

Architectural Control Committee Standards for the Southern Lakes Homeowners Association

The ACC developed these standards pursuant to Article 6.4 in the Declaration of Covenants, which states in part: “ *The ACC may promulgate detailed standards and procedures consistent with this Declaration governing its areas of responsibility and practice.*”

ACC approval required for any modifications to property including the following:

CONSTRUCTION OR EXTERIOR MODIFICATION OF BUILDINGS OR STRUCTURES-

Includes, but is not limited to, building modification, any new structure, changes in topography, fencing, pools, decks, garages, etc. It is the goal of the ACC to maintain the neighborhood and its homes in conformance with the general architectural standards of the original builders. Consideration will be given to, color, material, roof pitch, design, etc. In general, additions or modifications are to have an architectural design consistent with the main structure and the neighborhood.

DECKS-

A permit must be obtained from the City of Inver Grove before applying for ACC approval of a deck. A copy of the issued permit must be included with the ACC application. Upon completion of the deck, a final inspection by the City of Inver Grove Heights must be passed.

POOLS-

In ground pools must be installed by a qualified contractor, within approved guidelines of the City of Inver Grove Heights and with written approval of the ACC. A copy of the issued permit must be included with the ACC application. No above ground pools will be allowed.

FENCES-

Fences shall be maintained in a uniform, plumb and level condition and they shall not be untidy or obnoxious to the eye (i.e. – peeling paint, sagging, missing or warped boards, etc.). The color, material and design of new fences must be approved by the ACC before beginning construction. Approved fence materials are cast aluminum, wood and iron. No fences shall be placed in front of, or along side of a house, or within the Conservation Easement area. Fences greater than six feet in height or made of chain link, shall not be approved. If a member fails to bring a fence into compliance with these rules within 45 days after notice to do so by the Association, the Association has the right to make the repair or remove the fence, whichever is the least costly to the homeowner. Additional time may be granted to perform maintenance because of weather conditions.

FIRE PITS-

A permanent fire pit may be constructed within the homeowners back yard, provided it meets the City of Inver Grove Heights fire codes, the homeowner obtains an open fire permit (copy included with the ACC application), and its design is approved by the ACC.

PLACEMENT OF TEMPORARY STRUCTURES

- Temporary Structures are structures which are placed in a homeowner's yard at least 4 days but not longer than 6 months
- No Temporary structures will be permitted in Conservation Easement areas
- Structures must be installed in flush, plumb condition.
- Temporary Structures require an ACC application and annual approval by the Association.
- Each application must include a proposed removal date for the Association's review and approval.
- Example: Temporary Ice Rinks
 - Must have an approved ACC application
 - May not be placed in the conservation easement
 - May not be placed in the front of the house
 - Must be removed by April 15th
 - Ice rink must be constructed with wood of a uniform color, level and plumb
 - Not to exceed 3 feet in height

Homeowners who have obtained express written ACC approval in the past for post sale modifications will retain approval in the event of a conflict with any provision contained herein.