

**Highgrove Community Association**  
Architectural Control Committee (ACC) MASTER  
BUILDING REQUIREMENTS

July 2022

*NOTE: The ACC reserves the authority provided by the Rights and Restrictions and documents and the Covenants to review and approve or disapprove applications for buildings, additions or exterior improvements or modifications which may or may not be explicitly described by these guidelines, and to consider additional guidelines in the review process whether published or not. These requirements may be amended by the ACC as it deems necessary or appropriate.* the ACC has the authority to approve or disapprove a request which are not suitable or desirable in its sole opinion, including aesthetic reasons.

1. Sidewalks must conform with existing neighborhood style, design, and size.
2. Sod must be placed between sidewalk and curb and maintained by the Owner.
3. Driveways must be made of concrete and wide enough to park two cars.
4. Curbs must not be cut or altered without a Columbia County Permit and must conform to the original form and material.
5. Removal of trees from any US Corp of Engineers designated wetlands areas will not be approved without prior approval from the Corps of Engineers wetlands manager.
6. Mailboxes
  1. Mailboxes (USPS) must match the existing neighborhood style, design, and size.
  2. Mailboxes must be painted black.
  3. Mailbox posts must match existing neighborhood style, design, and size. Commercial fabricators of the posts are approved.
7. Approved Exterior Facade Materials: Brick, Stone, Hardie Board Planks, Board and Batten, Stucco.
8. Brick
  1. Approved colors are earth tones.
  2. Avoid extreme variations of pink and dark red.
  3. No white brick.
9. Building Parameters

1. 60-70ft Lots
  - Four-sided brick, stone, stucco
  - Front must be brick on first story, with choices of stone, stucco, Hardie Board, and brick above first story.
  - Gables and dormers: Approved materials are: Hardie Board, Plank, Stucco, and Board and Batten. No Vinyl.
  - Absolute limit of 2,700 heated sq ft
  - On 60ft lots a minimum porch of 7ft with the garage extending no more than 50% into the porch
    - 12 pitch minimum
2. 90ft Lots
  - Four-sided brick, stone, stucco
  - Front must be brick on first story, with choices of stone, stucco, Hardie Board, and brick above first story.
  - Gables and dormers: Approved materials are: Hardie Board, Plank, Stucco, and Board and Batten. No Vinyl.
  - 2700 sq ft minimum
3. 120ft Lots
  - Four-sided brick, stone, stucco
  - Front must be brick on first story, with choices of stone, stucco, Hardie Board, and brick above first story.
  - Gables and dormers: Approved materials are: Hardie Board, Plank, Stucco, and Board and Batten. No Vinyl.
  - 3000 sq ft minimum
  - Side entry garage
  - Different plans than used on 90-foot lots
  
10. Architectural Shingle Colors- Owens Corning brand colors or equal.
  - 5.1 Brownwood
  - 5.2 Weathered Red Wood
  - 5.3 Driftwood
  - 5.4 Onyx Black
  - 5.5 Estate Gray
  - 5.6 Charcoal
  
11. Front Door Colors- White, Black, Dark Green, Burgundy, Brown, and dark Blue. Absolutely no Yellow doors.
  
12. Shutters- Must match front door color.
  
13. House Paint Colors- Must be approved in writing by the ACC.
14. Landscaping
  1. Sod, sprinklers, and shrubbery shall be placed and maintained in front and side yards.
  2. Grass shall be maintained and fertilized on the entire property during the growing season.

3. No weeds are allowed in any season, and turf shall be mown to less than 4 inches tall.
4. Mulch shall be kept in flower beds and around trees.

15. Fences

1. Approved materials: Wood, Wrought Iron, Vinyl, or aluminum that mimics wrought iron.
2. Wood can be stained or clear coated natural wood. Approved stain colors are earth-tones.
3. Fences must be maintained to prevent warped, rotten, or missing planks, unsightly or embarrassing look, or failing gates.
4. Pickets should be mounted so rails are not visible from the outside view. Shadow box fencing is approved.
5. Fencing connected to home no closer than halfway from front to rear corners of the home.
6. Neighboring fences should be connected
7. No gates on sides or rear of lots that leads to neighbor's property.
8. Fence heights shall not exceed 6 feet tall unless exempted by the BoD.

16. Any grading or dirt disturbance project shall require the evaluation of the project for the need of a Columbia County Stormwater Pollution Prevention permit and Land Disturbance Permit.

17. Expansions of existing driveways shall complete an ACC request application as well as the Columbia County Drive Permit.

18. Any project that may require a Columbia County Building Permit to ensure the modification or addition meets the State safety code shall obtain one and post said permit during the entirety of the project. This is especially important for structural modifications, structural additions, and elevated decks.