

## ACC PROPOSED CHANGES 4-20-2024

1 - Culvert pipe location, including depth, pitch, elevation, and installation is the responsibility of the property owner. A minimum size of 15 inches is recommended, except in certain approved situations. The property owner in conjunction with the Storm Water Management Engineer, and the Indian Rocks ACC, will determine if a culvert pipe is required.

2 - COLORS – Accurate samples of all colors, along with the manufacturer and name of color, must be provided with all applications. If finished color is not a close match to the approved color, the homeowner may be advised to repaint or replace material to better match the approved color. If the material itself is the finished color, a sample of the material or an accurate color match must be provided. These colors are for all structures, including houses, garages, sheds, and all other structures.

A – SIDING COLOR – Earth tone shades of brown, and approved shades of gray as per ACC Color chart.

B - FOUNDATION - Earth tone shades of brown, or approved shades of gray, as per ACC Color chart.

C – DOORS, SHUTTERS, TRIM, ETC. – Earth tone shades of brown, black, or muted shades of dark red or dark green, as per the ACC Color chart.

D – ROOF – Earth tone shades of brown, black, or dark green.

E – WINDOWS / SKYLIGHTS – Brown, black, or tan as per ACC Color chart.

3 – GENERATORS – Permanently installed Generators do require an ACC permit, with a plot plan showing location and distances to nearby property lines. Must not be installed within setback for said location. No Salem Township permit is required, however a Salem Township approved electrical inspection is required, and proof of inspection must be provided to the Indian Rocks Office. Generators do not count as one of the four allowable structures.

5 - TREES – CHANGING – The ACC Committee has the authority to have the homeowner plant new trees when deemed necessary. New language is bold and underlined.

- 4) TREE REMOVAL APPLICATION - All trees greater than 3 inches in diameter when measured 3 feet above the ground require an ACC Permit to be removed. Any tree that is laying on the ground or has fallen over on its own does not require a permit. Only trees that are dead, diseased, infested with insects, within 10 feet of existing house or garage, or pose a serious threat, as determined by a certified arborist, or documented by an insurance company can be removed. Trees being removed for construction purposes must be included on the tree application part of the construction permit, or maintenance application when applicable. No trees can be removed in anticipation of future construction. Removal of additional trees for the sole purpose of making it easier to install modular style houses will be treated on a case by case basis. Total number of trees being removed, location of trees, and reason for their removal must be included on the application. All trees to be removed must also be clearly marked with ribbon, paint, etc. **On all tree applications (excluding new home applications) when 5 or more trees are being removed one new tree must be planted for every 5 trees removed. Exceptions are considered based on the situation.** These trees must be at least 4 feet tall and surrounded with protective fencing. Time frame to be determined by the ACC committee. The ACC has the authority to tag all trees that will remain standing and take pictures of trees approved for removal or trees that should remain standing after completion of construction. It is the sole responsibility of the property owner to make sure only approved trees are removed. Removal of any tree greater than 3 inches in diameter without approval by the ACC will result in a fine for each tree removed as per the current fines and fees schedule. It is also the responsibility of the property owner to replace the total number of unapproved trees that were removed. Absolutely no clear-cutting of lots is permitted. Fine as per current ACC fines and fees schedule will apply. All tree work is the responsibility of the property owner, and all fines will be assigned to said property owner. It is the responsibility of the property owner to contact the Indian Rocks office to advise them of the date and time of the approved tree removal. The association reserves the right to have a member of the ACC present at the time that the trees are to be removed.