

Hamilton Grove Homeowners Association

Architectural Review Board

Standards and Specifications

These standards are provided as guidelines. Homeowners must submit an application to the Architectural Review Board for approval for any changes to the exterior of the home or property.

Sheds

The shed must be constructed with siding and shingles to match the house, and a gabled roof. Either a single or double door is acceptable but barn doors are not permitted. The maximum size for a shed is 8' x 10' with the height not to exceed 10-1/2 feet at its highest peak (10-1/2 foot limit excludes the foundation). The shed must be level on the foundation; all sides must be the same height; and the gabled roof must be parallel to the foundation. The shed must be located in the rear of the house behind the side and rear sightlines of the house.

Enclosed Porches

Screened porches may be enclosed if the design and materials match the existing exterior components of the house. The vinyl siding must be identical in color, size and style to the siding on the house. The windows must be identical to and set at the same height as existing windows. Roof and overhangs must conform.

Solar Panels

Solar panels must be installed by a licensed contractor. The roof is the only location solar panels may be installed. Panels are not permitted on street side roof of any home. The solar panels and any visible part of the panels, including the frame, must be very dark in color and mimic the roofing shingles of the homes in Hamilton Grove. Bright colors, metals, etc. may not be attached to the panels. Only the panels may be visible from the street and/or neighbors' homes. Wiring, conduit or equipment must go through the roof of the house into the attic or crawl space. No wiring, conduit or equipment is allowed to run off the roof or down the side of the house.

Propane Tanks

Propane tanks are unsightly and, therefore, the preferred method of installation is to bury the tank. If burying the tank is not feasible, it may be installed by a licensed contractor in the rear of the house behind the side and rear sightlines of the house.

Fences

Fences are permitted in backyards only, and may not be built past the rear corner toward the front yard. Fences may not exceed six feet in height, except those constructed on pond lots and corner lots, which are restricted to four feet. Fences on corner and pond lots must be open-picket style unless otherwise approved by the Architectural Review Board. All fences shall be of an ornamental nature. Chain link fences or fences constructed of any type of wire are prohibited. All fence posts must have decorative caps.

Work must be completed and the job site cleaned within 30 days from the start of the job. This applies to all work approved by the Architectural Review Board.

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