

Architectural Control Requirements
Sydney's Bend Subdivision
Revised May 1, 2006

SHEDS per Declarations covenants and conditions

Location:	Installed in accordance with the City of Miamisburg codes
Permit:	As required by the City of Miamisburg codes
Size:	12' wide by 12' long maximum size (single story)
Construction:	Concrete pad Natural materials to match house Roof lines & pitch similar to the house Trim to be constructed the same as the house Dimensional shingles to be constructed the same as the house Windows and doors to be constructed the same as the house
Colors:	Similar earth tones complimenting the existing house

FENCES & Dog Runs per Declarations covenants and conditions

Permit:	As required by the City of Miamisburg codes
Size:	42" tall maximum height
Type:	Picket style (No privacy fences)
Material:	Cedar or treated pine (no plastic or metal)
Color:	Natural or color to match existing home trim (white prohibited)

POOLS

Pools are allowed on any lot which is not adjacent to a conservation area . Pools are allowed on the south side of Sydney's Bend Drive & all of Russell Court.

Pools must be in ground type. No above ground pools allowed.

A barrier fence must be installed at the minimum height of 48" as required by the City of Miamisburg codes.

Barrier fence may be located up to 5' beyond pool deck. (entire yard may not be fenced)

Barrier fence material may be cedar treated pine or wrought iron

Barrier fence color: Natural or color to match existing home trim (white prohibited). Wrought iron may be black in color.

SPAS

A fence may be installed next to or around the spa for privacy. It must be located within 5 feet of the spa and may not extend beyond the rear limit of the deck or concrete pad. Spa fences may not obstruct the view of the creek from the neighboring deck or patio. Spa fences require the approval of the ACC.

PAINT

When repainting your home you may repaint any color currently in use on existing homes or currently approved by the ACC. Variances to a homes current color schemes require approval of ACC.

STORM DOORS

Storm doors may be installed, without approval, provided they match the existing trim colors of your existing home.

PLAYSETS

There are no restrictions on play sets / swing sets.

DECKS

Location:	Installed in accordance with the City of Miamisburg codes
Permit:	As required by the City of Miamisburg codes
Size:	Installed in accordance with the City of Miamisburg codes
Construction:	Concrete, treated wood, cedar or composite
Colors:	Natural or similar earth tones complimenting the existing house (white prohibited)

Note: This document does not supersede the Declaration, covenants, conditions and restrictions for the Sydney's Bend subdivision.