

GENERAL STANDARDS

Cedar Lake Estates Property Owners Association ARCHITECTURAL COMMITTEE

The Cedar Lake Estates Architectural Committee is commissioned to enforce the standards outlined within Cedar Lake Estates Covenants as well as establish other standards, requirements and rules necessary to protect the character, environment and harmony of the neighborhood. Although all new construction or changes to the exterior of your home must be approved in advance, the committee felt it appropriate to document the generally accepted standards (in addition to the covenants) to assist you in your planning.

1. Fencing: Four-foot black chain-link fencing is acceptable as well as cedar privacy fencing, constructed behind the front plane on each home.
2. Hot Tubs: Above ground hot tubs are acceptable if they are screened from the view of your neighbors.
3. Permanent Sheds or Pool Houses: The style, roof pitch and material of the permanent building material should correspond in style and architecture to that of the existing home. Generally speaking, the outside materials of the structure must coordinate with that of the existing home.
4. Play structures: Playground equipment or structure cannot be located front of the home or within 15 feet of the property line. Please keep your playground equipment or structures in good repair.
5. Landscape Lighting: Lighting that shines onto a neighbor's property is not allowed.
6. Retaining Walls: Due to the differences in the style of each home, these changes will be reviewed on a case-by-case basis.
7. Electronic Dog Fencing: Although the fencing itself isn't visible from the street, the dogs frequently are visible and encountered by other homeowners walking along the street. Please keep the fenced area out of the front easement to keep a reasonable buffer between your pets and other homeowners and their children.
8. Pools & Water Features: All pools and water features are considered on a case-by-case basis. Above ground pools are not permitted.

Grandfather Provision:

Buildings that were constructed and changes that were made to a structure prior to February 14, 2014, that would otherwise be in violation of the Design Guidelines shall be permitted to remain without change. However, the homeowners with this situation should contact the Architectural Committee and request that it issue a letter approving this variance from the Design Guidelines. The Architectural Committee will issue a letter approving any such building or change. Such letter will be essential to protect you and any purchaser of your home if you are charged with a violation of the Design Guidelines at a future time.

Note:

Although not required, we encourage all homeowners to discuss their projects with their immediate neighbors before submitting an application to the Architectural Committee. We frequently contact neighbors to get input, particularly if the request doesn't conform to the existing norm. The review will go faster if the neighbors are already aware of your plans.