

**Approval Package Not Required for the following Exterior Repairs,
Modifications or Additions**

Special Note: This package does not pertain to King's Grant, The Villages and 18 Queen's Court. They have their own Architectural Review Committees, Covenants and Bylaws and should be contacted directly.

Please read the following before starting any exterior repairs, modifications, or additions to your existing home to determine if you are required to submit an Approval Package to the ACC-Subcommittee. The following **DO NOT** require an approval package unless noted.

Roof:

- Replacement of a roof with the same basic color and type of shingles

Windows and Doors:

- Replacement or upgrade of windows and/or doors with the same or coordinating color as the originals
- Material quality equals or exceeds the original

Rebuild of an existing deck:

- Uses the same or better materials.
- Footprint does not increase the original deck size by more than 3-feet in any direction.
- Material colors may be changed as long as they coordinate with the house.
- **If the rebuild causes an increase of the footprint of the deck by more than 3-feet in any direction, then a dimensioned composite sketch showing the original structure, proposed changes and property lines is required to verify setbacks before proceeding. This does not require the full Approval Package, just a dimensioned sketch. Please send or email this information to pluiz@tcgrd.com**

Gutters and Downspouts:

- Repair and/or replacement of gutters, downspouts and associated drainage lines
- Addition of leaf guards to existing gutters

Trees and Shrub Removal:

- Any trees/shrubs that are diseased or cause potential damage to any structure/concrete on your property or any adjacent property
- Any trees/shrubs on your property that don't coordinate with modifications of your landscaping.

Gazebo:

- Gazebos are allowed to provide additional shade for sitting on existing decks and pool surrounds. They are not considered appurtenant structures. All gazebos must be securely anchored to prevent wind damage to the gazebo or any adjacent structure of the homeowner or surrounding neighbors.
- All stand-alone gazebos must be securely attached to a concrete pad or deck surface made of a minimum of 5/4" decking lumber or equivalent synthetic material. They must be placed beyond the rear line of the home within property boundaries. Setbacks do not apply.
- Materials must be color coordinated with the structure of the home. Roofs may be shingle or metal.