



HIDDEN HILLS is designed to be a unique community of single-family homes representative of Mississippi's southern comfort and charm. This general design theme is captured through use and preservation of natural wood materials and colors, rustic brick, porch columns, and well-manicured decorative landscapes. Copper adds a distinctive element for mailboxes, gutters, and certain roofing applications.

Section VII-1 of the Hidden Hills Covenants establishes the Architectural Review Committee and assigns it responsibility of approving individual plans for improving, modernizing, or updating homes with respect to the style, design, colors, landscape, addition of accessory structures or buildings and related matters. The ARC promotes individual creativity and preferences with a focus on maintaining continuity of design throughout the community and compliance with the established covenants and guidelines. The following concepts should be understood when submitting applications for changes:

1. **Precedence:** There is no precedence. The fact that an item exists on other homes or has been previously done by a neighbor has no bearing on individual situations. Each home or lot is considered individually in context with desired improvements and complementing neighboring structures and at the time an application is made.
2. **Grandfathering:** There is no grandfathering. The HOA covenants require all owners to adopt and comply with changes as they occur or are invoked by covenant renewal processes or subsequent Board authorizations. The ARC requires that **all exterior changes** from the as built or as purchased condition be approved prior to making such changes. Each owner, if alleged to have committed a covenant violation, is responsible for being able to provide evidence of compliance with covenants and ARC processes regardless of when the change was made.
3. **Permanence:** Permanence is essential to intent when considering an application. While the covenants state *any or all changes* must be approved, in application it is intended to affect only those items of permanent nature as needing approval. As a rule, if it takes building tools and/or construction to effect the change, then a change application and approval is required (examples: enlarge patio, build fence, construct pergola). If no tools other than simple screwdriver or hanger are required to complete the project, then a change application is not required (example: put-up welcome sign, set out rocking chairs, hang garden flag).

Submission Requirements: HOA Covenants Article VII:

1. The owner shall submit an Architectural Review Application (available on HOA website <http://www.hiddenhillsoowners.org>) prior to making **any exterior changes** to a lot or the dwelling upon that lot. The application provides categories of improvements and lists additional items or drawings necessary to complete the application process. It is the owner's responsibility (not builder or contractor) to:
 - A. verify the correctness and completion of submission requirements as stated on the form.
 - B. verify and ensure that all plans conform with the HOA and ARC requirements and guidelines.
 - C. verify that the plans comply with any local rules, regulations or ordinances including the Reservoir Community District (RCD) Title XXVI rules and requirements.
2. The following drawing or plans may be necessary to provide detailed information enabling the ARC to conduct a timely review and process of applications. Additional information is provided in HOA Covenants VII.4. Sample templates are available on the HOA website
 - A. Site or Lot Plan: Provides an aerial view of the lot with placement of the house and location of all original post construction improvements. Specific attention should be given to property lines, setback lines, and location of the dwelling and any other structures on the lot. This includes the addition and location of fences, storage buildings, gazebos, permanent barbecue grills, outdoor

fireplaces, French drains, parking pads, driveways, sidewalks, air conditioning units, utility meters, satellite dishes, and retaining walls.

- 1) Setback lines (Covenant X.11) designate the permissible area for construction within the property lines on a given lot (20 feet from front, 15 feet from rear, 5 feet on sides unless it is a corner lot then 15 feet). The ARC may grant variance to only the rear dimension which cannot be reduced to less than 5 feet in accordance with RCD Title XXVI.
 - 2) Easement lines should be shown. Easements allow space within property lines for maintenance of infrastructure and placement of new infrastructure. Rankin County has established a 10 foot from curb general easement on all properties while Hidden Hills has a 5-foot property line general easement. Construction should be minimized in easement zones.
 - 3) All lot corner elevations should be shown relative to the finished floor level of the dwelling.
- B. Landscape Plan: Essentially a lot plan showing all **softscape** (plants, trees, shrubs and other vegetation growing on the lot) and all **hardscape** (driveways, sidewalks, rocks, bricks, pavers, timbers) as well as any retaining walls and water diversion appliances like French drains or collection ponds. All planting beds with a list and description of planting materials should be shown.
- C. Drainage Plan: Essentially a lot plan or modified landscape plan showing the elevation across the lot. Flow arrows showing where the water goes (or collects) when it rains is essential to understanding the impact of requested improvements and demonstrate the improvement will have no significant impact on the drainage across the lot.
- D. Building/Construction Plan: Plans should be of reasonable scale that show construction details of the proposed improvement. They should include the nature, shape, height, materials used, finish elevation, and finish color for the proposed structure or building.

