

## Architectural Committee Guidelines

*(originally published 2/25/12)*

- 1) **All exterior changes or additions, to house or lot, require approval from the Architectural Committee.**
- 2) No vinyl siding is allowed (natural wood, brick, and HardyBoard type siding is allowed).
- 3) All exterior color changes must be in harmony with the community and need approval by the committee.
- 4) Satellite dish placement must be approved by the committee (affixed to the house and not visible from street).
- 5) All energy generating structures must be approved by the committee.
- 6) All structures including, but not limited to, fences, playsets, basketball boards, recreational equipment, swimming pools, and trampolines must be approved by the committee.
- 7) Storage sheds and outdoor clothes lines are NOT permitted.
- 8) Written Committee approval is required prior to any fence installation. Fences will be approved only if they meet the existing standards and precedent of the community.
- 9) No recreational vehicle, boat, or travel trailer may be parked in a driveway or in front of a house for more than eight (8) days per month.
- 10) Yards must be kept free of debris and clutter and shall be kept mowed in accordance with the general standards of maintenance throughout the neighborhood.
- 11) No construction dumpster will be allowed in excess of 30 days unless approved by the architectural committee.
- 12) All driveway expansions require architectural approval. *(added 2/27/12)*
- 13) **Playset Guidelines** *(added 5/24/19)*

The purpose of this guideline is to assist homeowners in the selection of children's playsets. These guidelines do not supersede the homeowner association bylaws but only provide recommendations. All playsets must be approved by the Board of Trustees, or Architectural Committee, as described in the Woods of Logsdon's Ridge Home Owners Association Declaration under **Article VII, Section 7.1.7 Fencing, Storage Sheds.**

These guidelines provide information and recommendations regarding physical characteristics and maintenance suggestions for children's playsets. Approval of the project will depend on following these guidelines.

**Physical Characteristics** (materials, style, dimensions, color)

**Materials:**

Recommended: Wood (cedar, cypress, redwood)

Not Recommended: Any type of metal or pressure treated wood unless it is protected with a water sealant

Recommended Roofing Materials: Wood, or HardyBoard

Not recommended: Fiberglass or asphalt roofing shingles

**Style:**

Recommended: Most commercial styles are permitted provided they follow the other recommendations. DIY styles may be subject to additional review by the HOA. Styles may include a clubhouse/fort, swings, slide, rock climbing wall, glider, monkey bars, iron man rings, sandbox, child's picnic table, etc. All styles should meet or exceed the American Society of Testing Materials (ASTM) safety standards.

**Dimensions:**

Recommended:

1) Overall should not exceed 22' – Width, 16' – Depth, 12' – Height

2) Clubhouse should not exceed 4' X 5' and have at least one open side.

3) Playsets should have a 10 foot safe zone all around them

**Color:**

Earth tones such as browns and tans

**Maintenance:**

Wood playsets must be treated with a sealant or stain containing a sealant approximately every two to three years. Playsets must always be kept in a state of good repair.

**Requirements:**

1. Property owners need to complete (in detail) the Logsdon's Ridge Property Change Request Form. Submit the form along with a picture of the playset that details the materials being used, dimensions, style, features, etc. and a diagram showing the placement of the playset on the property (including distances from property lines.) If a contractor is constructing the playset, also include their work order.

Please submit the required documents to the Architectural Chairperson or a member of the Board at least 4 weeks prior to the expected start date. Projects may not begin until the property owner has received the approved HOA form.

2. Property owners do not need to obtain permits from the county or township.

These guidelines do not supersede the homeowner association bylaws, but only provide recommendations. All playsets must be approved by the Board of Trustees as described in the Woods of Logsdon's Ridge Home Owners Association Declaration of Covenants.

---