

## Frequently Asked Questions Regarding Items Requiring Architectural Standards Committee / Board Approval

\*This is not inclusive, please read the CCR's in its entirety for an in depth understanding.

**All LOTS must conform to the Covenants, Conditions and Restrictions (CCRs) and Amendments. Please read your CCRs.**

“No building, wall, fence, satellite dish reception or private television antenna, or other structures shall be commenced, erected or maintained upon any Lot, nor shall any exterior addition to or change or alteration therein including exterior painting be made until the plans, and specifications showing the nature, kind, shape, heights, materials, colors and location of the same shall have been submitted to and approved in writing as to the harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of Georgetown East Association, or by an architectural committee.” - Section 11.

If it can be seen from the sidewalk, street or neighbor's backyard (above the fence line), it most likely needs to meet Covenant, Conditions and Restrictions as well as Architectural Standards policies. These items must meet the CCRs and Architectural Standards Policies:

Re-Roof *	Fascia	Trim	Gutters
Solar Panels ♦	Windows *	Sliding Glass Doors	Hurricane Shutters
Back Door *	Front Door *	Walkway to Front Door	Driveway °
Garage Door *	Driveway °	Apron of Driveway °	Satellite Dish
Antenna	Fences	Fences, Walls & Gates °	Natural Gas Permit ♦*
Pavers °	Sidewalks °	Trees°	Major Landscape Change
Pools/Spas ♦	Pool Cages ♦	Pool Fence ♦	

° Requires City Review Only

\* Requires County Review Only

♦ Requires City/County Review

Landscape enhancements must be approved and be in harmony of external design and location to surrounding structures and topography.

Heating and/or air conditioning units may NOT be placed on the roof, NOR in front of the house, NOR within sight of neighbor's view or seen from the street. Heating and/or air conditioning units may not be covered “hidden” by landscaping shrubs.

Propane tanks must meet County of Pinellas policies and may NOT be placed on the roof, NOR in front of the house, NOR within sight of neighbor's view or seen from the street.

**It is ALWAYS best to see if Board of Director (Architectural Standards Committee) approval is necessary before you start a project and get approval in writing. Approval is most likely needed.**

**You may see deviations in Georgetown East HOA. Some items have been “grandfathered” according to legal counsel. If you see a deviation, please submit your finding on the Contact Us page at GeorgetownEast.com. Our Property Manager, Board and Architectural Standards Committee will investigate.**