The Reservoir Community District (RCD) established by Rankin County in 2013 has a direct effect on our association with additional requirements overlaying our covenants. It is each owner's responsibility to ensure compliance with the requirements of RCD Title XXVI in addition to Hidden Hills HOA covenants and ARC guidelines when considering making changes to their property. Specific application to Hidden Hills Homeowners Association Covenants, Architectural Review Committee (ARC) and Rankin Country Title XXVI (RCD26) is contained in the discussions below. Appropriate sections of RCD Title XXVI are provided on the HOA website.

The following pages provide guidance for making changes to a lot or dwelling in the community. These guidelines do not reduce, change, or minimize the original governing covenants or associated documents. The purpose of these guidelines is to provide amplifying or clarifying interpretation of a particular covenant.

1. **Dwelling:** *HOA Covenants Article VII, VIII and X:* Dwelling refers to the residential dwelling or primary structure on the lot: It is preferred that the dwelling on each lot be maintained in the "as built or as purchased" condition as much as possible. *ARC approval is required prior to making any change in exterior building style, design, appearance, color, or structure from the as built as purchased condition.*

NOTE

Covenants Article VIII Section 21 requires that all homes be properly maintained. **ARC approval is not** required for periodic maintenance and refresh of appearance in accordance with this article provided that the maintenance is done with materials of same style, design, color and end appearance as the original.

- A. **Roofs and roofing materials:** The principal roof shall be maintained in the as built as purchased condition.

1. The approved and preferred primary roof component for all dwellings is Architectural Style Shingles in gray colors (weathered wood or driftwood). Some residences have partial metal roofing components or accents installed such as dormer canopies, porch cupolas, and bump out awnings. These metal portions should be maintained in the as built as purchased condition. Terra cotta style, all metal roofs, or other colors are not allowed.
An ARC application is not required for re-roofing as options other than above are considered not viable.
 2. New metal roof/roofing may be appropriate in cases of a dwelling remodel such as a porch expansion, screening in a porch, and porch or patio covering. *ARC approval is required in these cases and must be prudently justified by the owner to add or modify roofing style.*
 - B. **Front/Rear Doors:** It is preferred that **front doors** be maintained with the style and color as in the as built as purchased condition. Hidden Hills natural wood design theme prefers that front doors are stained rather than painted as staining allows wood grain to show rather than cover it and usually has a longer maintenance life than paint. Rear doors are typically painted to match existing trim or house décor. Painting front doors to match exterior trim or other décor such as shutters is prevalent throughout the community.
ARC approval is required (staining or painting) to change existing color or color scheme.
ARC approval is required prior to installing all weather or security doors over existing doors.
 - C. **Siding:** Siding shall be concrete fiber boards (hardiplank) or cedar lap siding. Vinyl siding is not allowed. Vinyl cornice (soffit and fascia) is allowed. Coloring shall be maintained in the as built as purchased condition. *ARC approval is required to change existing color or color scheme.*
 - D. **Gutters:** Aluminum gutters are preferred over vinyl due to expected life and performance. Copper gutters and down spouts are allowed. Generally, gutters and down spouts should match the fascia trim color but is not a requirement if befitting of the color scheme. *ARC approval is required to install gutters and downspouts or to change color scheme.*
 - E. **Garage Doors:** Garage doors (vehicular and personal) should be maintained in the as built or as purchased condition. *ARC approval is required prior to making any changes in design, style, color including changing style of door panels, adding window panels, or addition of cosmetic hardware to present appearance of hinges or other décor, or modifying size of door.*
 - F. **Windows/Shutters/False Windows:** Home windows and shutters should be maintained in the as built as purchased condition. False windows/shutters are common throughout the community. These are typically natural wood, stained, or painted to match exterior décor. In keeping with the design theme, it is preferred these wood items be stained rather than painted. *ARC approval is required prior to making any changes to the as built or as purchased condition including change to style, design, trim color, moldings, internal lattices, shutters or other coverings.*
 - G. **Porch Decks:** Several residences have been built with back yard or rear door porch decks to enlarge the exit area to provide suitable egress while accommodating the terrain.
ARC approval is required prior to making any changes to these decks including changes to design, style, structure, materials used, covering, size, and finish color.
ARC approval is required prior to converting wood structures to composite (Trex, Timber Tech, etc) and application must be accompanied with structural drawings showing needed changes to the supporting foundations.
 - H. **Porches, Front and Rear:** It is preferred that both front and rear porches be maintained in the as built as purchased condition. *ARC approval is required prior to making any exterior changes from as built as purchased condition to extend, enlarge, screen in, wall in, or modify roof, roofing, or covering.*
2. **Landscape:** Landscape refers to the entirety of the lot including all softscape (natural vegetation) and hardscape (built in, added to, water resistant, natural rock) materials. It is preferred that lots be

