, gazebo, or any other structure shall be commenced, erected, or maintained by an Owner upon a Lot, until the plans and specifications, showing the nature, kind, shape, height, materials, color, and location of the structure, landscaping, or modification or alteration proposed are submitted by the Owner and approved in writing by the Architectural Control Committee.

### **Fences**

All fences require approval and should not extend forward of the back line of the home, and are therefore limited to backyards, except for an extension needed to encompass a garage service door or AC unit. Fences should be maintained in a high state of repair with no loose, missing, rotting, rusting or deteriorating boards, poles, posts, gates, or panels. Fences should not be leaning from vertical plane and should be perpendicular to the ground and have all working hardware properly adjusted and functioning. Fence posts should either be integral with the fence or face the interior of the fenced yard; external fence posts are prohibited.

Per the Restrictive Covenants: *All fences shall be wood, vinyl or aluminum construction. No chain link fences shall be allowed on any Lot, or any portion of any Lot. All lake Lots must be split rail or picket-type fences. Said split-rail fences on lake Lots shall be limited to three (3) rails and not exceed four (4) feet in height. Picket-type fences on lake Lots or other Lots shall not exceed four (4) feet in height. The location of any proposed fence on any lake Lot or any other Lot shall be approved by the Architectural Control Committee.*

### **Privacy Panels**

All privacy panels require written approval from the committee prior to installation. Application must include the location, dimensions, and material of the panel. Privacy panels are prohibited on pond lots.

### **In- ground pools, hot tubs, pergolas, gazebos, decks**

Approval needed with exact location on lot and full description of project including details about concrete, if applicable. Pools must meet all county and state minimum safety requirements. No inflatable pools with a filtration system, temporary pools with more than 150 gallons, or Hybrid / Semi inground pools are permitted. Above ground pools are not permitted.

### **Room additions, Patios & Patio extensions**

Approval needed with plot plan, color, dimensions, materials, contractor information.

### **Firepits**

Approval is needed only if retaining wall is constructed or concrete is poured to support fire pit. Resident responsible to adhere to any city, county, and township open fire ordinances on own property. Fire pits should be a minimum of 10' from all property lines.

### **Basketball Goals**

Approval not needed, but resident is responsible for securing in accordance with manufacturer's instructions and specifications.

## **Trampolines**

Approval not needed, but resident responsible to secure trampoline to ground. The owner can be held liable for any damage caused to a person or property if the trampoline is blown by wind off owner's property. Resident responsible for retrieval of trampoline if blown off property and any related expenses to do so.

## **Landscaping**

Approval not needed if bushes, shrubs, ornamental trees, perennials/annual are planted in existing shrub beds. Approval is needed if the landscaping project involves adding a retaining wall, additional landscaping bed, earthen mound, or similar permanent structure.

## **Trash Can Enclosures**

Trash can enclosures of any kind must be approved in writing by the Architectural Control Committee. Garbage bins must not be visible from the front of the residence.

## **Playsets**

Approval is needed with dimensions and location on lot and must be constructed of wood or composite material.

## **Vinyl Siding/Roof/Attached solar panels**

Approval needed with color & type. Solar Panels must be approved by the Architectural Control Committee

## **Retaining walls and similar structures**

Approval needed with dimensions, style, color, materials and location on Lot.

**No Impediment of Pond Views** in the backyards of Lots 94-97, 105, 106, 120-128, 143, 144, 136-138, 132-134, 113, 114, 75-80, 7-19, 71-74, 57, 58, 61-64, 20-28, 66-69 adjacent to ponds, which includes but limited to trees, solid fences, privacy panels, landscape mounds, and playsets.

## **Additional Information**

- Sheds and outbuildings are prohibited
- Vegetable gardens are permitted on the back of a resident's lot
- Cardboard signs in yards are prohibited
- Structures of any kind are prohibited on common area unless written consent is given by the Architectural Control Committee
- No temporary structures of any kind are prohibited
- Residents or their contractor are responsible to call 811 to locate utilities before ground is broken on any project and to apply for any permits that may be required
- Any additions or changes to the exterior of home or property without approval in writing is considered in violation until an Architectural Control application has been submitted and approved
- Please reference the Restrictive Covenants for your section before considering any project. The covenants can be found on the Appfolio portal or on our website at [www.sunrisepropmgt.com](http://www.sunrisepropmgt.com)

Please be courteous to your neighbors and contact Sunrise Property Management if you have any questions.