

DEVINE LAKE HOA

SUMMARY OF GUIDELINES FOR HOMEOWNERS

UTILITY SCREENING IN FRONT YARD

- Faux Rock Utility Covers are approvable, but are case by case reviewed by Developer for aesthetic review.

GUTTERS

Paint color

- Gutters must be painted to match the surface from which it protrudes
- Gutters must be painted to coordinate with the existing home color scheme

Location of downspouts

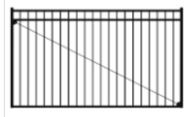
- Downspouts may not be located on the front façade of the home
- Can be located on side front but not middle

FENCING

Type

- Homeowners may extend existing fence between properties. Fencing must match existing fence in height, materials, and color if wood. *Gates can also be wrought iron.*

Gates will be approved contingent they are either wooden to match the existing fence or if they are simple wrought iron like this



Artsy styles such as below will be reviewed case-by-case



- Gates are preferred to swing inwards with a stopper to allow time to drive through. Swing out gates are permitted contingent on distance from public walk AND if they must swing outward (prefer inward swing) there MUST be a stop mechanism so they do not swing open and encroach on neighboring property.
 - Possible Safety Hazard for swing out gates (hitting someone, encroaching neighboring property, blocking sidewalk)
- No chain-link, metal cloth or agricultural fences may be installed
- Fencing extensions to front of home must be wrought iron fence 4'
- Plastic Short Temporary Fencing is not approved in the front yard or in backyard where there is view fencing.

Height

- Fence height must be 6'

Placement of fence tie-ins/returns

- No fence may be erected or maintained on any Lot nearer to the street than the front elevation of the residence

Fencing continued on next page...

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Corner Lot Specifications

- Corner lot fencing may not restrict traffic visibility

Approved stains

- Painting Fences is prohibited
- Cedar Natural Tone 716 (ready seal Cedar Natural Tone no. 512 has been approved)
- Sierra 700
- Brick Red 1
- Russet 705
- Walnut 708
- Clear Sealant – for use only when new or washed and/or bleached fences cleaned to a “like new” appearance
- Stains MUST be semi-transparent
- If homeowner is installing a whole new fence, fence stain is not required.
- Fence stain IS required for any new fencing being added to their existing fence if the existing fence is stained.

GATES

Placement

- If wooden gate must be kept in good repair
- Gates may be added to both front fence tie-ins
- Gate may be placed along the rear fence line if the home backs to a walking trail

Type

- See above guidelines under FENCING – can be wrought iron or wood
- Ornamental gates not matching the existing fence type may be approved by the ACC

CONCRETE PATIOS

Placement

- Concrete patios may only be installed as an extension to an existing patio
- Concrete patios must comply with building setback lines

Size

- Must be appropriate size for yard

Patio Cover Posts

- Concrete patio cover posts must be at least 6” x 6”

Accessories

- A fire pit may be built into the patio extension in the rear yard, provided it is placed completely behind the residence so as not to be visible from the front of the home (refer to fire pit section for materials and details)