

The Homeplace-Savanna Home Owner’s Association, LLC.

3090 Helmsdale Pl Suite 220, Box 320

Lexington, KY 40509

SavannaHOA@gmail.com

Application for Approval of Property Improvements, Additions and Modifications

Name: _____

Address: _____

Home Phone: _____ Work Phone: _____

Email address: _____

Property Address (if different from above): _____

Contractor/Builder: _____ Phone: _____

DESCRIPTION OF PROPOSED IMPROVEMENT, ADDITION OR MODIFICATION

Be as descriptive as possible, including type, style, color, materials and dimensions. A picture or brochure is helpful, where applicable. Also include an explanation of the how the proposed improvement, addition or modification conforms to the HOA covenants and restrictions, including building lines and setbacks. If the proposed improvement, addition or modification does not conform, please give special reason(s) for non-compliance.

Please provide a detailed sketch or building plans of the proposed improvement, addition or modification in relation to house, showing where it is in relation to the house and on the lot. Include side elevations for additions such as covering for patios and other enclosures. Be sure that additions do not extend beyond sketch in building lines. Please consult the site plan for your lot for building line locations and any other setback or easement restrictions. Site plans are filed with the LFUCG Division of Building Inspection. Check the paperwork you received from your builder or at closing to see if you have the site plan.

The Lexington-Fayette Urban County Government requires a building permit for improvements to the property. All approvals will be conditional on the homeowner providing the HOA Board of Directors with a copy of the permit from LFUCG Division of Building Inspection. Please allow 2 to 3 weeks for a response from the HOA Board of Directors.

The Homeplace-Savanna Home Owner's Association, LLC.

Reviewed by HOA Board of Directors

Date: _____

____ Approved

____ Conditional Approval Conditions: _____

____ Denied Reason: _____

Approved by: _____

The approval by the HOA Board of Directors will be considered null and void if any of the conditions above are not met; or if the approval is found to be in conflict with the Lexington-Fayette Urban County Government ordinances, or in violation of the rules, regulations or laws of any government agency having jurisdiction for the property involved.

The Homeplace-Savanna Homeowner's Association, LLC

Guidelines for Lot Improvements, Additions and Modifications

These guidelines are based on the **Declaration of Covenants, Conditions, Restrictions, Reservations and Easements for Newmarket Phase 1, Unit 1**, as filed with the Fayette County Clerk. They are not intended to change or replace these Declarations; but are provided by your HOA Board of Directors (hereafter referred to as the Board) to highlight common improvements, additions and modifications, and the restrictions on these.

Homeowners **must** apply to the Board and **must** have written approval from the Board prior to the start of any external improvements, additions or modifications. Only the Board has the authority to approve any improvements, additions or modifications on a lot. **Neither your builder, nor the developer, has this authority.**

The Board does not have the authority to approve any improvements that would violate local government regulations, ordinances or zoning. Approval by the Board does not guarantee that the proposed improvements meet local government requirements, and it is **not** responsible for ensuring that your improvement, addition or modification meets government restrictions. The Board is also **not** responsible for ensuring that proper permits are obtained and necessary inspections are performed. These are the homeowner's responsibility. Questions should be directed to your contractor or the applicable local government authority.

FENCES: Fences of any kind, including shrubbery or hedge borders, are **not** permitted between the street and the minimum setback or building line. On most lots, this is 30 feet. Refer to your individual Plat for the restrictions that apply to your particular lot. In addition:

- No fences may extend more than 15 feet in front of the rear corner of the house.
- The Board will normally not approve any application for fences over 72 inches in height.
- Fences must not block drainage easements, and must provide 8 inches of clearance above any drainage easements.
- All posts, runners and supports must be on the inside of the fence (i.e. are not visible from the street or adjacent lots).
- Fences may be stained, but not painted; and must be kept in good repair.
- All fences must comply with local government regulations and ordinances.
- Building permits must be obtained from the **LFUCG Division of Building Inspection.**

DETACHED GARAGES AND OTHER OUTBUILDINGS: No detached garages or outbuildings of any type are allowed, including storage sheds of any type or construction.

BASKETBALL GOALS: Permanent basketball goals must **not** be placed where they are visible from the front view of the house. No Board approval is required. Mobile basketball goals must not be visible from the front view of the house for longer than 24 hours.

PROPANE TANKS: External Propane tanks 25 gallons or less are approved to use for fireplaces; and must be installed in the rear yard. No Board approval is required.

AIR CONDITIONERS AND HEAT PUMPS: The external unit of air conditioners and heat pumps will normally be installed in the rear of the house, and when installed there, they do not require prior written approval. New installations in the side yard of the house will require prior written approval from the Board. Installations in the front yard are not allowed.

SWIMMING POOLS: In-ground swimming pools may be installed with prior written approval of the Board. Above-ground pools are not permitted. Complete design plans; including drainage, fencing, lighting and placement; must be submitted with the application. The planned pool must not increase drainage to neighboring property either during or after construction. The pool will be placed in the rear yard, and must not extend beyond the primary residence structure.

MAILBOXES: Mailboxes and mailbox posts may only be replaced with those of the same uniform design, style and color currently used in the neighborhood.