

# Bentley Estates

## 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. Chain link fences and 6' wood privacy fences are prohibited. Privacy fences on pond lots are prohibited.

### **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 sight obstructions** in the backyards without approval on Lots 1-4, 10-14, 52-66, 69-79, 82-85, 89-104, 106-109, 111-122, 127-132, and 202-215

### **Additional Information**

-Sheds, above ground pools, chain link fences & 6' 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

- 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 contact our office if you have any questions.

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