

# **Design Standards for Gran Forest**

*Revised September 2008 – Latest updates are in bold italic print.*

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## **Introduction**

Quality in planning is fundamental to the concept of development at Gran Forest. These guidelines provide the basis for a common understanding of the design objectives and standards by all those involved in creating this community and most importantly by the

present and future residents. These procedures are used by the Architectural Control Committee (ACC) for the review of plans and specifications pursuant to provisions of the Declaration of Covenants of Gran Forest with which all property owners should be familiar.

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### **Who is subject to the approval process?**

All property owners are responsible for obtaining the necessary review and approvals to comply with the terms of the Covenants. There are **NO** exceptions or automatic approvals. Each application is reviewed on an individual basis.

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### **Which home improvements require ACC approval?**

Any exterior addition or alteration to your home or property requires written approval from the ACC prior to installation and in some cases, final inspection once the project is completed.

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### **Who administers the approval process?**

The authority for administration for the approval process lies with the ACC. However, ACC decisions may be appealed to the Gran Forest Board of Directors.

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### **How do I apply for ACC approval?**

***Requests for additions or alterations to your property should be submitted at least thirty (30) days in advance of start of work. Requests must be submitted using the Gran Forest Modification Request Form. The form can be found in the Homeowner Docs section of the Gran Forest website. All requests must be submitted directly to the current management company with the following:*** a site plan of your property indicating the location, dimensions, shape, color and materials to be used for your project. Include other pertinent information as you deem necessary. Your request will be forwarded to the ACC for their review and you will receive a written response within 30 days of the receipt of request.

All requests should be submitted to the following address:

Please refer to the Gran Forest Website ([www.granforest.com](http://www.granforest.com)) for current Management company (see the FAQ page).

If the above procedure is not followed, your home will be considered in violation of the Covenants.

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### **Design Review Procedures**

The Architectural Control Committee intends to be fair and objective in the design review process. The ACC's decisions are based on a simple majority and shall not be arbitrary or capricious. The Committee may, at its discretion, assist the applicant by suggesting an alternative solution.

Once plans are formally approved by the ACC, you can begin working on the improvement or alteration. All work must be done in accordance with the plans, as approved by the ACC. All changes or modifications to the original plans must be submitted in writing and approved by the ACC.

After additions or alterations to your home are complete, the ACC must be notified. The ACC reserves the right to conduct an on-site review to verify that the finished project conforms with the approved alterations. The responsibility for the notification of the ACC of the completion of the project and subsequent scheduling for the time for the final inspection will be the sole responsibility of the applicant.

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### **How do I appeal an ACC decision?**

Any decision reached by the Architectural Control Committee may be appealed back to the ACC for reconsideration. Technical design information supporting the appeal request must be included with the request for appeal. All appeals will be reviewed on a case-by-case basis, and the granting of an appeal for one residence for a particular situation does not imply or warrant that a similar appeal would be granted for another residence. Each case will be reviewed on its own design merits and in keeping with the overall objectives of the Design Standards.

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### **Enforcement**

The Gran Forest Declaration of Covenants, Conditions and Restrictions gives the Architectural Control Committee the authority to enforce the Design Standards and to carry out the business of the Committee.

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### **DESIGN STANDARDS**

These standards address a broad range of exterior structure and site conditions. They do not replace or alter the original Covenants, but are intended to clarify and define expectations for the community. They are not intended to be all inclusive, but rather, a

guide by which a high quality community can be planned, designed, built and maintained. In the event of a conflict between the Declaration of Covenants for Gran Forest and the Design Standards, the Covenants will prevail.

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### **1.1 Maintenance**

Each lot shall at all times be kept in a clean and well-maintained condition. Lawn areas should not exceed 4" in height and must not grow over the curbing. ***Front and side lawns must consist of grasses that are green at the same time of year. Acceptable grasses are Fescue, Bermuda, Zoysia or Centipede.*** Islands and bed areas shall be kept free of weeds and grass, remained edged and be regularly mulched. Trees and bushes shall be pruned regularly and any dead plant material must be removed from the property immediately.

