



SWEETWATER CREEK ARCHITECTURAL GUIDELINES

Most exterior construction, additions, or alterations are subject to review and approval by the Sweetwater Creek Architectural Control Committee (ACC).

A copy of the Architectural Request Form is attached. This form should be used when requesting approval for an exterior improvement.

ACC approvals must be obtained before the commencement of any construction.

Fencing:

- Lots 1-72: Fencing can be cedar or black metal. Height to be a maximum of 48" tall. Fencing must abut to the rear corners of the residence.
- Lots 73 & greater: Approved fencing must be 3 rail Montage Majestic Style with dome tops in black color. A maximum height of 48" and must abut to the rear corners of the residence.
- Fences must follow the property lines unless otherwise approved by the ACC. ACC to approve all fencing set backs on corner homesites.
- Utilities are not to be boxed out wherever possible.
- All fences must be approved in writing by the ACC.

Basketball Goals:

- All basketball goals to be permanently installed, free standing on poles, and shall not be portable or attached to any residence.
- Poles must be black or green, and backboards must be transparent or a clear material.
- Goals shall be located at least 16 ft. from the city curb.

Roofing:

- 30 year composition shingles or better
- Color: Weathered wood (Required)

Decking:

- Decking and stair treads to be cedar or composite
- Railings and spindles to be cedar, composite, wrought iron, or aluminum.
- Deck Joists may be CCA.
- Decks should be placed beyond the back corners of the home and ordinarily not extend laterally wider than the width of the home.
- Decks are to be placed a minimum of 7 ft. from property lines.
- ACC to approve all decks and materials.

Landscape:

- All landscape changes subject to and require ACC approval.

Exterior Painting:

- Exterior home colors are subject to ACC approval prior to any exterior color change.
- Color samples must be submitted to the ACC.

Pools:

- In ground swimming pools are permitted. No above ground swimming pool are allowed.
- Swimming pools shall be fenced in accordance with city requirements.
- All swimming pools shall be kept clean and maintained in operable condition at all times.

Hot tubs:

- Hot tubs/spas are to be located behind the home on the deck or patio and shall not extend beyond the side of the residence.

Exterior Structures:

- The following structures shall be prohibited: Sheds, detached garages, animal runs, animal pens, tennis courts, tree houses, and batting cages.

Solar Panels:

- Exterior solar panels or collectors are prohibited.

913-592-4555

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