



Miscellaneous ACC Project Application Guidelines

General Application Instructions

- This application is for Miscellaneous projects only. Miscellaneous projects include: exterior painting, stucco, storage pods, dumpsters, solar panels, driveway, doors, windows, deck, roof, gutters, garage doors, etc.
- Include descriptions of all colors and materials used and whether they match existing materials.
- Applications must clearly describe the proposed project or they will not be approved.
- Projects impacting neighboring properties (e.g. view corridors, etc.) may require extended review (up to 60 days).
- Include descriptions of all colors and materials used and whether they match existing materials.
- Preserve view corridors from other properties.
- Clearly annotate any changes to land contours or drainage. Drainage across property lines shall not be altered.
- Identify any changes to exterior lighting. All lighting must be shielded to avoid nuisance.
- Application should be accompanied by carefully drawn plans that adequately convey how the project will modify existing conditions. Consider including photographs with annotations; these greatly improve understanding of the existing conditions and the intended modifications.
- Applications must clearly describe the proposed project or they will not be approved.
- Projects impacting neighboring properties (e.g. view corridors, etc.) may require extended review (up to 60 days).

Submission Requirements

- For fastest response, submit the application and supporting documents via the form on the website. Alternatively, you can email the form with the supporting documents to the HOA office.
- All required fields must be completed or the application will be rejected.
- Owners are encouraged to attend ACC meetings during review so they can answer any questions that may arise during consideration of the application.



Storage Containers

- The unit shall not exceed 8 feet in width, 16 feet in length and 8 feet in height.
- The unit shall be placed at ground level and with a setback of minimum of ten (10) feet from the front property line and minimum of five (5) feet from all other property lines.
- The location complies with the safe sight distance triangle regulations.
- Hazardous materials shall not be placed in the unit.
- No mechanical, plumbing or electrical installations or connections are made to the unit.
- The unit shall be kept clean and in good condition with no visible signs of deteriorations, weathering, discoloration, rust holes or breaks.
- For dumpsters, waste and debris must be contained within the dumpster with wire mesh or other containment material, or secured dumpster cover or lid.
- You must abide by the requirements listed in the King's Deer Storage Container Policy or the King's Deer Dumpster Roll-Off Policy.

Owner Responsibilities and Agreement

- **Applications must be received at least 72 hours prior to the ACC meeting to allow sufficient review time.**
- No work shall begin prior to ACC approval.
- Live trees may not be removed or cut without ACC approval.
- Owner must identify underground utilities prior to any digging to ensure these utility locations are properly identified prior to any digging, whether for construction, for landscaping, or for any other purpose.
- ACC approval is effective for 60 days. Projects not started within 60 days of approval are no longer approved. ACC may grant an extension if requested in writing and justified.
- The effective start date shall be the day immediately following the ACC approval date, unless Owner notifies the ACC in writing of the actual project start date, which shall not be more than 60 days following the ACC approval date.
- Project must be completed within 9 months of the start date unless extended.
- Owner grants permission for King's Deer HOA representative to visit the project site during normal duty hours, for the project duration, for the purpose of validating that the project is in compliance with ACC approval.
- A non-compliance fine may be imposed on any project that does not adhere to the specifics of the project as submitted by the Owner of the property and approved by the ACC.
- Submission of this application does not imply acceptance or approval of the project