

## **Guidelines for Idlewilde Architectural Control Committee**

The identification and authority of the IPOA Architectural Control Committee (ACC) is established in the IPOA Deed Restrictions, ARTICLE VI, Paragraph 2 (same article & paragraph in both 1982 and 2010 versions).

*2. Duties and Powers: The purpose of the Committee is to protect the environmental and architectural integrity of the Subdivision in accordance with the provisions of this Declaration. No building, fence, bulkhead, dock, pier, wall or other structure or improvement of any nature shall be placed, constructed, erected or maintained on any Lot, nor shall any exterior addition to or change or alteration therein be made until the construction plans and specifications shall have been submitted to and approved in writing by the Committee as to conformity and harmony of external design and location in relation to surrounding structures and topography. Any plans and specifications to be submitted shall specify, in such form as the Committee may reasonably require, the location upon the lot where the improvements are to be placed and the dimensions thereof as well as appropriate information concerning the structural, mechanical, electrical and plumbing details and the nature, kind, shape, height, color scheme and materials of the proposed improvements or alterations. The Committee shall develop guidelines, where not otherwise set forth herein, to specify:*

- (a) Minimum setbacks;*
- (b) The location, height and extent of fences, walls, or other screening devices;*
- (c) The orientation of structures and landscaping on lots with respect to streets, walks and structures on adjacent properties; and*
- (d) A limited number of acceptable exterior materials and/or finishes that may be used in the construction, alteration or repair of any improvement.*

To ensure we (the Board of Directors and members of the ACC) retain our integrity, any ACC Guidelines we publicize and implement must be supported by our Deed Restrictions. We certainly do not want to put the Association in a position where in a dispute with a property owner we would lose in a court action. We also do not want to hinder or delay in any manner a property owner from maintaining their property.

The obvious instances when the ACC must approve plans include:

- Building a new home
- Adding an addition to an existing home
- Adding a detached building
- Adding a fence, wall, etc.
- Walling in a carport or garage
- Enlarging a deck/boathouse
- Replacing a composition shingle roof with a metal roof (ensure it is an architectural metal and not just corrugated tin).

### **ACC Request**

- All ACC request for construction of a home, detached building, driveway, or other permanent structure must include the property survey that annotates the specific location of the structure with distances indicated to the property lines.
- Prior to the commencement of construction, the property owner must be able to direct the Board

of Directors or the ACC to the identifying property survey markers, as identified on the professionally prepared survey, to verify compliance with the applicable ACC approval.

- New home construction request must include complete engineering prepared construction drawing to include measurements, construction methods, materials and other specifications.
- New home construction must include an enclosed garage with access by a concrete driveway.
- New garage construction must include access by a concrete driveway.

Just as important to understanding what the ACC must review are items that do not fall under the authority of restrictions:

- Repainting a house, garage, etc. with the same or near same color. Outlandish paint schemes or colors as determined by the ACC or the Board of Directors are prohibited.
- Replacing deteriorated materials on a house, garage, deck, boathouse, etc with like materials
- Replacing a fence without changing the design/style
- Replacing a cracked/broken driveway
- Replacing a composition shingle roof with composition shingles
- House slab repair.

A summary of related standards from the deed restrictions include:

- All property must be maintained in a satisfactory condition.
- All property is restricted to single-family residential use only.
- All residential buildings must contain 1500 square feet of living space (exclusive of porches and garages).
- Minimum setbacks are 20 feet from the front property line and 5 feet on each side property line.
- Metal siding must conform in appearance to other approved siding materials.
- Boats, trailers, campers, unused/inoperable automobiles, and other machinery must be stored within a garage or such other place completely out of view from the Common Area, or any adjacent street or lot.
- No detached improvement shall be erected forward of the 20 foot limit.
- No towering radio or TV antennas.
- No fence may be erected forward of the front house corners.
- No privacy/security fences of solid construction on waterfront lots, but may have open concept fences not to exceed 4 feet in height.
- Privacy/Security fences of solid construction may be approved on interior lots that are back to back with another residential lot, and must not exceed 6 feet 6 inches.
- Drainage of streets, lots or roadway ditches shall not be impaired by any construction.
- All property owners who clear, grade or build (including landscaping) are cautioned that they are responsible for damages that result from altered water flow affecting other properties.

An IPOA member wishing to initiate an ACC request will go to the Idlewilde Estates website, select IPOA (this is the only password protected portion of the website – obtain the account name and password from a Board of Directors member) Select : **Request Building Approval**

Enter the appropriate data and submit the request. The ACC does not hold a regularly scheduled meeting. Most construction projects can be handled on-line, but if a member desires to meet with the ACC, an appropriate time will be selected.

While it is difficult to imagine every situation, should a property owner plan a construction project where something is questionable, the safe and proper procedure is to contact the ACC. Joe Crain is the current ACC Chair and may be reached at: 281-705-9605 or 713-589-4533 or by email at:

[joe.ccrain@gmail.com](mailto:joe.ccrain@gmail.com) Construction plans or specifications may be dropped off at 165 Fox Lane.

Other current committee members are: Bruce Batts 281-679-6131 and Gary Osborne 713-702-2886.