

King's Deer Greenhouse Advisory Survey Responses

207 Validated Respondents – October, 2025

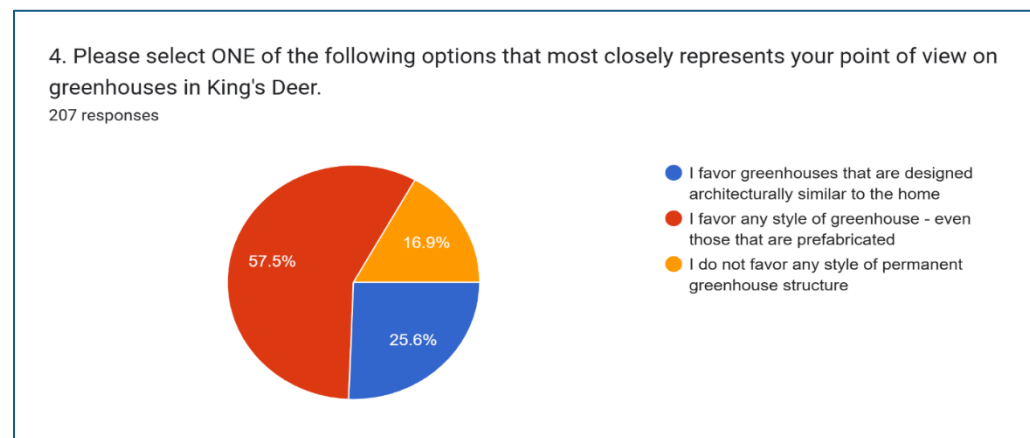
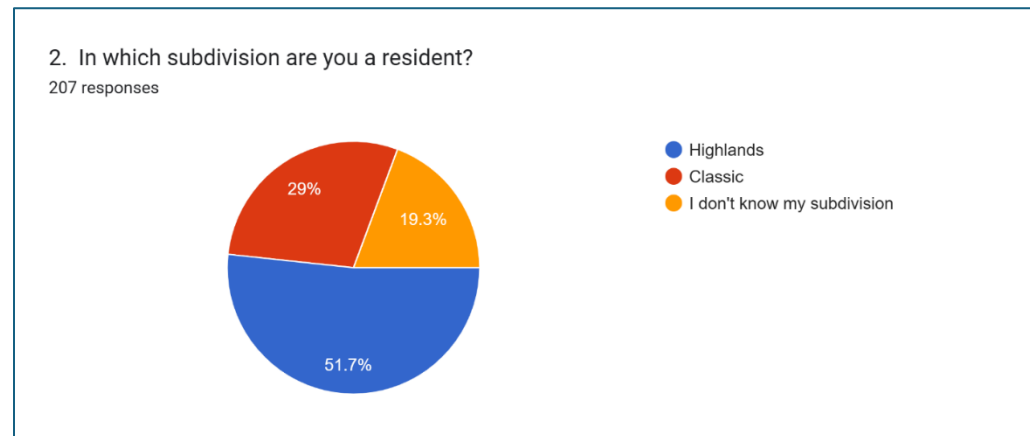
Background

- The survey was conducted using Google Forms, Oct 7-15, 2025
- 207 Respondents were validated as authorized property owners

Executive Summary

- 83.1% of respondents are in favor of greenhouses, provided certain conditions are met
- The most popular acceptable size was 200sf from 37.4% of respondents
- Respondents are evenly divided as to whether they would consider installing a greenhouse
- Write-in comments (100+) are summarized below, grouped by themes
- Receptivity to these advisory surveys is very high at 88.3%

Detailed Results

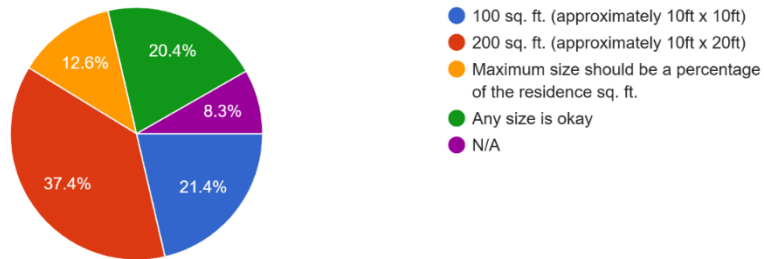


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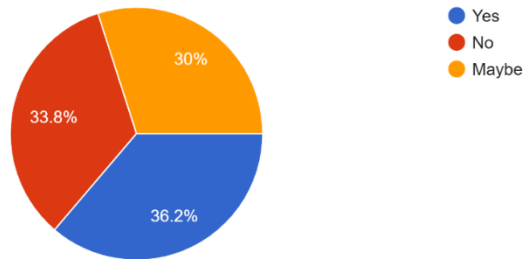
5. IF greenhouses were allowed in the future, what is the maximum size would you find acceptable?

