

Architectural Control

Article VI of Hilltop Villages Covenants establishes and empowers a Board of Directors appointed Architectural Committee to approve or disapprove any exterior changes, alterations or construction on any Hilltop properties. To wit:

Article VI: No building, fence, wall or other structure shall be commenced, erected or maintained upon the Properties, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association, or by an Architectural Committee composed of three(3) or more representatives appointed by the Board. In the event said Board, or its designated committee, fails to approve or disapprove such design and location within thirty(30) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with.

In addition to this article each Village in Hilltop has their own Indentures of Trust And Restrictions, which are in some instances more restrictive than the Covenants that govern all of Hilltop Villages. Beyond these restrictions the Board has over the years established architectural guidelines designed to provide consistency in administering architectural decisions. Following are guidelines currently in use. Others will be added as situations dictate and as required for the harmony and well being of all residents.

📁 Fences-a maximum of 48 inches in height. Can be constructed of wood, vinyl, aluminum or steel. Other materials will be considered on a case- by- case basis. In addition to Architectural approval application must be made to the City of Eureka for a permit. Application to the city should include the same information as provided to the Architectural Committee.

1. Applicant's name and address.
2. Plot plan depicting proposed location of fencing.
3. Pictures and/or drawings of the proposed fencing.

Patio Screening-A patio fence or screen located on the perimeter of the patio is permitted without restriction to height to afford a measure of privacy. Architectural Committee approval should be obtained. A City of Eureka permit will generally not be required unless the enclosure impacts front yard fence restrictions.

📁 Decks-includes adding enclosures such as sun rooms to existing decks and patios. Design drawings with detail as to location footings, materials, construction methods, etc. are required by the Architectural Committee and the City of Eureka for issuance of a building permit by the city.

📁 Storage sheds-will be allowed on a case-by-case basis. Shed should be placed on the backside of and be attached to the residence. Complete plans should be submitted to the Committee for approval. In general the location and esthetics of the structure to the residence will be most important for approval. Approval by the City of Eureka usually will not be required. The Committee will advise after a review of the plans. Metal sheds of any size or structure will not be allowed.

- ▣ House additions-complete plans must be submitted to both the City of Eureka and the Architectural Committee. If a contractor is being employed for the project they will most often pursue the obtaining of the necessary permits.
- ▣ Other Structures-gazebos, pagodas, pergolas, play houses, etc. will be considered on a case-by-case basis and will in some instances require a permit from the City of Eureka.
- ▣ Pools-no above ground pools are permitted other than a child's wading type pool.

It is not possible to identify every situation nor do we wish to exercise iron-fist control, our goal is to provide consistency and harmony with the neighborhood as applies to any exterior modifications.

At the present time all plans should be submitted, in duplicate, to Mr. Al Knappmiller, 57 Muir Street, Eureka, MO 63025 (636-938-5786).