

Communities at Signal Ridge

Architectural Control Guidelines

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. Fence types for lots adjacent to public parks, ponds, and common areas are limited to 4' black powder coated fences. For other all other lots, fences are not to exceed 6' and may only be white or tan vinyl or ornamental style. See Exhibit B in the 3rd Amendment to the Restrictive Covenants. Chain link and wood fences are prohibited. Privacy fences on pond lots are prohibited. No fences permitted in Estates at Signal Ridge (villas)

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.

Room additions, Patios & Patio extensions

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

Firepits

Approval 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 10' from all property lines.

Trampolines

Approval not needed, but resident responsible to secure trampoline to ground. Owner can be held liable for any damage caused to person or property if 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 landscaping project involves adding a retaining wall, additional landscaping bed, earthen mound, or similar permanent structure.

Playsets

Approval 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

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 adjacent to ponds, which includes but limited to trees, solid fences, landscape mounds, and playsets

The Coves- Lots 19-22, 24-30

Summit: Lots 6-19, 12-17, 27-36

Estates: Lots 18-30, 33-48, 51-62, 65-76, 79

Additional Information

- Sheds, above ground pools, chain link fences and wood fences 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
- In Estates at Signal Ridge: No playsets, fences, trampolines, basketball goals of any kind are permitted
- 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

Please contact our office if you have any questions.

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