

# KP Architectural Committee Guidelines

## Sheds/Garages

Sheds should be attractive and not stand out from its surroundings. The easiest way to accomplish this is to make the shed siding, roof line/materials, and color, similar to the house. ~~No gable roof sheds are permitted.~~ If the foundation is not permanent (e.g. cinder block), it must be screened from view by shrubs or another method. Any shed that does not match the housing material should be judged based on how well it blends into its planned setting. **No barn type roof sheds are permitted**

## Fences

Fences can be made of wood, iron, aluminum, or vinyl. Privacy fences are allowed, but should have decorative posts in the front (e.g. curved/rounded). The main solid portion of the fence should not exceed 5 feet, with the maximum height of the fence post including decoration not exceeding 5 1/2 feet. Front yards should not have a fence. Fences that attach to a house should extend from the rear third of the house, unless septic or propane tanks prevent this. Chain link fences and wooden split rail fences are not permitted.

## Mass Planting

The predominant landscape feature is continuous lawn areas punctuated by driveways, walkways, and other such features. Accent planting is required at foundation planting around the house. Mass plantings has been defined as planting of 15 or more shrubs and/or trees within any 12-month period. This suggested guideline does not include small plants and flowers. Any plantings that act as a border in a front yard should be heavily scrutinized.

## Paint colors

Paint colors that are extremely bright or differ from the commonality of the subdivision should be avoided (e.g. pink, orange, bright yellows, etc.). Any mixture of colors applied to a property should be attractive together matching with brick and/or stone present on home.

## Approval Process

All submitted architectural request forms must receive three votes within forty-five days after plans were submitted. If the plans are not approved/denied/resubmit forty-five days after submitted, they become automatically approved as per the covenants. The architectural committee and board members must also receive a total of three votes. The submitting members vote does not count for one of the three votes needed. A board members signature is only needed in a special circumstance (e.g. architectural committee tiebreak, deadline close, insufficient architectural members).

# KIMMON PLACE HOMEOWNERS ASSOCIATION, INC.

<b>Request for Architectural Approval</b>		DATE SUBMITTED:	
NAME:		PHONE:	
ADDRESS:		NUMBER OF ATTACHMENTS:	
REQUEST:			
DESCRIPTION OF MATERIALS:			
<p>I understand a Proposed Site Sketch Plan must be submitted with ALL structures drawn to scale (i.e. 1 inch = 30 feet) from property lines, house, etc. I understand any drainage issues directly related from improvements are my responsibility to cure. Any deviations of the proposed plans are considered to be in violation. I agree to have the project completed in _____ days and to an inspection upon completion if so requested. The Architectural Committee (or Board) has 45 days to render a decision.</p> <p style="text-align: center;">Applicant Signature: _____ Date: _____</p>			
<b><u>Committee Use Only</u></b>			
Signature: _____		Signature: _____	
Signature: _____		Signature: _____	
Signature: _____		Signature: _____	
*A total of three Architectural Committee (or it's Board Members) signatures required.			
<b><u>APPROVED:</u></b>	<b><u>DENIED:</u></b>	<b><u>RESUBMIT:</u></b>	<b><u>DATE:</u></b>
<b><u>REMARKS:</u></b>			