



ARCHITECTURAL REVIEW COMMITTEE (ARC) GUIDELINES

These guidelines supplement and expand the information and restrictions provided in Articles VIII and IX of the “Declaration of Covenants, Conditions and Restrictions of East Hampton” (CC&R). The guidelines are not meant to be “all inclusive”. Please refer to the CC&R’s for additional guidance. Non-compliance may result in the requirement for removal, modification, or relocation at homeowner’s expense. Fines may be levied.

Contact the management company for questions, guidance and applications.

Note: There may be review fees and deposits required. See the Architectural Review Application.

The following is a partial list of items, which, if altered or added, require ARC approval. General rule:

Anything visible from the street or a neighbor requires approval.

Air Conditioning Window Units -
Air Conditioning Condensers
Antennae
Awnings
Barriers
Basketball Backboards
Bulkheads
Decks
Docks
Doghouse
Driveways
Fence
Gazebo
Grass - Changes
Lattice
Landscape - Major Changes
Mailboxes
Ornaments - Yard
Outdoor Lighting
Paint House – Exterior

Prohibited Patios
Play Equipment - Structural, Not Portable
Pool Enclosures
Porch Enclosures
Roof Shingle Replacement
Satellite Dish
Screen Enclosures
Sheds (storage) - Prohibited
Shutters - Storm or Decorative
Signs
Solar Collectors
Trellis
Tree House
Trampoline
Umbrellas
Walkways
Walls
Windows - New or Changed



EAST HAMPTON ARC - List of Detailed Guidelines

1. ANTENNAS - ALL
2. ANTENNAS - SATELLITE DISHES
3. ARBORS
4. BASKETBALL HOOPS
5. FENCING
6. FLAGPOLES
7. FOUNTAINS
8. FREESTANDING SPAS
9. GARBAGE/TRASH CONTAINERS, OIL AND GAS TANKS, OUTDOORS EQUIPMENT
10. LANDSCAPING
11. MAILBOXES
12. PLAY SETS - CHILDRENS PLAY EQUIPMENT
13. PLAY SETS - PLAYHOUSES
14. PLAY SETS - SWINGS
15. PLAY SETS - TRAMPOLINES
16. POOLS AND SCREEN ENCLOSURES
17. TEMPORARY OR PERMANENT HURRICANE SHUTTERS
18. FEES FOR PROJECTS STARTED WITHOUT APPROVAL



1. ANTENNAS - ALL

No outside antennas, antenna poles, antenna masts, satellite television reception devices larger than 40" in diameter, electronic devices, antenna towers, or citizen band (CB) or amateur band (HAM) antennas shall be permitted except as approved in writing by the ARC. "Masts" that extend higher than 2 feet above the roofline are prohibited unless there are very specific overriding considerations.

2. ANTENNAS - SATELLITE DISHES

The following rules governing the installation, maintenance, and use of satellite dishes shall be regulated by the ARC in accordance with 47 C.F.R. Section 1.4000, Over-the-Air Reception Devices Rule (OTARD).

1. The following types of satellite dish antennas are the ONLY types of satellite dish antennas that may be installed and used in East Hampton.

- a) A satellite dish antenna that is one meter (39.37") or less in diameter that is designed to receive direct broadcast satellite service, including direct-to-home satellite service.
- b) A satellite dish antenna that is one meter or less in diagonal measurement and is designed to receive video programming services via MMDS (wireless cable). Such antennas may be mounted on "masts" to reach the height needed to establish line-of-sight contact with the transmitter. "Masts" higher than 2 feet above the roofline are prohibited.
- c) An antenna that is designed to receive local television broadcast signals. "Masts" higher than 2 feet above the roofline are prohibited.

2. In order to best preserve the beauty, quality, and value of the neighborhood, and to insure that homeowners are provided the minimum level of acceptable quality signal as provided by OTARD, the ARC has formulated a prioritized list of four placement preferences for the installation of antennas on subdivision property. All of these locations are towards the rear of the house or in the backyard. Installation of antennas at any of these four locations will not require ARC approval. Antennas shall be installed only in the highest priority location that permits the reception of an acceptable quality signal, and which does not reasonably delay or prevent installation or unreasonably increase the cost of installation, maintenance or use:

- a) Highest priority location: Short pole in landscaping;
- b) Second highest priority location: Behind chimney;
- c) Third highest priority location: Under eave;
- d) Fourth highest priority location: Just below apex of roof.