206 responses



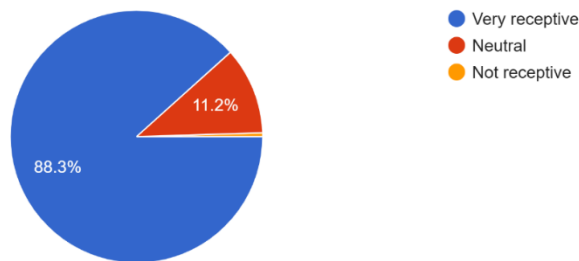
6. If greenhouses are approved, would you consider installing one?

207 responses



8. How receptive are you to these types of community surveys?

206 responses



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Summary of Comment Themes

1. Support for Greenhouses

- Most respondents support allowing greenhouses, citing benefits like extended growing seasons, food cost savings, and protection from wildlife and weather.
- Some see greenhouses as environmentally friendly and beneficial for sustainable gardening.
- Several mention that greenhouses already exist in the community without apparent issues.

2. Aesthetic & Architectural Concerns

- A significant number of comments stress the importance of maintaining the neighborhood's visual appeal.
- Concerns include greenhouses being “eyesores,” not fitting the community's look, or resembling sheds.
- Suggestions include:
 - Requiring greenhouses to match or complement the home's architecture.
 - Only allowing professionally designed or prefabricated greenhouses (not DIY or plastic-sheeted types).
 - Limiting colors and materials (e.g., no blue tarps, no cheap plastic).
 - Pre-approving specific styles or manufacturers for uniformity.

3. Placement & Visibility

- Many want greenhouses restricted to rear or side yards, not visible from the street, and not blocking neighbors' views.
- Setback requirements (e.g., 30–50 feet from property lines) are mentioned.
- Landscaping around greenhouses is recommended to help them blend in.

4. Size, Number, and Design Standards

- Some suggest limits on the number (usually one per property), size (e.g., 10x10 or 10x20 feet), and height (e.g., 10–12 feet).
- There's a call for clear design standards and possibly a list of approved models or suppliers.

5. Maintenance & Enforcement

- Many are concerned about greenhouses falling into disrepair and becoming unsightly.
- Suggestions include:
 - Mandatory maintenance and annual inspections.
 - Requiring removal if a greenhouse is neglected.
 - Submitting plans and renderings for HOA approval before construction.
 - Questions about the HOA's ability to enforce new rules, given current enforcement challenges.

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6. Community Process & Fairness

- Some residents feel all homeowners should have a say in these types of changes, not just the ACC committee.
- There are concerns about inconsistent rule enforcement and perceived favoritism in past approvals.

7. Other Related Issues

- Several comments mention interest in allowing chicken coops (with restrictions, e.g., no roosters).
- A few express concerns about greenhouses being used for marijuana cultivation or as sheds.
- Some worry about the “slippery slope” of allowing more outbuildings, changing the community’s character.

8. Opposition to Greenhouses

- A minority are strongly opposed, believing greenhouses do not fit the community and would lower property values or detract from the neighborhood’s prestige.
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Comment Summary Table

Theme	Common Points & Suggestions
Support	Food security, gardening, sustainability, already present in community
Aesthetics	Match home, no eyesores, professional/prefab only, uniformity
Placement	Rear/side only, setbacks, not blocking views, landscaping required
Size/Design	Limit size/height/number, approved models, clear standards
Maintenance	Mandatory upkeep, inspections, removal if neglected, enforceability concerns
Process/Fairness	Broader homeowner input, consistent enforcement, transparency
Related Issues	Chicken coops, marijuana, sheds, slippery slope
Opposition	Not fitting, property value concerns, community character