maintained in the as built as purchased condition. *ARC approval is required for any substantial changes to the as built as purchased condition.*

A. **Softscape:** Softscape refers to all the natural vegetation growing on a lot. Trees, plants, and shrubs should complement the typical theme established in the neighborhood as per Covenants VIII-23. Landscape should be maintained in the as purchased condition but may be changed as often as desired to promote a fresh look complementing the overall theme of surrounding homes and property. Landscaping bed cover is limited to pine straw and mulch. ARC approval is not required for routine maintenance and gardening permitted by Covenants XIII-21 including changing of plants within an established planting area with plants of the same genre and growth pattern. *ARC approval is required for the following softscape changes:*

1. Replanting a larger plant within established planting bed (e.g., replace hedge with a tree).
2. Complete removal of existing sod and re-landscape with new.
3. Creation of a new planting bed or area and addition of new plants.
4. Complete removal of a planting bed and conversion to other use (remove plants for new patio).
5. Complete removal of existing planting bed and re-planting with different size plants (for example removing a hedge row and replanting dwarf cypress conifer for screen effect).

NOTE

Selection and location of plants to screen utility services should be carefully considered and placed to provide sufficient clearance for periodic maintenance on established utility boxes and enclosures.

B. **Hardscape:** Hardscape is simply anything that serves to redirect rather than absorb water. The as built as purchased condition should have provided adequate sloping all areas so that runoff can be directed to the natural drainage areas or to storm drainage facilities. Natural vegetation and ground shifts may require modification to the drain system over time. No structure or improvement should alter the natural drainage of the lot or site such that it negatively impacts surrounding home sites. Curbing of the lower side of driveways may be required to direct water to the street. Finish grade should be a minimum of 8" slope away from the house in the first five feet (5') to avoid standing water on driveways. Landscaping rocks may be used as flower bed borders or accents, but not as a bed cover.

1. Sidewalks: Covenants X-12 requires sidewalks are on all lots. All sidewalks should be 24" from the back of the curb and 48" wide with broom finish concrete. Sidewalk grade side to side may not exceed 5%. Sidewalks should be kept free and clear of all vegetation and trimmed free of closely planted shrubs, grasses. Trees should be pruned to provide clear walking areas.
2. Driveways: Pebble coated driveways are preferred over simple concrete. All driveways must be concrete, reinforced with wire mesh or rebar with adequate expansion joints. Raised curb edges should be used as needed to help direct water runoff to the street or storm drainage system.

