

**HILLS OF LAKE MARY  
ARCHITECTURAL CONTROL COMMITTEE (ACC)  
SUGGESTED GUIDELINES TO DEEDED RESTRICTIONS**

**LANDSCAPING**

1. Yards are to be fully sodded with either St. Augustine or Bahia grasses.
2. Planter areas are to be mulched or filled with stone, neatly edged and kept relatively weed free.
3. All grass areas are to be kept trimmed, edged and not allowed to overrun sidewalks, driveway or street. Grass clippings must be removed from sidewalks, driveway and street.
4. Grass may not exceed 6" in height between mowing.
5. Hedges may not exceed 3' in height against house or 5' in height along property lines and are subject to same setback restrictions as fences.
6. Front yards are to be landscaped with a minimum of 1 tree and 2 shrubs.
7. Plant mounds cannot be more than 12" above the original grade, unless approved by ACC.
8. All dead and decaying planting are to be replaced.

**FENCES**

1. Must be of wood, masonry, vinyl, aluminum or wrought iron construction and have ACC approval.
2. May not exceed 6' in height.
3. The finished side is to face the street.
4. The finished side is to face your neighbor unless written permission obtained from affected neighbor.
5. Wood fences can either be left natural, stained or painted white. Masonry fences must be left natural (not painted or stained). Vinyl fences must be white. Aluminum fences must be black, bronze or white. Wrought iron fences must be black. All fences must have ACC approval.
6. Must be kept in good repair.
7. Cannot exceed front set back of house or side line of corner lot facing the street.

**POOLS**

1. Inground pools of concrete, gunite or fiberglass construction only and must have ACC approval.
2. Must be placed within fenced yard or screen enclosure meeting ACC approval.

**PLAY APPARATUS**

1. Swing sets are to be constructed of pressure treated wood, aluminum or steel not exceeding 8' in height. Metal swing sets must be painted and kept free of rust. ACC approval is not required.
2. Play houses are to be from a toy manufacturer for sole purpose of child play and made of wood and/or plastic construction not exceeding 5'6" in height, well maintained and landscaped. ACC approval is required.

3. A single manufactured basketball goal constructed of a black or white metal post and backboard of fiberglass, plexiglass, metal or wood may be placed a minimum of 10' from the house and 10' from the front sidewalk. It is to be maintained in like new condition (no rust, fading or peeling paint). It may not be attached to house or garage. ACC approval is required.
4. All play apparatus, with the exception of a basketball goal, is to be located in the rear yard.

#### DECKS

1. Must be constructed of either reinforced concrete or wood (pressure treated, cedar or redwood only) which is stained to a natural finish or painted to match the color of the house. A concrete deck may not exceed 12" above original property grade. ACC approval is required.
2. The style must match the architectural design of the house.

#### EXTERIOR MODIFICATIONS

1. Repairs may be made to the exterior of your home or lot without ACC approval provided they do not alter its original appearance. This includes exterior finish (siding or stucco), main color, trim color, shingles, doors and windows.
2. Any modifications or additions made to your home must meet or exceed all city, county, state and federal codes and match architectural style of existing structure. ACC approval is required.
3. Shutters, gutters and downspouts may be added without ACC approval provided they match existing trim.
4. Screen doors (not porches) may be added to the front door provided it matches the architectural style and color of the house. ACC approval is required.
5. Screens are not allowed in front of garage door openings.