

General Guidelines:

1. No structure may be placed in an easement.
2. No structure may be placed within five feet of any property line.
3. No structure or alteration may impede the natural flow of water in any swale or ditch. It is the responsibility of the homeowner to ensure the swale or ditch is properly graded prior to the installation of any structure or alteration.
4. All structures must comply with all state and local building codes and regulations.
5. It is the responsibility of the homeowner to notify all utilities prior to digging such that all utility lines can be marked, to ensure no utility lines are severed. The homeowner assumes all risk in the event any utility line is damaged. This includes water, sewer, cable, electric, phone, gas lines, etc.
6. Any project, structure, item, device, alteration, etc., that is not covered specifically under these standards herein, is subject to the approval of the Board on a case by case basis.
7. The Association reserves the right:
 - a. To inspect the project during construction and after completion, to ensure these standards are met;
 - b. To halt construction of said project when it is apparent that the standards will not be met, or when the homeowner has not been granted an approval for said project;
 - c. To require alterations to said project, before or after completion, up to and including removal of the entire project, at the homeowner's expense, when these standards are not adhered to.
 - d. To add to, revise, change, alter, delete, waive or refine any or all standards without prior notice.