

Bethel Greene

Reference Guide to: Covenant Restrictions & Architectural Control Guidelines

ACC consists of 3 members: Page 5-7

- Each member has 1 vote in all matters, majority vote governs

Approved in timely manner, Completed in timely manner: Page 5-4

- ACC must give approval / denial within 30 days or approval assumed
- Owner responsible to ensure completion of work in timely manner
No stoppage of work for more than 14 days, acts of God excepted

Exterior Improvements must have ACC approval: Page 5-8

- Prior to the commencement of any construction, each owner shall submit to AC, in duplicate, plans and drawings...

Detached buildings: Page 4-3

- Must have prior written ACC approval
- Storage building floor level not to exceed 24" above ground level
- Playhouse floor level not to exceed 12" above ground level
- Not larger than 10'w x 10'l x 9'h
- No closer than 10' to side or rear lot line (Page 5-2)
- Exterior: wood, vinyl or brick & compliment surroundings
No steel, aluminum, tin or concrete block buildings permitted
- Roof: wood or asphalt/fiberglass shingles, color complimenting surroundings
No steel, tin, aluminum, plastic roofs permitted

Fences: Page 4-4

- Must have prior written ACC approval
- Only 1 style permitted along Bethel Rd & Apple Blossom Dr. (Page 4-5)
- Maximum fence height: 6 feet in back yard
4 feet in front yard (prefer no fences in front)
- Materials allowed: wood or brick
- No chain link fences permitted

Satellite Dishes: Page 4-1

- Must have prior written ACC approval
- Satellite dishes preferred to be screened from view, but may be located where visible from street if installer indicates the visible location is necessary for proper reception

ARCHITECTURAL COMMITTEE

SATELLITE DISH GUIDELINES

All exterior satellite dishes must be approved by the Bethel Greene Homeowners Association Architectural Committee. The following is to be used as a guideline for satellite dishes and the final approval remains the responsibility of the Architectural Committee. All requests for Architectural Committee approval must include:

- DESIGN/STYLE (sketch)
 - PROPOSED LOCATION (sketch)
 - DISH (CIRCUMFERENCE, HEIGHT and COLOR)
 - MOUNTING (MATERIALS, COLOR)
 - SCREENING (MATERIALS, COLOR)
- 1) Design/Style must complement the surroundings where it is to be located.
 - 2) Proposed location should be as remote as possible, not be within 10 feet of the rear or side lot line and cannot be located in the front yard.
 - 3) Dish size allowed will be determined by the Architectural Committee based on suitable location.
 - 4) Mounting materials and color must complement the surroundings. Wiring must be underground.
 - 5) Screening may be required and will be determined by the Architectural Committee. Screening materials and color must complement the surroundings.



ARCHITECTURAL COMMITTEE



DATE



PRESIDENT



DATE

ARCHITECTURAL COMMITTEE

SWIMMING POOL GUIDELINES

All swimming pools (above ground and in ground) must be approved by the Bethel Greene Homeowners Association Architectural Committee. Kiddie pools less than 8 feet in diameter and a depth of less than 2 feet are not required to be approved by the Architectural Committee. Hot tubs and spas that are placed on existing patios, decks or porches are not required to be approved by the Architectural Committee. The following is to be used as a guideline for swimming pools and the final approval remains the responsibility of the Architectural Committee. All requests for Architectural Committee approval must include:


- DESIGN/STYLE (sketch)
 - PROPOSED LOCATION (sketch)
 - POOL SIZE (WIDTH, LENGTH, DEPTH and HEIGHT)
 - DECKING (MATERIALS, COLOR)
 - POOL PROTECTION (FENCE, MATERIALS, COLOR)
 - DRAINAGE
- 1) Design/Style must complement the surroundings where it is to be located. Above ground pools are not desirable, however location and approved pool screening may allow approval of above ground pool installation.
 - 2) Proposed location may not be within 10 feet of the rear or side lot line and cannot be located in the front yard.
 - 3) Pool size, maximum allowed will be determined by the Architectural Committee based on suitable location.
 - 4) Decking materials and color must complement the surroundings.
 - 5) Pool protection is required and must complement the surroundings.
 - 6) Provisions for pool drainage.



