

# Sun City Lincoln Hills ARC Application Checklist

## Yard Decorations

## Checklist 30

Yard decorations include, but are not limited to, benches, birdhouses, birdbaths, birdfeeders, patio furniture, garden statues, sculptures, gazing balls, weather vanes, plaques, driftwood, and other natural or man-made items.

Application and approval is NOT required for rear yards of interior lots only, if they are not visible from neighboring properties.

**This Checklist is for GUIDANCE ONLY, please refer to the CC&Rs and the Design Guidelines for all other specific requirements relating to your project.**

**OWNER CHECKBOXES** (Must be filled in or noted N/A)

**ARC CHECKBOXES**

- |                          |  |  |                          |
|--------------------------|--|--|--------------------------|
| <input type="checkbox"/> | <b>Required Documents</b>  |  | <input type="checkbox"/> |
|                          | <ul style="list-style-type: none"> <li>• Drawing showing location, size, materials and setbacks.</li> <li>• Manufacturer’s catalog information or picture of the decoration.</li> <li>• Paint or finish colors.</li> </ul>   |  |                          |
| <input type="checkbox"/> | The yard decoration is setback a minimum of eighteen inches (18”) from all property lines and is no higher than fifty four inches (54”) above adjacent grade or paving.  |  | <input type="checkbox"/> |
| <input type="checkbox"/> | Small garden benches, constructed of wood, stone, cement or wrought iron are permitted in the front entryways, courtyards, and rear yards of all homes providing they are placed on a level surface. Bench must be of a natural color that is compatible with the home’s main body color. Benches are not allowed in front yard landscape areas. |  | <input type="checkbox"/> |
| <input type="checkbox"/> | Birdhouses, birdbaths and bird feeders are limited to two (2) of each item and may be located in the rear yard only. Minimum setback from the property line is three feet (3’).  |  | <input type="checkbox"/> |
| <input type="checkbox"/> | Yard decorations including patio furniture, are not allowed in the front of the home if visible from neighboring properties, unless in private space and/or approved by the ARC. They must be screened with plants, etc. Refer to DG 18.2 and DG 72.   |  | <input type="checkbox"/> |
| <input type="checkbox"/> | The timeframe for completion of the work is within 90 calendar days from the start of work.  |  | <input type="checkbox"/> |

**This checklist must be completed and signed by the Owner and be submitted along with the Architectural Review Committee (ARC) Application Form.**

### Homeowner Use

**Planned Completion Date:**

**Name:**

**Address:**

**Signature:**

### ARC Use Only

**APPROVED**\_\_\_\_\_

**INCOMPLETE**\_\_\_\_\_

**DISAPPROVED**\_\_\_\_\_

**Date:**