ARC approval is required for all of the following changes:

1. Addition of any hardscape surface beyond as built as purchased including concrete pads, patio enlargements, planting area berms, paver stones, landscape timbers, gravel edging, retaining walls, landscape boulders and the like.
2. Addition of new or increasing height of existing retaining walls.
3. Driveway modifications beyond as built as purchased.
4. Addition or modification of existing French drains.
5. The addition, modification, or increase in size or changing location of retaining walls. Walls exceeding four feet (4') in height must be permitted by the Rankin County Community Development following ARC approval. A copy of this permit should be provided to the ARC prior to construction. A signed off copy should be provided to the ARC when the project is complete.
6. Installation of automatic sprinkler or irrigation systems.

3. **Accessory Structures:** Accessory structure refers to anything built, constructed, assembled, poured, or fabricated on a lot after initial dwelling construction. This includes but is not limited to pergolas, gazebos, parking pads, fences, backyard fireplaces, extended patios, outdoor kitchens, swimming pools, hot tubs, spas, and children’s play structures, swing sets, and playhouses. There will be no accessory structures in front yards or side yards forward of the fence line. Accessory structures are only permitted in side and rear yards behind the dwelling and fence lines. The following rules apply to all accessory structures:
 - a. Accessory structures must be located behind the forward fence line and lot setback lines which establish the allowable construction area for rear or back yards. These setbacks are 5 ft to side fences and 15 ft to rear property lines.
 - b. The maximum height of **ALL** accessory structures per RCD 26 is 12 feet. 9 foot or taller structures should be setback 9 feet from fence lines.
 - c. Accessory structures **will not** be located closer than 5 feet from any fence. (RCD26).
ARC approval is required to reduce the 15 foot rear set back to a minimum of 5 feet with adequate justification of that location.
ARC approval is required for the installation of all accessory structures.
ARC approval is required for post installation modifications such as adding roofing or covering and adding paver stone or concrete footing pads.
- A. **Play structures:** These structures are designed and fabricated primarily for children's recreational use and typically include swings, slides, playhouses, monkey bars, trampolines, and multipurpose climbing and exercise structures. *ARC approval is required for all new play structures.*
 1. Metal swing sets should be screened from view if height of primary cross bar exceeds 8 feet.
 2. Play structures visible above the fence line must be constructed of wood or plastic/composite with a “wood-like” appearance.
 3. Play structures shall have anchors or foundation sufficient to prevent tipping or falling over.
 4. Trampolines shall be free and clear of all fencing and have appropriate an anchoring system.
- B. **Open sided accessory structures:** Open sided refers to all structures like pergolas, tea houses, gazebos, arbors, and the like that are generally open on all sides and may or may not have a roof or covering. It is preferred that multiple piece projects be submitted for approval as separate items (For example: a paver stone base pad for a pergola, the pergola, and pergola roof or covering would be 3 applications).
 1. Natural wood is preferred over other materials however wood like in appearance materials (Aluminized texture/ Trex/ Timber Tech, composites) may be suitable depending on design and application. Vinyl is generally undesirable as it has little structural capacity or longevity.
 2. Structures should have an adequate foundation to prevent movement during storm conditions
 3. Roofs and roofing materials if included shall be installed in accordance with manufacturer’s instructions and shall be suitable for the intended application. All roofs, roofing, and covering materials shall conform to standard industry practice and Mississippi building code.

NOTE

Separate ARC approval is not required for roofing or covering IF the structure came with a roof or covering as part of a construction or fabrication kit. Approval for that roof/ covering is included in approval of the structure.

NOTE

Separate ARC approval is required for roofing or covering IF the roofing or covering is added following completion of fabrication or construction of the structure. Such post construction roofing shall conform to standard industry practices and Mississippi building code for selection and installation. Metal, architectural shingle, cedar shingles, copper plate, all weather duck cloth like Sunbrella and Sunscreen are suitable materials. Corrugated plastic or metal, vinyl plate or sheeting, and flat tin plate are not suitable and will not be approved.

C. **Fences:** Fences should normally be six foot tall (6') good neighbor fences using only cedar or cypress boards. No treated pine, synthetic composites or vinyl fence boards will be allowed. All fences shall step (see Illustration A) with the terrain rather than slope for grades less than 15%. Fence construction and installation shall comply with covenant requirements and these guidelines to the maximum extent possible. Chain link and cyclone fencing of any type are prohibited. Fencing shall not be used as support structure or walls for other accessory structures or building.