No structure shall be permitted to fall into disrepair. Each structure shall be kept in good condition and adequately painted or otherwise finished. In the event of damage or destruction to any structure or property, all necessary clean-up, repairs or reconstruction must be performed on a timely basis and in accordance with current approved plans and specifications. Should any new construction or reconstruction require a building permit, the homeowner is responsible for securing the permit.

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### **1.2 Landscaping**

Includes hardscapes and statuary. Please submit requests for statuary and hardscapes prior to installation. Any addition or alteration to a lot which makes a noticeable change from the street or which may cause erosion, requires approval in advance, i.e. retaining walls, landscape timbers, railroad ties and water features. Water features would include alterations such as ponds, fish pools, etc. Landscaping should relate to the existing terrain and natural features of the lot and cannot obstruct vision of traffic.

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#### **1.2A Statuary**

All statuary to be located in the front of a residence or visible from the street must be approved by the ACC in writing prior to placement. Statuary allowed must be of concrete or concrete in appearance and must remain of natural color. Statuary must be within the constraints of an island and cannot exceed 36" in height. No more than two (2) statuary objects may be placed in any front yard.

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#### **1.2B Decorative Benches**

Decorative benches to be located in front yards or visible from the street must be approved by the ACC in writing prior to placement. Wooden benches treated for outdoor use, wrought iron or concrete benches will be approved. Concrete benches must remain

of natural color.

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### **1.3 Edging**

Materials utilized for landscape edging must be consistent with the exterior of the structure, shall not exceed 6" in height and must be pre-approved by the ACC, if not selected from the current list of approved materials. Acceptable edging materials are limited to metal, wood, fieldstone, "solid" brick and low profile, solid black plastic edging materials.

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### **1.4 Gardens**

Vegetable gardens must be located between the rear of the dwelling and the rear lot line and not be visible from the street.

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### **1.5 Fences**

All fences must be approved in writing by the ACC prior to beginning construction. The following fence styles will be approved: picket, shadow box, split rail (with or without welded wire) and privacy (must be scalloped). No fence shall exceed six (6) feet in height. Chain link fencing shall be allowed only across the rear lot line in a permanently wooded area. (See Section 1.5A for additional information on secondary fencing). All chain link fencing must be coated with green or black vinyl. Any approvals for chain link fencing will require that the chain link portion of the fence cannot be visible from the street. Requests to paint fencing must include a paint chip of your chosen color. All fencing shall be installed six (6) inches off the established property line per bona-fide survey unless specific approval is given by the ACC for any deviation based on lot topography. If a fence along the property line previously exists, the proposed fence must tie into that fence. All fencing shall be constructed with the finished side facing the adjacent property or street. All fencing will have a minimum of four (4) feet in height and reviewed on a case-by-case basis. Fencing must enclose entire rear property.

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#### **1.5A Secondary Fences**

Additional fences must be approved in writing by the ACC on a case-by-case basis and must be in a permanently wooded area. Secondary fences must not be visible from neighboring properties or from the street. Appropriate evergreen trees or shrubs must be planted and maintained if fencing would otherwise be visible.

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#### **1.5B Trellises**

All trellises, arbors, wooden screens and lattice structures must be approved in writing by the Gran Forest ACC prior to the beginning of construction. All structures shall be a minimum of four (4) feet and a maximum of eight (8) feet in height and be erected up to six (6) feet in height from the residence foundation. Approved trellises should typically consist of wooden structures constructed of a minimum of 1/4" high-grade wooden lattice supported by a minimum of two (2) 4"x 4" wooden pressure treated posts. Support posts should not exceed 6"x 6" dimensionally and have sufficient trim to give a finished appearance. Requests to paint all exterior wooden structures must be submitted in writing, along with paint swatch of the chosen color. The proposed location of all structures must be approved by the ACC. A post site inspection may be conducted by ACC representatives, after the installation is complete, to finalize the approval process. It will be incumbent upon the homeowner to insure that all exterior wooden structures (trellises) are maintained in appearance and function. In the event of any damage or destruction to exterior wooden structures, all necessary clean up, repairs and/or replacements must be performed in a timely manner.

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### **1.6 Dog Runs**

No dog runs or pens will be allowed.

