

SANDY GLEN HOMEOWNERS' ASSOCIATION	Submit Plans to: Sandy Glen Homeowner's Association Chairman, ACC
DESIGN STANDARDS	
<i>Disclaimer: Items herein are subject to inspection by the Architectural Control Committee (ACC). Design Standards are to be used as a reference and do not preclude the proper submittal of plans to the ACC in accordance with the governing Declarations of Covenants.</i>	

LAWN MAINTENANCE	
<i>Requirements</i>	<p>All grass to be routinely mowed, including front, side, and back yards. Where grass is not fully established, weeds and other growth will be kept to the same height as would be expected of grass.</p> <p>Trimming around the house foundation, trees, or any other structures.</p> <p>Removal / edging of grass runners from curbs, sidewalks, driveways, and landscape beds.</p> <p>Seasonal pruning of trees and shrubs to maintain a uniform appearance.</p> <p>Maintain landscaping beds weed free through regular weeding or application of appropriate chemicals.</p> <p>Regular application of fertilizer and weed retardant to maintain a predominantly weed free and healthy lawn.</p> <p>Ground cover, including mulch or pine-straw, should cover bare areas in landscaping and be replaced as needed.</p> <p>Lawn debris should be disposed of properly.</p>

DECK / PATIO	
<i>Construction</i>	Must be constructed by a licensed contractor. Homeowner built decks will be scrutinized to ensure they meet the same quality standards expected from a professional.
<i>Materials</i>	Pressure treated pine, cedar, or suitable concrete.
<i>Appearance</i>	Decks must be maintained in good condition. Broken pickets, excessive splintering, or leaning posts are not acceptable.
<i>Landscaping</i>	Landscaping may be required to shield the deck depending on the details of the design and surrounding pre-existing landscaping.
<i>Location</i>	Structure should be located behind the lot line of the house. All easements should be respected.

FENCES	
<i>Construction</i>	Must be constructed by a licensed contractor. Homeowner built fences will be scrutinized to ensure they meet the same quality standards expected from a professional. Fences should not have gaps, leans, or crooked runs.
<i>Materials</i>	Pressure treated pine, cedar, or vinyl covered chain link
<i>Appearance</i>	Chain link must be green or black vinyl - painted chain link is not acceptable. Any staining of a fence must retain a natural color wood look. Fences must be 6 feet or less in height. Privacy fences along borders not contiguous to Sandy Glen may be up to 8 feet in height. Fences must be maintained in good condition. Broken pickets, excessive splintering, or leaning posts are not acceptable.
<i>Landscaping</i>	Evergreen bushes – a minimum of 5 gallon in size – must be planted along any fence line that faces the street. Plantings must be close enough to form a continuous screen when the bushes mature. Bushes that die – for any reason - must be replaced with bushes of equivalent size.
<i>Location</i>	Fences must not extend in front of any home. Fences along property lines must be set 6 inches inside the lot line. Fences may connect with any portion of a neighbor's existing fence only with that neighbor's explicit written permission.

OUTBUILDING OR SHED	
<i>Construction</i>	Pre-fabricated units are acceptable. A licensed contractor must assemble non pre-fabricated units. Homeowner built structures must at minimum meet county standards for construction. Structures shall not exceed 120 square feet of floor space. Vertical walls should be no higher than 8 feet. The pitch of the roof should be equal to or less than the pitch of the roof of the primary structure on the lot.
<i>Materials</i>	Brick, vinyl siding, pressure treated wood.
<i>Appearance</i>	Outbuildings should match the design character of the main structure on the property. Roofing materials and color, siding type and color, and trim color should contain some elements of the design character of the primary structure.
<i>Landscaping</i>	Landscaping may be required to soften the contours of the building or to screen the structure from neighboring property or the street.
<i>Location</i>	Outbuildings must be behind the back line of the main structure on the property. Outbuildings must be a minimum of 5 feet from any property line. All structures must be sited so as to comply with the natural topography of the lot and may not be a nuisance to neighboring property.

PLAY EQUIPMENT	
<i>Construction</i>	Prefabricated or home-owner built units are acceptable provided the construction is of a professional nature.
<i>Materials</i>	Not applicable.
<i>Appearance</i>	Play equipment must be maintained in good condition.
<i>Landscaping</i>	Not applicable.
<i>Location</i>	Play equipment must be located behind the back line of the main structure on the property. Play equipment must be a minimum of 5 feet from any property line. All structures must be sited so as to comply with the natural topography of the lot and may not be a nuisance to neighboring property.

SATELLITE DISHES	
<i>Construction</i>	Must be commercially manufactured. Professional installation is preferred.
<i>Materials</i>	Not applicable.
<i>Appearance</i>	Maintained to installed appearance.
<i>Landscaping</i>	Dishes and support poles that are visible from the street must be screened with evergreen bushes – minimum 5 gallon in size.
<i>Location</i>	Dishes should be mounted as unobtrusively as possible while maintaining acceptable reception. Dishes mounted on roofs must not be visible from the street.

SWIMMING POOLS	
<i>Construction</i>	In ground pools must be constructed by a licensed contractor. Above ground pools are not accepted. If installed drainage features (swales and culverts) are to be impacted by the installation, a professional drainage plan must be submitted.
<i>Materials</i>	As needed.
<i>Appearance</i>	The pool and surrounding deck area must be maintained in good condition.
<i>Landscaping</i>	Landscaping may be required to shield the mechanical systems of the pool. Details will depend on the design proposed.
<i>Location</i>	Must be installed behind the back line of the primary structure. All easements must be respected.