An acceptable quality signal is one that is not substantially degraded. Additionally, if a mast reaching above the roofline is required to comply with a priority location higher than the one that does not require a mast reaching above the roofline, the ARC may permit selection of the lower priority location. This priority list of locations has also been formulated by the ARC for the express purpose of insuring the safety of others. If none of the above locations provided the homeowner and the ARC shall work together to find an acceptable location for the antenna.



3. After installation of an antenna that meets the requirements of Section 2, the homeowner shall do one of the following:

- a) Paint the antenna in a fashion that will not interfere with the reception so that it blends into the background against which it is mounted.
- b) Landscape the area surrounding the antenna in a fashion that will not interfere with reception so that it blends into the background against which it is mounted.

4. Any disputes pertaining to the above-delineated rules shall first be subject to the jurisdiction of the ARC. The homeowner should contact the ARC to set up a meeting to discuss the problem. The ARC will work together with the homeowner to attempt to reach an acceptable solution to the problem.

3. ARBORS

All arbors must be submitted to the ARC. Arbors are to be landscaped with plants, vines, shrubs, and/or trees to accent and reduce the visual impact of the arbor. Arbors and landscaping must be maintained in good condition. Arbors must be natural, white or black in color. Arbors must be positioned within 10ft from the rear of the home.

4. BASKETBALL HOOPS

All basketball hoops must be stored out of view when not in use.

5. FENCING

All fences must be submitted to the ARC to request approval. Fences are limited to no more than six feet in height. Lake lot fences are to be an open style and no more than four feet in height. All fences are subject to ARC approval. From the rear corner of the house, fences may be constructed no more than ten feet towards the front of the house. Corner lots, lake-front lots, and lots which are visible from common areas and Hampton Landing Drive may be subject to additional style, height, and location requirements: all of which are subject to ARC approval.

6. FLAGPOLES

An American flag may be mounted to the house using a "standard American flag kit" without approval from the ARC. Any other flagpole for display of the American flag, or any other flag, shall be permitted only if first



7. FOUNTAINS

All fountains must be submitted for approval before installation. Fountains are to be landscaped with shrubs and/or trees, planted to accent and reduce the visual impact of the fountain. Fountains and landscaping must be maintained in good condition. Fountains must be of a color and architectural style to blend with the design of the home. Approval of all details is at the sole discretion of the ARC. A homeowner may have only one fountain that is visible from the street.

8. FREESTANDING SPAS

All freestanding spas must be submitted for approval before installation. The ARC can impose additional set back and landscape requirements to ensure proper aesthetics.

9. GARBAGE/TRASH CONTAINERS, OIL AND GAS TANKS, OUTDOOR EQUIPMENT

All exterior garbage and trash containers must be placed within landscaped areas so they are not visible from any adjoining lot or any street. No oil tanks or bottled gas tanks shall be allowed without the express written consent of the ARC. Adequate landscaping shall be installed and maintained by the homeowner to conceal the oil or bottled gas tanks.

10. LANDSCAPING

Any major change/alteration to the original landscaping plan is subject to approval beforehand. In order for those homeowners who have lake-front lots to maximize their view, landscaping of lake-front lots must be limited to a height of no more than four feet and must be of an "open" design.

11. MAILBOXES

Mailboxes must be of the same architectural design and color as those originally installed during initial construction. They must be properly maintained. Shrubs surrounding the mailbox cannot exceed 4ft in height. The Community tree emblem and numbers must be of the same architectural design and color as those originally installed during initial construction. They must be properly maintained. Mailbox Location is as follows: Mailboxes are set back 6 to 8 inches from the front face of the curb or road edge to the mailbox door. Mailboxes are installed at a height of 41 to 45 inches from the road surface to the bottom of the mailbox.



12. PLAY SETS - CHILDREN'S PLAY EQUIPMENT

Children's portable play equipment, including, but not limited to, swimming pools, sliding boards, skate board jumps, plastic castles, and play toys are to be stored indoors when not in use. If, when assembled, such equipment cannot be lifted for storage, such as portable play equipment, it will be considered an accessory structure of a permanent nature (such as play houses or swing-slide sets) and will require ARC approval. Such accessory structure(s) of a permanent nature will be regulated by the ARC. The location and exterior of such structures must be submitted for review and approval (or denial) by written application to the ARC.

