

Revised March 12<sup>th</sup>, 2019

## **ARCHITECTURAL GUIDELINES**

**HIDDEN HILLS** is designed to be a unique community of single-family homes. The Developer has the responsibility of approving individual building plans for new homes with respect to the style, design, color of materials, location on the lot, and related matters.

As each phase of new homes is completed, the Developer, Hidden Hills Incorporated, passes responsibility for architectural control onto the Board of Directors to be administered by the Architectural Review Committee. This is as per Article VII ARCHITECTURAL CONTROL Section 1, of the Amendment and Restatement of the Declaration of Covenants, Conditions and Restrictions for Hidden Hills Rankin County MS.

The Architectural Review Committee (ARC) does not review the plans for and has no responsibility for any architectural, engineering, or construction standard, suitability, fitness, or soundness. The ARC does not seek to restrict individual creativity or preferences, but rather to maintain total continuity throughout the community. As the community matures, the aesthetic relationships will become increasingly important aspects requiring resolution through the design process. **Prior to the commencement of any construction activity or improvement of any type on any residential lot, a description and plans for approval must be submitted to the Architectural Review Committee.** A standard review application form is provided for this purpose. Listed on the following pages are specific restrictions and requirements. Written approval by the ARC must be received prior to the start of construction.

It is the owner's responsibility to verify the correctness of all plans and at all times to ensure that the plans conform with the requirements and guidelines set forth herein as imposed and regulated by the Board of Directors. Further, the owner must verify that the plans comply with any local rules, regulations or ordinances. All terms of Article VII

ARCHITECTURAL CONTROL and Article X BUILDING AND CONSTRUCTION CRITERIA AND REQUIREMENTS of the Amendment and Restatement of the Declaration of Covenants, Conditions and Restrictions for Hidden Hills Rankin County MS dated December 30, 2009 and recorded on May 13, 2010 specifically apply to the construction of any new home in Hidden Hills.

The Reservoir Community District (RCD) was enacted in late 2013 and has a direct effect on residents planning to construct an Accessory Building. Section 2608 applies to all Accessory Buildings and is administered by the Rankin County Community Development Department. Applications for Accessory Buildings are to be approved by both the ARC and Rankin County Community Development Department.

### **SITE, DRAINAGE, AND LANDSCAPE PLAN**

Most applications should be accompanied by a drawing or sketch. The drawings should indicate the location of Accessory Buildings, Storage Buildings, Auxiliary Buildings, Fences, Play Structures, Play Houses, Swing Sets, Trees, Scrubs, Planting Beds, Drainage Structures, etc.

All materials and colors should be specified for the proposed improvements.

### **Site, Drainage & Landscape Plan:**

Plan should show all lot dimensions and set back dimensions to scale. Set backs: 5' sides, 20' front, 15' rear, 15' side corner lot. All lot corner elevations in relation to finish floor elevations should be shown.

### **Drainage:**

Water runoff for each individual building site must be handled by adequately sloping all areas so that runoff can be directed to the natural drainage areas or to storm drainage facilities. No structure or improvements can alter the natural drainage of the site to the degree that it negatively impacts the surrounding home sites. Builder, owner, and respective county inspector will handle the drainage. Curbing of the lower side of driveways may be required in order to direct water to the street.

### **Landscape Plan:**

All planting beds should be shown along with a list and description of planting materials. Plants and shrubs should complement the typical theme established in the neighborhood. Landscaping bed cover is limited to pine straw and mulch, which should be maintained to suppress weeds. Landscaping rocks may be used as flower bed borders or accents, but not as a bed cover.

All retaining walls, fences, berms, storage buildings, gazebos, permanent barbeque grills, outdoor fireplaces, French drains, parking pads, driveways, sidewalks, air conditioning condensing units, utility meters, satellite dishes, mailbox location, etc. should be shown.

### **Grading:**

Finish grade should be a minimum of 8" slope away from the house in the first five feet (5') in order to avoid standing water or seepage under house. Maximum slope away from house in the first five feet (5') should not exceed 18". Approved retaining walls may be necessary to maintain this requirement.

### **Storage and or Auxiliary Buildings:**

Should be of the same material and color as house. Small portable units such as Rubbermaid brand "Resin Storage Sheds" may be approved subject to review by the ARC. The small portable storage unit is to be located in a fenced area or otherwise screened from view. Subdivision setback requirements should be met unless a variance is approved by ARC. Any accessory building requires a permit from Rankin County Community Development Department prior to submission to ARC. The approved permit from the Community Development Department should accompany the Hidden Hills Architectural Review Application.

Any structure with 3 or more walls and a roof will be regarded as a storage and/or auxiliary building. This includes but is not limited to garden structures, gazebos, decks, pool houses and playhouses.

### **Play Structures**

Play structures are designed for children's recreation and typically include swings, slides, and trampolines.

- An application is to be submitted to the Architectural Review Committee for all new play structures.

- The maximum height may be no greater than 12 feet.
- The minimum setback from the fence or lot line is to be 5 feet. Structures 9 feet or taller should be setback 9 feet.
- Metal swing sets should be screened from view. Play structures visible to neighbors must be constructed of wood or plastic with a “wood-like” appearance.
- Play structures will not cover more than ten percent (10%) of the rear yard area.
- Play structures are to be located in the rear yard completely enclosed by fencing.
- For trampolines, a sufficient number of ground anchors are recommended for safety considerations.

