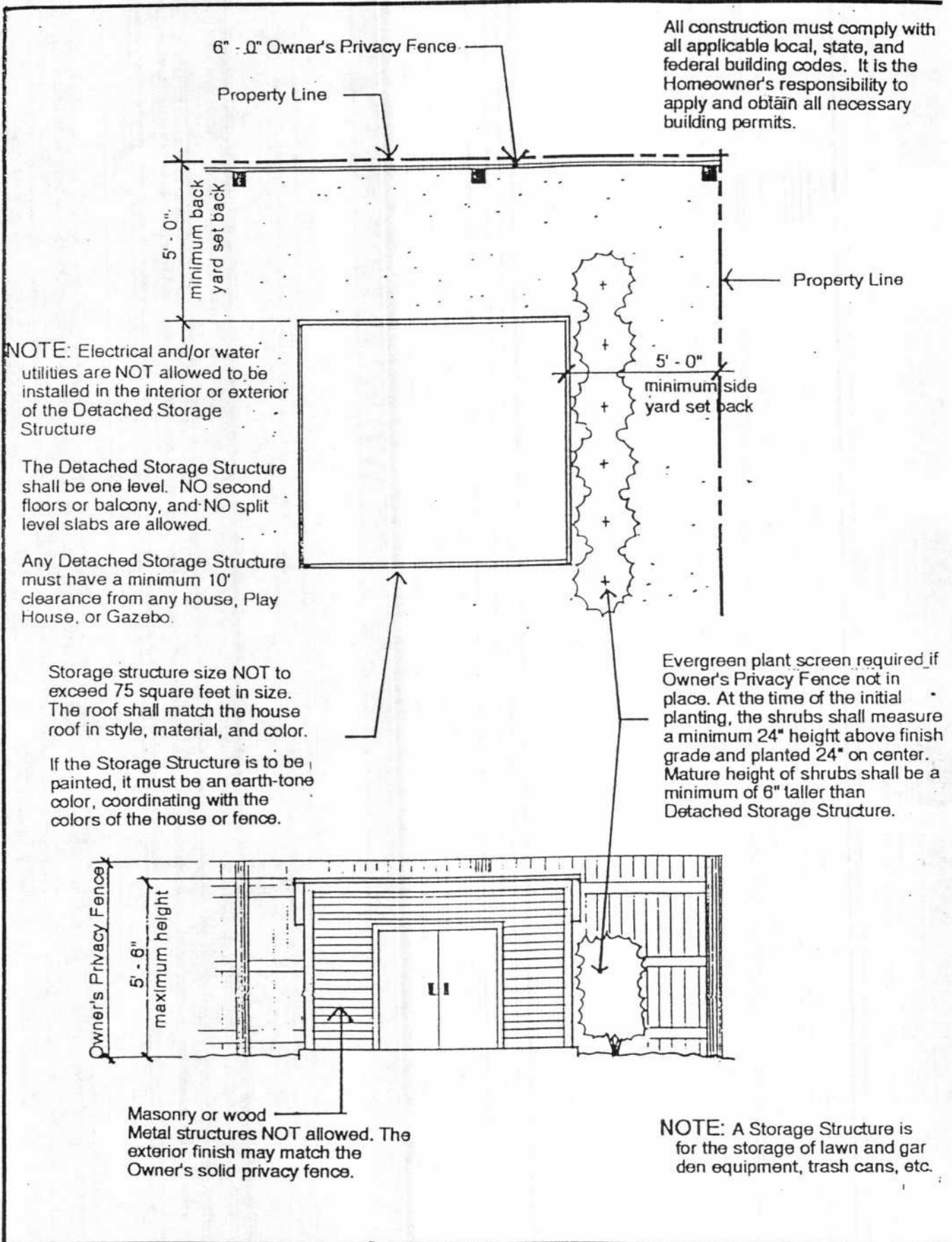


Design Guidelines & Review Procedures for Modifications
of Highland Shores

- (16) **Satellite Dishes** on property are prohibited, unless otherwise approved by the New Construction Committee in writing.
- (17) **Storage Structures** must be architecturally compatible in color and material with the dwelling. It must have all the elements of the original home design, such as brick, roofing, material and style. It is for the storage of lawn and garden equipment, trash cans, etc., and shall not be used for a workshop or living quarters. It shall not have power or water. In addition, the structure needs to be fully enclosed with no windows, and shall incorporate a foundation of sufficient strength to support the structure. It may not be higher than 5 1/2', with a maximum square footage of 75 square feet. The roof shall match the house roof in style, material and color. Evergreen plant screen is required if owner's privacy fence is not in place. Only one is allowed per residential lot. In any event, they shall be located where they will be visually unobtrusive. A site plan will be required and must be approved by the MC. Prefabricated metal or wooden buildings will not be approved.
- (18) **Flagpoles** should be of a height, color and location which is appropriate for the size of the property and background. They may not exceed 20' height and shall be maintained in a vertical alignment. Poles shall be painted black, white or be bronze anodized. Ornaments on top of the flagpole shall be proportional in size with the pole, architecturally sensitive in style, and be of a complimentary color with the flagpole. Flag size shall be proportional with the pole size. The maximum flag size shall be 3' X 5'. No more than two (2) flags shall be flown on the flagpole at any time. Permanent free standing flagpoles are generally approved only for detached houses and must be installed and maintained in a vertical position. A site plan will be required and must be approved by the MC.
- (19) **Compost Bins** shall be attractive, well constructed, and maintained in a neat, orderly condition. Maximum size shall be 4' X 4' X 4' height. One compost bin is allowed per residential lot. Evergreen plant screening is required if a owner's privacy fence is not in place. At the time of planting, the shrubs shall measure a minimum 24" in height above the finish grade and be planted 24" on center. Mature height of shrubs shall be a minimum of 6" taller than bin. Installation must comply with minimum back and side yard setbacks.



Highland Shores

Standard Construction Details

Detached Storage Structure

Not to Scale