

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. 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 the foundation around the front of all homes.** “*Mass planting*” 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).

Dog Pens

No visible chain link fencing (screened by decorative wood fencing and/or plants as approved by the committee). Pen must be located between the back corners of the house. The position of the pen may be determined by lot shape if it cannot be placed at the back corners of the house. Pen installation must be approved by all adjoining neighbors. Corner lots may be subject to further discretion in determining proper positioning.