

Spring Acres Hills Homeowners Association

Patios and Sidewalk Requirements

All Units – General Disclosures

- All patios and sidewalks constructed within the boundaries of the Spring Acres Hills Homeowners Association will be reviewed, and approved or denied, by the Spring Acres Hills Homeowners Association Board of Directors based on style, construction materials, and placement on property.
- Variances from these rules can be considered on a case-by-case basis. Should the Board approve a variance to any of these specifications, that variance does not constitute a blanket approval for the same variance for all future projects. Replacement patios and sidewalks are subject to all rules as outlined herein regardless of the type, construction, or placement of the patio or sidewalk removed.
- No patios or sidewalks are allowed in any easements
- All patios and sidewalks shall be maintained in good repair and overall good condition at all times. Any damage, decay, vandalism or other state of disrepair (the cause notwithstanding) shall be remedied within 60 days, weather permitting.
- Patios and sidewalks must adhere to any Carpentersville ordinances and a building permit(s) from the Village of Carpentersville will be required before the start of construction.
- Article 6-7 of our covenants states: *No solid, unbroken, view-obstructing fence, wall, hedge or any other fencing or screening shall be erected on any lot without architectural approval of the Developer or the Association. Any fence, wall or hedge screening shall be of an ornamental type only and shall be no higher than five (5) feet from the ground.*

All Units – Specifications

- Patios in any area other than the rear of a home will be considered on a case-by-case basis only.
- Patios must be consistent with the size/structure of the existing home and harmonize with the surroundings
- Patios in the rear of a home may extend from the home towards the rear lot line a maximum of 35 feet or 40% of the lot depth, whichever is smaller.
 - Example 1 - if the depth of the lot measured from the rear corner of the home is 50 feet; the maximum allowed depth of the patio would be 20 feet (40% of the lot depth).
 - Example 2 - if the depth of the lot measured from the rear corner of the home is 100 feet; the maximum allowed depth of the patio would be 35 feet.
- Patios and sidewalks may be constructed of only the following materials:
 - Concrete (stamped or brushed)
 - Should colored concrete be desired, the color must harmonize with the existing structure
 - Paving bricks
 - Flagstone
- Sidewalks are limited to a maximum width of 48 inches.
- Walls around the perimeter of the patio will have the following limitations:
 - The construction materials will be limited to masonry (brick or stone) materials only, with a maximum height of 36 inches
- Pergolas will be considered on a case-by-case basis – based on the structure of the home and harmony with the existing home.
 - The construction materials will be limited to:
 - Masonry materials (brick or stone)
 - Grade #1 Red Cedar of better quality lumber
 - Color of any wood components are limited to natural cedar, weathered wood, gray, or tan
 - The Pergola may not extend past the perimeter of the patio.