1. Fences are not required to be stained and natural weathering is acceptable. It is preferred that fences be naturally weathered, clear coat stained, or color stained. The Board of Directors has Approved Stain Colors from Sherwin Williams identified as SW 3508, SW 3511, SW 3513, SW 3509, and SW 3504, which all can be found on Sherwin Williams Woodscapes color sample card 277. See Illustration C. ARC approval is *not required* if staining is conducted using the SW approved colors. ARC approval is *not required* for pressure washing to remove natural weather graying and clear coating with stain.
ARC approval is required to validate the color complementary to SW if using stains purchased from other retailers such as Lowe's or Home Depot.
2. Metal fences of an architectural design may be approved only on those lots that border a storm water retention basin or pond.
3. Fences are to be maintained in the as built as purchased condition per Covenant VIII-21. ARC approval is *not required* for replacing single boards or entire sections due to wood failure, rot, or wind damage provided it remains in the same location.
ARC approval is required if adding to or extending fence sections or completely removing and relocating a section of fence/fencing.
ARC approval is required to slope to terrain where slope of the ground exceeds 15%.
ARC approval is required prior to raising fencing to a maximum of 8 feet to accommodate added privacy or screening from view as required by Section 4 – Accessory Buildings.

NOTE

Solid board fencing is preferred. Capping, latticing, or slatting of fence sections to achieve this 8-foot requirement is not allowed. See Illustration A for examples.

D. **Decks:** There are two types of decks within the community – free standing yard decks and porch extension decks. Decks shall be maintained in the as built as purchased condition. ARC approval is not required for conducting routine repair and maintenance on the as built condition using like materials with no changes to design, shape, overall size of the deck.

ARC approval is required to modify existing decks in the following circumstances:

1. *If adding new decking, changing square footage of existing decks (either smaller or larger).*
2. *Uprooting and moving an existing free-standing deck to new location.*
3. *Adding to or expanding a porch extension deck.*
4. *Adding additional structure (pergola) to an existing deck or porch extension deck.*
5. *Adding roofing or shade covering to an existing deck (see paragraph 3.b.3 above for roofing requirements).*

4. **Accessory Buildings:** Accessory buildings (as opposed to structures) are structures with three (3) or more enclosed sides, a roof or covering and closure door(s) for access. The primary purpose of these structures is to protect the interior and its holdings from weather environment. *ARC approval is required prior to constructing any accessory building. Following ARC approval, owners must obtain a Rankin County building permit prior to beginning construction. A copy of*

the RCD permit should be provided to the ARC prior to beginning the project. A copy of the signed off permit should be provided to the ARC at project completion.

There are three styles of these buildings based on intended use:

