

# **The Wessex Top Twelve Architectural Standards & Construction Guidelines**

The Architectural Committee and Board of Directors of Wessex adopted the following standards and guidelines to assist you in planning any exterior changes to your property. These are intended to be guidelines, in conjunction with and in addition to any Covenant requirements. **ALL EXTERIOR CHANGES MUST BE APPROVED IN WRITING PRIOR TO ANY CHANGES BEING MADE.**

**Please see other guideline documents that may be specific to your project. In all cases, all exterior changes need prior architectural approval per the Covenants, Section 3.3.**

Your cooperation in the approval process is appreciated.

## **1. Home Additions, Improvements or Changes**

- Consistent with the original design and style of the house
- Decks and porches may not extend beyond the side of the home
- Colors and materials must be consistent with the general scheme of the home and neighborhood
- Aluminum porches/sunrooms are not allowed
- Painting changes will be on a case by case basis and must be compatible with the house style and other fixed elements of the house and the general scheme of the neighborhood and samples might be required.
- Roofing changes will be on a case by case basis and must be compatible with the house style and other fixed elements of the house and the general scheme of the neighborhood and samples might be required.

## **2. Landscaping**

- Maintain a clean front natural area
- Maintain a weed-free lawn
- Remove all dead, damaged, or diseased trees and bushes from the front of house
- Front natural areas must be weed free and mulch applied
- Prune trees or bushes away from public walks and neighboring lots
- Grass Replacement / Turf Renovation changes require prior approval. Both warm and cool season grasses are allowed, but barriers to neighboring lawns may be required.
- See “Lawn and Garden Maintenance Guidelines” under Resources (online) for further guidance.

## **3. Trailers, Boats, Campers, Other Recreational Vehicles**

- May not be parked in either the driveway or on the street

## **4. Overnight Parking**

- Not allowed on the street

## **5. Accessory Buildings, (Including Detached Garages and Storage Buildings)**

- Not allowed

## **6. Fences**

- 4 – 5 ft. high
- Fences must provide for a minimum of 20% visibility (example: 1 inch between 4-inch-wide pickets)
- Wooden or black wrought iron/black aluminum only
- Screening with plant material may be required

You may access all architectural applications at [www.wessex.nabrnnetwork.com](http://www.wessex.nabrnnetwork.com)

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### **7. Swing Sets**

- Made from wood or wood products only – no metal
- Screened from view of street
- Other play structures reviewed on a case by case basis

### **8. Satellite Dishes**

- No application required
- Approved up to 36” in diameter
- Preferred location is the rear yard or rear roofline
- If that is not possible, the satellite dish can be placed in the front or side of the property with proper landscape screening from the street and adjoining lots

### **9. Solar Panels**

- Will be approved with the condition that the solar panels must be hidden from street view

### **10. Yard Art (benches, fountains, arches, stone walls, etc.)**

- Approved on a case by case basis; must be compatible with general scheme of neighborhood
- Must be in the rear yard or top or driveway, depending on visibility from street and surrounding properties.

### **11. Lamps and Yard Lights**

- Approved on a case by case basis; must be compatible with general scheme of neighborhood

### **12. Other Items**

- Garbage cans must be hidden from view of the street
- Hose reels must be stored out of view from the street
- Window AC Units are not allowed, except with acceptable screening approved by the ARC.