

Twin Oaks Village Architectural Guidelines Patio, Concrete Slab, and Deck Guidelines

Please note, all improvements must be approved in writing by the Twin Oaks Village Architectural Control Committee prior to construction/installation. The purpose of this is two-fold: It keeps the homeowner from making an expensive mistake and it helps maintain the community to the standards that the developer intended, and homeowners expect. After all, it was the style, colors, and conditions of the homes and community that attracted families to Twin Oaks Village in the first place. See Covenants and Restrictions for additional details.

- A patio, concrete slab, or deck must be built into and blend into the existing home structure (similar materials and style). Concrete slabs must be attached to the house with rebar.
- Concrete slabs must be at least 4 inches thick and constructed using rebar or wire grid.
- Patios and slabs can be constructed of concrete, stone, or pavers.
- The patio, concrete slab, or deck must not encroach into 5' side lot easement or 10' back lot easements.
- The patio, concrete slab, or deck may not affect drainage on the lot or adjoining lots.
- Patios, concrete slabs, or decks may not exceed the width of the house. In other words, they may not be built beyond the side of the house.
- Decks can be constructed of wood or composite material.
- Decks are limited to an above ground grade maximum height of forty-two (42) inches.
- All deck surfaces must be painted or stained (no bare wood) with a pre-approved color to match or compliment the house.



Questions to ask yourself when submitting or reviewing an improvement application:

- 1) Is it consistent with the look of the community that the community developer intended? In other words, are similar colors, sizes, and styles being used that were used by the developer?
- 2) Is it consistent with what the ACC has approved in the past? In other words, have precedents already been set by past decisions?
- 3) What do the governing documents and fine policy say about the type of improvement being considered? Are there additional rules and guidelines that apply?
- 4) Is the approval/denial decision repeatable? In other words, are clear parameters being used (measurement guidelines, etc) as the basis for the decision?
- 5) Does the improvement enhance the value and look of the community?
- 6) Does the improvement affect the optimum private enjoyment of adjacent properties?