- A. **Cottage or Studio:** Refers to smaller dwelling style building for personal use with daily human occupancy to be used as workshops, art studios, fitness and exercise, or additional living areas. These style buildings may have insulation, electrical, and plumbing features. RCD 26 establishes the following construction requirements:
1. Maximum height of these buildings is 12 feet.
 2. Building shall be made of similar materials and style, design, and color as the principal dwelling (brick exterior with shingle roof matching primary structure or house).
 3. Building size cannot exceed 10% of the rear yard area.
 4. Building must be in rear or side yard behind fence lines and within setbacks.
ARC may waive or reduce 15-foot rear setbacks based on justification.
- B. **Storage buildings:** Refers to all other shed style structures whose primary purpose is to protect stored items from weather conditions. This includes (regardless of the name) all garden sheds, tool sheds, planting sheds, woodsheds, paint sheds, storage sheds, etc. Prefabricated metal shed kits and other Ready-made kits like Tuff shed, Rubbermaid and the like that simply sit on flat ground are undesirable due to lack of structure and holding foundation. These structures generally do not have any electrical, insulation or plumbing features. HOA Covenants X.3 and RCD 26 establish the following construction and location requirements:
1. Structure must be made of similar materials as the principal dwelling unless the structure is screened by solid fencing and not visible from the street or sides.
 2. Structure size shall not exceed 10% of rear yard space.
 3. Structure must be in rear or side yard behind fence lines and within setbacks.
ARC may waive or reduce 15-foot rear setbacks based on justification.
 4. Structure maximum height is 8 feet and must be fully screened by solid fencing as to be NOT visible from the street or sides. Final fence height will be based on structure height requirements and cannot exceed 8 feet.
ARC approval to heighten fence above 6 feet is required. (See Illustration A).
- C. **Parking structures:** Refers to all enclosed mini garage style structures whose primary purpose is the protection of golf carts, boats, ATV's, mowers and other motorized or wheeled vehicles from weather conditions. These structures may or may not have electrical, insulation, or plumbing features for servicing the items stored. HOA Board special policy for boats, HOA Covenants X.3, and RCD 26 establish the following construction and location requirements for these structures:
1. Structure must be installed on or over parking pad of stone or concrete. Parking on grass is not permitted.
 2. Structure size shall not exceed 10% of rear yard space.
 3. Structure is only permitted in the side or rear yard behind fence lines.
 4. Structure maximum height is 8 feet and be screened by solid fencing as to be NOT visible from the street or sides. Final fence height will be based on structure height requirements and cannot exceed 8 feet.
ARC approval to heighten fence above 6 feet is required. (Illustration A)
 5. A minimum of 5 feet setback is required from all fence and property lines.
ARC may waive or reduce 15-foot rear setbacks based on justification.

5. Accessories & Décor:

- A. **Satellite Dishes and Antennas:** Every effort should be made to install dishes and antennas out of view from the street. Antennas higher than the ridge of the house roof are not allowed.
ARC approval is required prior to installing a dish or antenna.
- B. **Flags and Banners:** Personal preference governs selection of flags and banners and their method of display. Flags displayed may be national, state, service related, college, monograms, general celebratory or happy sayings, and others provided they are tasteful and non-offensive. All flags must be kept in good condition. Method of display governs ARC approval.
1. ARC approval is not required for small garden style ground staked display.
 2. ARC approval is not required for one standard house mounted poles on the garage or fence.
ARC approval is required to install a second house mounted flagpole. Only 2 are allowed.
 3. *ARC approval is required to erect a free-standing flagpole.* Such flagpoles shall be at least 15 feet from property lines and not higher than 20 ft. Flag and pole manufacturer standards recommend the maximum size for one flag is 4 x 6 feet. If desired to fly two flags (e.g., national and state) the upper should be 3 X 5 and lower) 2 X 3 to preclude overstressing or breaking the pole. Typical 20 foot residential is a single 3 X 5 flag.
 4. ARC approval is *not required* to attach a pole top light if desired.
ARC approval is required to install a wall, roof, or ground mounted flood or spotlight to illuminate the flag.
- C. **House decorations.** Exterior house décor is in two categories, seasonal and permanently fixed.
1. ARC approval is not required for seasonal or holiday decorations such as welcome signs, door banners, name plates, wreaths, door mats, and the like of a temporary nature and will most not likely be sold with the house.
 2. *ARC approval is required for all permanently installed house décor* such as wrought iron figures, door sconces, and the like that will remain on the house when sold.
- D. **Exterior lighting and security systems:** *ARC approval is required to:*
1. Add to or modify builder installed floodlights.
 2. Install additional exterior perimeter wall lights.
 3. Install exterior security cameras and systems.
- E. **Mailboxes:** Specific mailboxes have been established for the community. These mailboxes are available for purchase from Copper Sculptures or Custom Creations. See Illustration B for approved mailbox design.
- F. **Pools, Spas, and Hot tubs:** *ARC approval is required for installation of any pool, spa, or hot tub.* Detailed plans and specifications must be submitted in printed form. Plans should adequately address the complete installation including site location, size, shape, decking, landscaping, fencing, etc. All backwash or pool drainage must be contained on that lot and directed to the street. *Rankin County Community Development Department permit is required following ARC approval. A copy of this permit should be provided to the ARC prior to beginning construction and a copy of the final signed off permit at project completion should also be provided to the ARC.*