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### **1.7 Recreational Equipment**

No metal playscape or metal playground equipment will be allowed. Any permanent playscape or equipment must be of wood construction, natural in color and pre-approved by the ACC. All playscapes/playgrounds must be located in the backyard. Basketball goals must be located adjacent and not more than fifteen (15) feet from the garage. Backboards may be clear, white or smoke in color. Under NO circumstances may the backboard be attached to the home. Exceptions to these guidelines must be approved in writing by the ACC.

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### **1.8 Sheds**

No free standing storage building or sheds will be allowed. However, storage sheds may be constructed if attached to the house in such a manner that they are not visible from the street and appear as part of the original construction. All materials used, such as siding, roofing, paint, etc. must match the existing structure in materials and color. Sheds may not exceed a height of eight (8) feet and all designs must be approved by the ACC before construction begins.

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### **1.9 Pools**

Above-ground pools are not permitted, NO exceptions. In-ground pools are permitted

with approval of the ACC prior to construction.

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## **2.0 Hot Tubs or Spas**

Exterior hot tubs/spas must be screened from adjacent properties and streets. All pumps, filters and equipment for hot tub/spas must be located so as not to cause a nuisance to neighbors and must be screened from view. The final site selection and placement will require approval by the ACC prior to installation, as well as final inspection by the ACC after installation is complete.

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## **2.1 Flags**

Approved flags must not exceed 3' x 5' dimensionally and must conform to the precedents set in the community as a whole. The ACC reserves the right to review any flag(s) submitted for approval or reject any flag(s) erected without approval.

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## **2.2 Antennas**

No television antennas will be allowed.

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## **2.2A Satellite Dishes**

Satellite dishes 18" and under are recommended, with the location being approved by the ACC prior to installation. The dish should not be installed, mounted or positioned in front of the forward edge of the residence. The dish should be screened from view when the house is viewed from the street, in a manner approved by the ACC. After the installation of the dish the ACC will be notified within ten (10) days. The ACC reserves the right to conduct an on-site post inspection to make certain that the final installation conforms to the approved submittal. The prompt notification of the ACC concerning the completion of the installation and the scheduling of the on-site final inspection will be the sole responsibility of the homeowner or applicant who submits the request for the installation of the dish.

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## **2.3 Signs**

The only approved signs by the ACC are the following: "Home for Sale" (commercial or by-owner), small signs designating home security (supplied by agency), and the Gran Forest "Yard of the Month" sign. Additionally, "For Sale" and "For Rent" signs may not be placed on the common ground of the Entrances, but may be placed on the common property across from the main entrance. The Board of Directors may from time to time, place signs for communicating meetings and social events at their discretion. Standard

service signs during "any" renovation/painting are permitted throughout completion.

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#### **2.4 Awnings**

NO awnings will be allowed.

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#### **2.5 Mailboxes**

Any deviation from the existing wood post, black mail box design must be pre-approved by the ACC. Acceptable deviations considered by the ACC will be either brick or stucco, consistent with the existing dwelling. No metal or plastic post attachments for newspapers or other deliveries will be allowed.

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#### **2.6 Exterior Lighting**

All low voltage lighting for foundation landscaping and path lighting is approved with the following exceptions: path lighting will be limited to walkways only and colored lighting shall not be used except those decorative holiday lights and ornamentation used during the traditional holiday season beginning at Thanksgiving and terminating January 15th each year. Additional lighting will require the written approval of the ACC and all lampposts must be approved prior to installation.

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#### **2.7 House Body, Trim and Siding**

Any color change to the house body and trim, front door or shutters must have ACC approval. No vinyl siding will be allowed. Any siding alterations must have ACC approval. Shutters and doors should be same in color unless door is a natural stained wood.

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#### **2.7A Garage Doors**

***Replacement garage doors may be constructed of materials other than wood but must simulate a wood-like appearance. The design must remain similar to the original doors (i.e. simple rectangular panels of similar size as on the original doors). Windows are not allowed. Garage doors must be painted to match the trim color on the home.***

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#### **2.7B Roof Replacement**

***Replacement roofs must use fiberglass/asphalt shingles. No other materials are acceptable. Shingles may be standard three tab or architectural style. Approved colors are dark grays, browns or black only.***

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