13. PLAY SETS - PLAYHOUSES

Playhouses may not be placed on any lot without prior written approval of the ARC. The location and exterior design of playhouses must be submitted for review and approval (or denial) by written application to the ARC. A Playhouse is defined as a small separate structure for children's play that is designed to resemble a miniature house. Playhouses must be constructed with four walls, a floor, roof, windows and doors. Dimensions of playhouses shall not exceed 4'x8'x5' high. The design, materials, and colors shall be complimentary to the home. Playhouses will be suitably landscaped to soften the view from the street and lake-view. Playhouses do not include wooden or plastic play-swing sets with accompanying covered enclosed platform(s), portable plastic/fiberglass modular play equipment, plastic castles, tree houses/platforms, or any other structure that is not consistent with this definition. Playhouses will be located behind the home, between the prorogated sides of the home, and within the rear or side yard setbacks for the homeowner's property. When playhouses are no longer used, they shall be removed from the property and not converted to any other use, such as a storage/tool shed or doghouse. Playhouses shall be properly maintained to the same standards as the main home.

14. PLAYSETS - SWINGS

Swing-play sets shall be defined as an apparatus used or intended for children's play that contain one or more of the following components: slide(s), ramp(s), bar(s), pole(s), platform(s), seat(s), swing(s), or tent(s). All swing-play sets are to be located behind the home, between the elongated sides of the home, and within the rear or side yard setbacks for the homeowner's property. A swing-play set for children's play is to be constructed of wood. Approval is required by the ARC prior to the placement of a swing-play set in the homeowner's yard. Application to the ARC for approval must include the manufacturer's design and features brochure for the swing-play set proposed by the homeowner. Swing-play sets should be of a neutral color (green/brown), placed in the rear yard, and suitably landscaped to soften the view. No side yard placement will be approved unless the ARC in its sole discretion determines that unusual circumstances dictate otherwise. No swing-play sets of metal construction will be approved. When swing-play sets are no longer used, they shall be removed from the property and not converted to any other use. Swing-play sets shall be properly maintained and not allowed to deteriorate and detract from the home or community.



15. PLAY SETS - TRAMPOLINES

Freestanding trampolines must be submitted for approval before installation. Trampolines are to be located behind the home, between the elongated sides of the house, and within the rear or side yard setbacks for the homeowner's property. The ARC can impose additional set back and landscaping requirements to ensure proper aesthetics. Trampolines will not be permitted on lake lots and, when allowed in other locations, should be fenced.

16. POOLS AND SCREEN ENCLOSURES

Pool and screen enclosures must be submitted for approval prior to construction. Two complete sets of plan, furnished by the contractor, need to be submitted - one will be retained in files and one will be returned to the contractor. Plans must show the location of all filtering equipment and the landscape design.

17. TEMPORARY OR PERMANENT HURRICANE SHUTTERS

Types allowed: Hurricane shutters may be either temporary or permanent. Temporary shutters are not permanently attached to the house and must be installed when needed. Permanent shutters are permanently attached to the house but are retractable when not in use.

Temporary shutters that attach with screws or on tracks are allowed. All hardware, tracks and screws, must blend with the trim and/or body paint of the house depending on whether placement on the house is against the trim or the body of the house. Permanent shutters that are retractable, either accordion or roll-up, are allowed. The housing for retractable shutters must blend with the trim and/or body paint of the house depending on whether placement on the house is against the trim or the body of the house.

Time Period for Installation: Shutters, either permanent or temporary, may be installed or opened to cover windows up to one week prior to a hurricane and may remain up for one week after the hurricane, unless conditions warrant. For example, if there are back-to-back hurricanes with time periods between them of less than 2 weeks, shutters may remain up during the entire time period.

Hurricane shutters may only be installed for hurricane protection and according to the time period guidelines (i.e. shutters may not be used as a security measure).

18. FEES FOR PROJECTS STARTED WITHOUT APPROVAL

If you start a project without ARC approval, the following fines will apply:

Exterior Color Selection \$500.00, Fence Plan and Detail \$250.00 fee, Landscape Redesign \$100.00, Play Equipment \$50.00, Pool Plan and Detail \$1000.00, and any other(s) to be determined by the Board of Directors.