

Sun City Lincoln Hill ARC Application Checklist

Yard Decorations

Checklist 31

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

Brief Project Description _____

Required Documents

- Drawing showing location, size, materials and setbacks.
- Manufacturer’s catalog information or picture of the decoration.
- Paint or finish colors.
- 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.
- 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 stable level surface. Bench must be of a natural color that is compatible with the home’s main body color.
- 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’).
- Yard decorations, including patio furniture and benches, are not allowed in the front of the home if visible from street or neighboring properties unless in private space and/or approved by the ARC. All approved visible yard decorations must be screened 50% with plantings or walls at the time of installation. Please refer to DG 1.8.2 and 72.
- The timeline for completion of work is within 90 calendar days from the start of work and must be completed before the one-year approved application period expires.

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

Homeowner Use

Planned Completion Date: _____

Name: _____

Address: _____

Signature: _____

ARC Use Only

APPROVED _____

INCOMPLETE _____

DISAPPROVED _____

Date: _____