

# GUIDELINES AND OBJECTIVES



Guidelines are provided to assist builders, architects, designers and property owners in understanding the comprehensive level of planning, design, and implementation for buildings and improvements.

Fanning Bend is intended to be a community of streetscapes, houses, amenities, and landscaping that are based upon established design principles. While each home and lot shall stand on its own design merit, it is the desire that each individual home or improvement contributes to the overall character and quality of the neighborhood. Close collaboration between established community values and individual architectural contributions, along with the natural setting of Fanning Bend, will provide compatibility, long term quality and appreciation of value for the overall community.

The homeowners association shall create an Architectural Review Committee. The Architectural Review Committee will be responsible for reviewing and approving all plans for site planning, the construction of new homes, accessory structures, additions, alterations to residential structures, and landscaping. The Architectural Review Committee shall also be responsible for review and approval of alterations to individual lots. No construction, addition, or alteration to buildings and lots shall be undertaken without approval from the Architectural Review Committee.

INTRODUCTION

**GUIDELINES & OBJECTIVES**

DEFINITIONS

LOT TYPES

SITE CRITERIA

ARCHITECTURAL REGULATIONS

SITE REGULATIONS

IMPLEMENTATION

ISSUE DATE  
6/24/05