

BUILDING STANDARDS

August 2, 2022

Hickory Point Property Owners Association

Monticello, KY

Hickory Point has been designed to incorporate lakefront greenbelts (owned by the Army Corps of Engineers) into an open space community emphasizing the beauty of the area. Views from the streets surrounding Hickory Point and the streets in Hickory Point are of prime importance. To preserve the natural qualities of the area, as stated in Article X of the declaration of Reservations and Restrictive Covenants for Hickory Point Property Owners Association, the Architectural Control Committee (ACC) will determine and enforce building standards for all property within the Hickory Point Subdivision. These criteria impact all decisions, including but not limited to those concerning home design, materials, outbuildings, pools and placement selections of such. Following the rules and standards ensures that good quality construction occurs in the development and thus enhances the value of your home and the Hickory Point Community as a whole. Each application is evaluated independently using current governing documents. Previous decisions by the ACC do not set precedence. The ACC has broad leeway when applying standards.

Consult Articles III, VI, and X of the covenants, and these standards, then use the HPPOA application form for any new construction or modification. The ACC has final authority and must issue plan approval prior to construction start. Denied applications may be resubmitted with additional justification. If again denied, the application may be submitted for vote by the full membership at the annual HPPOA meeting.

The ACC will use the following guidelines, applying judgment in unusual cases.

Building Type:

- Permanent on-site quality construction of structures composed of traditional frame, log, brick and/or stone is permitted. Non-traditional structures (i.e., any barn-style structure used for residential purposes, barndos, barndominium etc) are strictly prohibited.

Exterior:

- Concrete, block, brick, rock/stone or substantial, durable foundation material must be used. Exposed concrete or block must be covered by stucco, rock or another acceptable material before completion of structure.
- Wood, log, rock/stone, stucco, brick, composite materials and any combination is permitted. Vinyl and aluminum siding is permitted, provided it does not exceed 50% of the structures exterior surface.
- Any new materials that are approved by the Kentucky Homebuilders Association may be considered.
- Windows/doors must be of sound quality and workmanship and installed properly.

- No satellite dishes over 18 inches in diameter shall be permitted. Placement should be as hidden as possible, while still allowing good reception.
- One outbuilding or detached garage is allowed per lot and must be compatible with the appearance of the home that is on the same lot. The ACC has broad latitude in determining suitability and must be consulted in planning.
- Roof-pitch must be minimum of 6/12. This also applies to outbuildings and detached garages.
- Swimming pools are any structure intended for swimming or recreational bathing that contains water more than 24 inches deep. A swimming pool (including in-ground, above-ground, or on-ground pool, hot tub or spa) shall be surrounded by a barrier. Barriers should provide protection against potential drowning and near drowning by restricting access to the area. (contact a Board member for reference materials, Appendix I.) Swimming pools shall not encroach on any front or side yard and must be 15 feet from the property line. All sides of above-ground and on-ground pools must be covered by a permanent structure, concealed by closely planted evergreen landscaping or concealed by closely enclosed fencing all of which obstructs the view of the sides of the pool and are pool height or greater. This shall be compatible with the appearance of the home. The ACC has broad latitude in determining suitability and must be consulted in planning and approval obtained of the submitted building application prior to installation. A HPPOA pool waiver agreement must be filed with the HPPOA Board Secretary.
- Basic designs for parking and access must be submitted to ACC in rough drawing.
- No bare wire or electric fences are permitted along the road access area of a lot.
- Solar power systems must be installed and used solely for residential energy purposes by the lot owner. Systems shall be installed so as to minimize visibility of all components when viewed from ground-level in areas open to common or public access i.e., street frontage. Solar panel installations can be roof-mounted or surface-mounted. Solar systems on homes built after October 1, 2021 must be roof mounted. For homes built prior to that date*, roof-mounted systems are preferred; however ground mounted systems may be approved with an exemption if increased energy efficiency, that which is not obtainable from a less visible location, is justified through documentation.

Roof-mounted panel guidelines: Solar panels shall be an integrated part of the roof design and mounted directly to the roof deck or flush with the slope of the roof. All panels must fit within a boundary defined by the roof eaves and the roof peak. They shall not extend over any edges or the peak of the roof. Visibility of all devices and components must be minimized from public view. Raised/angled panels must be justified by increased energy efficiency. Solar panels must have an anti-reflective texture/coating; the preferred color is black. All roof-mounted equipment must match the color of the roof or the panel.

Ground-mounted panel guidelines: Solar panels shall be located behind the home (back yard). All panels must fit within the property lines, allowing for property line easement areas as required by the covenants. Visibility of devices and components must be minimized from public view, i.e. fencing, screens landscaping can be used as barriers. Solar panels must have an anti-reflective texture/coating; the preferred color is black. All ground-mounted equipment must match the color of the panel.

Solar power system applications submitted for approval must include photos (simulated okay) or drawings showing the proposed location of the system, panel layouts and the location of any inverter hardware, or other system infrastructure, which is located on the exterior of the residence. Details concerning all material to be used and/or manufacturer's description of the system, photos and/or pictures of the system and color of the system must be provided. Photographs or manufacturer literature for proposed components can be submitted to show color and materials etc.

In accordance with Kentucky Revised Statute 381.200, changes to adjacent property should not impede or interfere with any existing solar system that has obtained a solar energy easement.

*lots 6, 8/9, 10, 11, 16, 20, 23, 28, 31, 32, 33/34, 42, 44, 45, 48, 49, 50, 53, 55, 62, 64, 66 and 76.

Contractor Responsibilities:

- Contractor must have proof of insurance; to include but not limited to transportation, workman's compensation, errors and omissions and liability insurance of no less than one million dollars.
- Contractor must be licensed and bonded.
- Contractor may be required to provide references to ACC prior to plan approval.
- Contractor must provide one (1) portable toilet for each job site within the development. The contractor must present a maintenance agreement, which allows for weekly dumping/cleaning of portable toilet.
- Contractors must have a dumpster on site for each job site. A dumpster shall remain on the job site during the entire construction period. Trash and excess/waste building materials shall be placed in dumpster at the end for each working day. The dumpster shall be emptied/replaced when the level of material reaches the top of the dumpster.
- The ACC reserves the right to levy fines of \$100 per day against contractors who do not adequately clean building site or do not have a functioning portable toilet.
- Building materials cannot be placed within road rights of way or utility easements.
- Contractor is responsible for actions of any/all subcontractors.
- Contractors/subcontractors are responsible for any cut, break or damage to underground utility caused by their negligence.

Lot Owner Responsibilities:

- Choose insured, licensed, bonded contractors.
- Present dimensioned lined drawings of proposed structure along with application to HPPOA President for ACC approval.
- Have permission of ACC before commencement of construction.
- Lot owner is responsible for agents, employees, contractors, subcontractors and assigns.
- Notify ACC for approval of any substantial deviations to plan during construction.