ARCHITECTURAL COMMITTEE

10/11/94

DATE



PRESIDENT

10/26/94

DATE

ARCHITECTURAL COMMITTEE

STORAGE/PLAYHOUSE STRUCTURE GUIDELINES

All outside structures, whether they are used for storage or playhouses must be approved by the Bethel Greene Homeowners Association Architectural Committee. The following is to be used as a guideline for outside structures and the final approval remains the responsibility of the Architectural Committee. All requests for Architectural Committee approval must include:

- EXTERIOR DESIGN (sketch)
 - PROPOSED LOCATION (sketch)
 - STRUCTURE SIZE (WIDTH, LENGTH and HEIGHT)
 - SIDING (MATERIALS, COLOR)
 - ROOFING (MATERIALS, COLOR)
 - WIRING
- 1) Exterior design must complement the surroundings where it is to be located. Storage building floor level must not exceed 24 inches above ground level and playhouse floor level must not exceed 8 feet above ground level.
 - 2) Proposed location should not be within 10 feet of the rear or side lot line and cannot be located in the front yard. Corner lots should locate structures as remote as possible.
 - 3) Building size should not exceed 10'w x 10'l x 9'h. Structures exceeding this size are not considered a storage/playhouse structures and are not covered under these guidelines. Complete building plans must be submitted for larger structures.
 - 4) Exterior materials should be wood, vinyl or brick. Color must complement the surroundings. Materials such as steel, aluminum, tin or concrete block will not be allowed.
 - 5) Roofing materials should be wood or asphalt/fiberglass shingles. Color must complement the surroundings. Materials such as steel, tin, aluminum, plastic or corrugated fiberglass will not be allowed.
 - 6) Wiring must be underground.



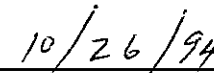
ARCHITECTURAL COMMITTEE



DATE



PRESIDENT



DATE

ARCHITECTURAL COMMITTEE

FENCE GUIDELINES

All fences must be approved by the Bethel Greene Homeowners Association Architectural Committee. Fence style/design, location, height, materials and color for a fence located on the outside boundary bordering Bethel Road and Apple Blossom Drive has been selected and approved, no other selection will be acceptable. The following is to be used as a guideline for fences inside Bethel Greene and the final approval remains the responsibility of the Architectural Committee. This selection is detailed below. All requests for Architectural Committee approval must include:


- STYLE/DESIGN (sketch)
 - PROPOSED LOCATION (sketch)
 - FENCE HEIGHT
 - FENCE MATERIALS, COLOR
- 1) Style/design must complement the surroundings where it is to be located.
 - 2) Proposed location must complement the surroundings.
 - 3) Fence height in the backyard must not exceed 6 feet in height. Front yard fences are not desirable, but if approved must not exceed 4 feet in height from the building set back to the front lot line.
 - 4) Fence materials should be wood or brick. Color must complement the surroundings. Materials such as wire, chain link or concrete block will not be allowed.



ARCHITECTURAL COMMITTEE



DATE



PRESIDENT



DATE

Bethel Greene Subdivision

Architectural Specification

Structure:

Fences bordering on Bethel Road, Apple Blossom Lane, or Bethel Greene Court.
Lots 1 and 21 thru 32.

Specification:

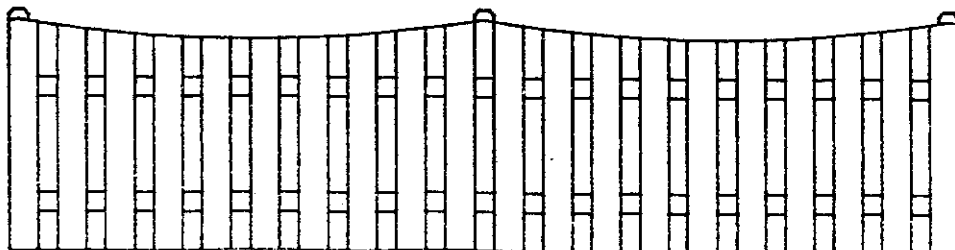
Height:	4 Feet
Material:	1" x 6" Treated Pine
Style:	Overlap shadow box with scalloped top (see below) Set with minimum clearance at bottom Following contour of ground
Finish:	No gates exiting to roadside Natural color

Placement:

Fence should be placed on top of berm.

Exceptions:

Lot 1 and Lot 30 will have the option of a 6 feet high fence of the same style as above. This is necessary because of the location of the fence on these properties will not be on the berm.



Bethel Greene Architectural Control Committee / Review Request

Homeowner: _____
Lot #: _____
Street Address: _____
Phone #: (home) _____ (work) _____

Category of Improvement

Check one or more categories:

Landscaping _____
Fencing _____
Structure _____
Playground Equip. _____
Other _____

Checklist / Items you will need to proceed with ARB Review:

Please refer to covenants regarding your request

☐ Site Plan (included in your closing documents)
☐ Grading / Landscape Plan
☐ Locate house, easements, & improvements on site plan
☐ Include photo, brochure, or sketch of improvement
☐ Clear, concise written description
☐ Material listing (including colors, etc)
☐ Fence type

APPROVAL:

_____	ACC Member	_____	Date
_____	ACC Member	_____	Date
_____	ACC Member	_____	Date

DENIED:

_____	ACC Member	_____	Date
_____	ACC Member	_____	Date
_____	ACC Member	_____	Date

Notes: _____

Response to inquiry within 30 days