

PARKVILLE HEIGHTS HOMEOWNERS' ASSOCIATION

Architectural Control Committee Guidelines and Procedures

INTRODUCTION

As a homeowner in Parkville Heights you may, from time to time, want to make improvements and changes to your house and property. Our restrictions require that "no building shall be erected, placed, or altered on any lot until the constructions plans and specifications and a plan showing the location of the structure have been approved in writing" (Restrictions ¶ 2) by the Architectural Control Committee (hereinafter ACC).

Fences are covered under Restrictions ¶ 14 and do not require approval of the ACC.

Interior home improvements that require no alterations to the exterior frame of a resident do not require approval of the ACC, but ARE subject to applicable city ordinances and permit requirements.

Proper maintenance of residences is NOT subject to oversight by the Architectural Control Committee, but IS subject to applicable city ordinances regarding maintenance of structures.

COMMITTEE GUIDELINES

The Board has adopted guidelines for the Architectural Control Committee to assure uniformity and fairness when considering applications whether to approve plans.

Part I.

If any of the questions 1-5 is answered "no," then the plans should be denied as failing to meet the applicable Restrictions.

1. Is the building allowed under the applicable Restrictions? (Restrictions ¶ 1, 4 and 9)
2. Is the completed residence, including porches, garages, and breezeways, located so that no part of the building is within thirty (30) feet of the *front* lot line? (Restrictions ¶ 5)
3. Is the completed residence, including porches, garages, and breezeways, located so that no part of the building is within twenty (20) feet of any *side street* line? (Restrictions ¶ 5)
4. Is the completed residence, including porches, garages, and breezeways, located so that no part of the building is within five (5) feet of an *interior side* lot line? (Restrictions ¶ 5)

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