

# Highlands of Seminole Neighborhood Association

## Architectural Control Committee (ACC)

### Design and Maintenance Standards

May 1, 2013

Questions about these guidelines should be directed to the ACC Chairperson  
See <http://www.highlandsofseminole.org/acc.htm>

## Mailboxes and Posts

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- Mailboxes must be a Highlands of Seminole Neighborhood Association (HSNA) approved copper-clad mailbox, either weathered, or polished, but not painted, and with an original, functioning, door and flag.
- Mailbox posts and arms must be HSNA ACC approved.
- Posts must be painted Sherwin Williams "Canoe" color with a Sherwin Williams "Forest Green" top band.
- Arms may be left as natural rough cedar, sealed, or painted "Canoe" color and attached at a 90° angle to the post.
- House numbers must be sandblasted into the arm and painted "Forest Green".
- Painted finishes must be maintained without peeling, flaking, mold, or substantial fading. House numbers must be painted "Forest Green" and be clearly legible.

## Fences

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The fence maximum height is four feet.

- There shall be a minimum of one inch between the vertical or horizontal fence slats. Solid fences are not permitted.
- Fences cannot extend beyond the front face of the house into any front or side yard that has frontage on a public street.
- Design, color, finish, and detailing must be consistent with the existing house.
- Preferred fence materials include:
  1. Natural wood
  2. Sealed wood
  3. Stained wood
  4. High quality vinyl fence with wood grain texture and low gloss finish
  5. High quality iron, steel or aluminum decorative fencing with a long-term durability and corrosion-resistant finish
- Chain link, vinyl coated chain link, woven wire, chicken wire or other wire fence material is generally not allowed.
- The front side of the fence (the side without exposed posts and cross braces) must face outward from the property on which it is built.
- Maintenance of both sides of the fence is the responsibility of the property owner upon whose lot it is built.

- Information required to be provided to the ACC with a fence approval request:
  1. Completed ACC Approval Request Form  
The form can be downloaded from the ACC Web page shown above.
  2. A detailed plot plan that shows:
    - the location of the proposed fence with dimensions from lot lines and notation of proposed fence height
    - the existing house location and the location of any other structures on the lot
  3. Photographs, drawings, catalog pages, material samples or other information that describes the material and appearance of the proposed fence.
  4. Signed statements by all property owners whose lots adjoin the proposed fence lines that they do not object to the fence as proposed to the ACC. These may be written on the plot plan.

## Play Structures

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Swings, playhouses and other playground equipment will be considered on an individual basis and permitted if located unobtrusively, as determined by the ACC. Bright colored elements, including primary colors, will be prohibited if they are above the height of a perimeter wall and not compatible with the existing colors of the house.

## Exterior Lighting

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New exterior light fixtures must be compatible with the design of the home. They must be simple in design and color.

## Satellite Dishes

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The Highlands of Seminole Neighborhood Association will not enforce covenant restrictions on satellite dishes one meter or less in diameter except in cases where the installation poses a safety hazard, the installation is on a high mast, or in other situations that are within the Associations right to regulate under FCC rule.