



Copper Creek Homes Association

Neighborhood Restrictions Cheat Sheet

Exterior Structures:

1. **No Exterior Structure** may be erected upon, moved onto, or maintained upon any lot except with advance written approval of the Architectural Committee. You may submit a request to the Architectural Committee here: <https://coppercreekks.com/contact>
2. **What is an Exterior Structure?** An “Exterior Structure” is any structure erected or maintained on a lot other than the main residential structure. Some primary examples include, but are not limited to: Deck, Fence, Privacy Screen, Outbuilding, Shed, Swimming Pool, and Patio.
3. **Source:** Declaration of Restrictions, §§1(h), 5(a) 8(a).

Building Material Requirements:

1. **Exterior walls** shall be stucco, stucco board, brick, stone, natural or man-made stone, wood shingles, wood siding, batt siding, wood paneling/ plate glass, masonite, glass blocks or any combination thereof, or such other materials. The Architectural Committee will also approve fiber-cement upon review.
2. **All windows** shall be constructed of glass, wood, metal clad and wood laminate, or any combination thereof; provided, however, that storm windows may be constructed of colored metal (other than silver). The Architectural Committee will also approve fiberglass upon review.
3. **All exterior doors** shall be constructed of wood, metal clad and wood laminate, colored metal (other than silver) and glass, or any combination thereof. The Architectural Committee will also approve fiberglass upon review.
4. **Roofs** shall be covered with wood shingles, wood shakes, slate, or 40 year shadow tone, 'weathered wood' color asphalt composition shingles. The color and pattern must match existing roofs in the development and be approved by the Architectural Committee.
5. **All wood exteriors**, except roofs and shake sidewalls, shall be covered with a workmanlike finish of two coats of high quality paint or stain.
6. **Source:** Declaration of Restrictions, §3.

What to Know Before Construction:

1. **You must** have the approval of the Architectural Committee before you begin.
2. **No project** shall remain unfinished for longer than 5 months after commencement of construction.
3. **All residential fences and privacy screens** shall be consistent with the standard designs, heights and materials to be selected by Architectural Committee. All fences and privacy screens shall be constructed with the finished side out. No metal (other than wrought iron or other ornamental), chain link or similar fence or privacy screen shall be permitted. No fence or privacy screen shall extend

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toward the front of the residence beyond the rear corners of the residence.

4. **All basketball goals** shall be free standing and not attached to the residence unless the Architectural Committee determines that there are compelling reasons for the basketball goal to be attached to the residence. All basketball goals shall be consistent with the Architectural Committee. All backboards shall be clear or painted white and all poles shall be a neutral color. There shall be only one basketball goal per Lot.
5. **All recreational or play structures** (other than basketball goals) shall be located behind the back building line of the residence.
6. **No swimming pools** of any kind may be constructed or installed without approval in writing by the Architectural Committee. All approved pools shall be fenced or otherwise adequately screened. All approved pools and hot tubs shall be kept clean and maintained in operable condition.
7. **All outside doghouses** and other animal shelters or runs shall be located in the back yard, no larger than 5' X 5', shall be up against or within two feet of the residence, shall be painted (where appropriate) the same color as the residence and shall have roofs (where appropriate) that are compatible with the residence.
8. **Source:** Declaration of Restrictions, §§5, 8.

Other Things to Know:

1. **No vehicle, trailer, bus, van (commercial), camper, boat** shall be parked, left or stored in any yard. No trailer, bus, van (commercial), camper, or boat shall be parked, left or stored in any driveway or street for more than a 24-hour period.
2. **All garage doors** shall remain closed at all times except when necessary for entry or exit.
3. **No animals**, livestock or poultry of any kind shall be raised, bred or kept on any Lot except that dogs, cats and other common household pets may be kept so long as they are not kept, bred or maintained for commercial purposes and do not constitute a nuisance to the neighbors or neighborhood.
4. **All vegetable gardens** shall be located in the back yard. The Owner of each Lot shall keep the lawn uniformly mowed and clipped with a length of grass not to exceed four inches and shall properly maintain and replace all trees and landscaping.
5. **Source:** Declaration of Restrictions, §§8, 10, 11.

Want to Learn More? Have Questions? We Want to Help!

Contact the Architectural Committee here:

<https://coppercreekks.com/contact>

You can also review the Copper Creek Declaration of Restrictions here:

<https://coppercreekks.com/hoa-documents>
