

# Architectural & Deed Restriction Guidelines

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The purpose of these standards is to guide the Architectural Control Committee to a consistent response in the ACC application process and further defines or elaborates on standards set forth in the Declaration of Covenants, Conditions and Restrictions (deed restrictions). Exterior modifications to a property of any kind must be expressly approved through the ACC application process as defined in the deed restriction documents before changes begin.

## Roof Replacement

All roof replacements in Majestic Oaks shall be of composition shingles. Metal roofs, except for original copper roof accents, are not allowed.

All roofs should be of dark colors in keeping with the original architectural style of the Majestic Oaks design and construction. Color selection may vary but must avoid strong shifts to browns, greens, blues, or reds. The below colors are listed as examples of generally accepted or disallowed colors.

### Acceptable Selections

GAF Timberline – Charcoal	TAMKO: weathered wood
GAF Timberline – Weathered Wood	TAMKO: Rustic Black
GAF Timberline – Barkwood	TAMKO: Natural Timber
TAMCO – Rustic Slate	TAMKO: Black Walnut

### Colors not allowed

GAF Timberline – Shakewood

GAF Timberline – Hunter Green

GAF Timberline – Hickory

## **Standard for Fence Replacement**

All fencing must follow the natural grade of the ground level of the fence line.

Fencing must be set back a minimum of six feet from the front corner of the structure (house or garage).

There are two different standards for fencing: those that divide interior lot lines of residential lots in the Majestic Oaks Subdivision and those that divide residential lots from external public easements such as Pilot gully.

### **Interior fences**

Interior dividing lot fences shall be constructed of six foot (6') pickets. A single rot board is allowed but shall not exceed twelve inches (12"). Under no circumstances should the fence be any taller than the sum of the picket and the single rot board, seven feet (7') at any location.

### **Exterior fences**

Exterior fences which divide residential lots from external public easements shall be constructed of a minimum of six foot (6') pickets but up to a maximum of eight foot (8') pickets. A single rot board is allowed but shall not exceed twelve inches (12"). Under no circumstances should the fence be any taller than the sum of the picket and the single rot board, seven feet (7') or nine feet (9') at any location.

### **Transition to Adjoining Fences**

Replaced fences that meet other fences of lower height should transition the last several pickets to meet the adjoining fence height at no more than a 45 degree angle.