### **Walls and Fences:**

All retaining walls should be approved in advance by the ARC. Walls exceeding four feet (4') in height must be permitted by the Rankin County Community Development Department prior to submission to ARC.

Fences should be six foot tall (6') good neighbor fences with either only cedar or only cypress boards. No treated pine or synthetic fence boards will be allowed. See approved fence detail – Appendix A. Outside areas deemed as “storage areas,” shall be fenced “to a minimum height of six feet and a maximum height of eight feet.” (Article X, Section 3, of the Covenants for Hidden Hills)

### **Walls and Fences (Cont):**

All fences shall step with the terrain rather than slope. (Article X, Section 8, of the Covenants for Hidden Hills). This requirement will be relaxed only in instances where the slope of the ground is excessive. Fences are to be constructed to comply with the covenant to the greatest extent possible.

Fences are not required to be stained, natural weathering is acceptable. If a homeowner does choose to stain his or her fence only clear or semi-transparent stain will be considered. **PAINTS are not acceptable.** The Board of Directors has identified Approved Stain Colors in a range of browns 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 Appendix C. Stains purchased from other retailers such as Lowe’s or Home Depot will be considered if they are close in color to the Sherwin Williams colors identified above. Application for staining of all fences is to be submitted to the ARC prior to the commencement of staining.

Chain link and cyclone fencing of any type are prohibited. Metal fences of an architectural design may be approved only on those lots that border a storm water retention basin or pond.

Responsibility for maintenance of fences is dependent upon the location of the fence. Maintenance of fences located along or close to a property line will be the joint and equal responsibility of the bordering homeowners. Maintenance of fences located in other areas will be the sole responsibility of the homeowner on whose property the fence is located.

### **Roof Materials:**

Thirty (30) year architectural roof in gray colors are required (weathered wood or driftwood). Terra cotta or metal roofs are not allowed except copper canopies.

### **Siding:**

Approved siding shall be concrete fiber boards (hardiplank) or cedar lap siding. No vinyl siding is allowed. Vinyl cornice (soffit and fascia) is allowed.

**Gutters:**

Vinyl or aluminum gutters must match exterior trim color. Copper gutters are allowed.

**Mailboxes:**

Specific mailboxes have been established for the community. These mailboxes are available for purchase from Copper Sculptures or Custom Creations. See approved mailbox design - Appendix B.

**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.

**Pools and Spas:**

All criteria concerning aesthetics, site location, size, shape, decking, landscaping, fencing, etc. will be of significant concern to the Architectural Review Committee or Developer. Detailed plans and specifications must be submitted in printed form. An approved application must be obtained from both the ARC and Rankin County Community Development Department. The approved application from Rankin County must accompany the application to the ARC. The ARC must give written approval prior to any work commencing. All backwash or pool drainage must be contained on that lot and directed to the street.

**Sidewalks:**

Sidewalks are required on all lots. All sidewalks should be 24" from the back of the curb and 48" wide with broom finish concrete. The placement of the sidewalk in relationship to back curb and grade side to side may not exceed 5%.

**Driveways:**

All driveways must be concrete, reinforced with wire mesh or rebar with adequate expansion joints. Raised curb edges should be used when possible to help direct water runoff to the street.

**Display of Flags:**

An application approved by the Architectural Review Committee must be obtained prior to erecting a flag pole. Flag poles shall be no greater than 20 foot in height and generally no closer than 15 foot from lot lines. Flag poles shall typically be located in the front or side yards. Flag poles shall be used to display the American flag or the State of Mississippi flag. The size of a flag may be no greater than 3 ft. x 5 ft.

One flag may be flown from the garage or other exterior wall of the home, without submitting an application to the ARC. Flags displayed from short poles on the wall of the home may be American, college, monograms, general happy sayings, and others regarded to be tasteful and non-offensive. All flags must be kept in good condition.

Traditional guidelines call for displaying the American flag in public only from sunrise to sunset. However, the flag may be displayed at all times if it's illuminated during darkness. The flag should not be subject to weather damage, so it should not be displayed during rain, snow and wind storms unless it is an all-weather flag. It should be hoisted briskly and lowered ceremoniously.

**Front Doors:**

Front doors of homes in Hidden Hills shall be stained and maintained in satisfactory condition. In the event a door becomes naturally weathered the owner shall perform general maintenance and upkeep without approval of the ARC, so long as the original color of the door does not change. If a homeowner wishes to change the color of their front door, an application must be made and approved by the ARC prior to beginning any work. The ARC may permit front door colors which are felt to be tasteful, and maintain the overall aesthetics found throughout Hidden Hills. Approved colors for front doors are generally shades of brown, but other colors may be permitted. Bright, neon, or loud colors will not be permitted and painting of front doors is not approved.

**Submit Plans to ARC for Existing Home Additions, Remodeling, Pods, Fencing, Storage Buildings, etc.**

Please see the website of the Hidden Hills Homeowners Association ([www.hiddenhillsoowners.org](http://www.hiddenhillsoowners.org)) for the name and contact information of the current chairman of the Architectural Review Committee or the Association Manager. Applications may be given in paper form to the Association Manager at the clubhouse or submitted electronically to either the current chairman of the ARC or the Association Manager.

Appendix "A"



Appendix "B"



Appendix "C"

