

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: No permanent basketball goals will be placed where they are visible from the front view of the house. 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.