

TWIN PONDS SUBDIVISION
ACC DESIGN GUIDELINES – 2020

***BUILDER MUST BE APPROVED BY THE DECLARANT FOR EACH JOB WITHIN 6 MONTHS OF STARTING CONSTRUCTION. Builder approval should be acknowledged in writing by the Declarant before contracting with a builder. NO Construction Management Companies or contractors using a comparable business structure will be considered. Builders must be licensed in the State of Florida.**

***ALL PLANS, DESIGNS, AND MATERIALS ARE SUBJECT TO THE APPROVAL OF THE ACC. NO IMPROVEMENTS OF ANY KIND SHALL BE COMMENCED WITHOUT THE WRITTEN PRE-APPROVAL OF THE ACC.**

***Minimum entry level value of new homes in Twin Ponds is currently \$275K for an 1800 sf home (Non-inclusive of lot price). The value should increase commensurate with the increase in size of home.**

1. A Compliance Deposit of \$1,500.00 shall be due and made payable to the Twin Ponds Subdivision Home Owners Association for any new improvement at the time the Application for Approval is submitted to the Architectural Control Committee. The Deposit shall be refunded to the home owner when construction is completed and found in compliance with all the guidelines and pre-approved plans.
2. SIZE – All dwellings shall have a 2,000 square foot minimum, exclusive of porches and garages, EXCEPT for the following: Lots 1, 7, & 15-Block A; Lots 7, 8, 9 & 10-Block B; Lots 5, 6, 7, 10, 11, 12, 13, 14/ 15-Block C; and Lots 3, & 4-Block D – 1800 SF
Lots 24, 25, 26, 28 & 29-Block C, and Lots 3, 4, 5, 7, 8, 9, 10, 11, 14, 15, 16, 17, & 18-Block E – 2400 SF
3. SETBACKS – All dwellings and structures shall adhere to the Front, Rear, and Side Setbacks as specified by the subdivision plat and in keeping with necessary home placement on surrounding lots. No driveway shall be located nearer than one (1) foot to an interior property line.
4. Garage Doors/Opening of the primary dwelling shall be located on either the rear or side of the home. The door/opening of a detached structure may be front facing as long as the structure is located at least 10 feet back from the front corner of the primary dwelling, subject to ACC approval of the specific plan.
5. Any detached structure or outbuilding shall be traditional on-site stick-built construction with the same materials approved by the ACC as to match and incorporate the design and materials of the dwelling.
6. Headwalls are required at the end of every driveway that requires a culvert and shall be constructed of brick, stone, or stucco, as approved by the ACC, in a manner that matches and incorporates the design & materials of the dwelling.
7. All mailboxes must be approved by the ACC.
8. Brick, stone, stucco and fiber cement board such as James Hardie and Nichiha are acceptable siding materials. Vinyl siding is NOT permitted.
9. The front façade of each home shall have a minimum of 1/3 of its surface square foot area in either brick or stone, or a combination of the two. Cultured or manufactured stone may be acceptable upon approval by the ACC.
10. Air conditioner and trash receptacles must be screened from view from the street using brick or stone in a manner that matches and incorporates the design and materials of the dwelling and is approved by the ACC. Pool pumps and equipment must be screened as well.
11. All propane and septic tanks must be buried and unexposed.
12. All materials, designs, and locations for fences must be approved by the ACC. Fences located within the property lines shall have a height between 3'-4'. Privacy fences not to exceed 6'-8', shall not be allowed along any street frontages, or front or side property lines, except where the fence is 10' or more behind the face of the principal dwelling. Privacy fences are not allowed on Pond or Lake lots. NO chain link fences are allowed.
13. Sod and landscaping, as determined by the ACC per lot, along with all other exterior elements, are required to complete the home and request a refund of the compliance deposit.
14. Construction of the home, including landscaping, driveways and walks, must be completed within twelve (12) months of ground breaking.
15. **NO MOBILE, MANUFACTURED, MODULAR, SYSTEM BUILT, PRE-FABRICATED (OR ANY OF THE LIKE) HOMES OR STRUCTURES PERMITTED. ALL HOMES AND STRUCTURES MUST BE TRADITIONAL "STICK BUILT" ON-SITE CONSTRUCTION AND BE DEEMED BY THE ACC TO BE IN HARMONY WITH THE REST OF THE SUBDIVISION.**