

Hidden Forest Architectural Control Guidelines

See Covenants for full details

- Architectural Control
 - No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plot plan showing the location of structure of the structures have been approved by the Architectural Control Committee as to harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. The committee's primary function is to protect property values by preventing unusual, radical, uncommon, curious, odd, extraordinary, bizarre, peculiar, or irregular designs or appearances from being built in the subdivision.
- Driveways
 - A driveway may be otherwise permitted on a lot, where the said Committee decides the proposed location will add to the appearance and value of the lot, and will not substantially detract from the appearance of the adjoining lots. All driveways in the subdivision shall be surfaced with concrete, asphalt or other similar substance.
- Recreational vehicles, trucks and disabled vehicles parking
 - No boat, trailer, camper body or similar vehicle, or large truck, or any disabled vehicle shall be parked for storage in the driveway or front yard of any dwelling, nor shall any such vehicle be parked for storage in the side yard of any dwelling, unless parked to the rear of a screen fence.
- Building location
 - No building shall be located on any lot nearer than 25 feet to the front lot line, or to the side street line, without written approval from the Architectural Control Committee. In any event, no building shall be located on any lot nearer than twenty (20) feet to, nor further than forty-five (45) feet from the front lot line, nor nearer than five feet to an interior lot line, except a detached garage or outbuilding, the front of which is not more than fifty (50) feet from the rear lot line, may be erected no nearer than three (3) feet to the inside lot line. NO dwelling shall be located on any lot nearer than fifteen (15) feet to the rear lot line except dwellings on lots facing cul-de-sac streets, half cul-de-sacs, elbow corners, or on other unusually shaped lots, found to be such by said committee, which may be twelve (12) feet from the rear lot line when a mean horizontal distance of fifteen {15} feet is maintained from the rear lot line. For the purpose of this covenant, eaves, steps, and open porches shall not be considered as a part of a building; provided, however, that this shall not be construed to permit any portion of a building to encroach upon another lot. No building on a lot facing Partridge Trail Drive shall be nearer than twenty-five feet to the front lines.
- Nuisance
 - No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
- No Temporary Structures
 - No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.
- Signs
 - No sign of any kind shall be displayed to the public view on any lot except one (1) professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.
- No Livestock and Poultry
 - No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose.
- Garbage and Refuse Disposal
 - No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. Materials incident to construction of improvements may be stored on lots during construction.
- Fences
 - No fence, wall or hedge shall be built or maintained forward of the front wall line of the respective house. No chain link fencing will be allowed on the street side of any lot, including the street sides of corner lots.
- Radio and Television Antenna
 - Any radio and/or television antenna erected on any building in these subdivision shall not extend more than eight (8) feet above the highest part of the roof of that respective dwelling, shall not be located on the front part of the dwelling, and shall not be located on the side of the dwelling nearer than ten (10) feet to the front wall line of the respective dwelling.
- Lot Maintenance
 - The owners or occupants of all lots shall at all times keep weeds and grass thereon cut in a sanitary, healthful and attractive manner. Landscape treatment of lawns shall be in keeping with the general character of the subdivision. The use of gravel or crushed limestone as ground cover shall be limited to planting beds and should not exceed 20% of the total lot area.