

MAJESTIC MEADOWS CCRS,

ARCHITECTURAL GUIDELINES

Following is a **side-by-side summary** of the *Majestic Meadows Subdivision Architectural Rules and Guidelines* based on the recorded CCR document. This format shows the **original rule wording** (or paraphrased legal phrasing) next to a **plain-English explanation** for clarity.

Rule Wording (Legal/CCR Language)	Plain English Meaning
“No building, fence, wall, or other structure shall be erected, placed, or altered on any Lot until the plans and specifications have been approved in writing by the Architectural Review Committee.”	You must get written approval from the HOA’s architectural committee before building or changing anything on your property.
“All dwellings shall be of single-family residential design and used solely for residential purposes.” Minimum square footage for a one story dwelling is 1800 sf.; 2-story dwellings must have a minimum 1200 sf on the first floor.	Only single family homes are allowed—no duplexes, apartments, or commercial uses.
“Exterior materials shall be of quality construction, including brick, stone, or approved siding; metal or unfinished concrete shall not be permitted.”	Homes must use attractive, durable materials like brick or siding—no cheap or industrial finishes.
“Roofing shall be CertainTeed architectural shingles approved by the Committee; flat roofs are prohibited.”	You must use high-quality CertainTeed shingles and flat roofs aren’t allowed.
“All exterior colors shall be harmonious with surrounding dwellings and subject to Committee approval.”	Paint and trim colors must blend well with the neighborhood and be approved before use.
“No accessory building, garage, shed, or other structure shall be constructed unless it conforms in design and materials to the main dwelling.”	Any extra building (like a shed or detached garage) must match your house’s style and materials.
“Fences shall not exceed five (5) feet in height and shall be constructed of wood, vinyl, or other approved materials.”	Fences can be up to five feet tall and must be made of approved materials, no chain link or metal.
“Driveways and walkways shall be paved with concrete” Buyer is responsible for installing the concrete sidewalk	You can’t have dirt or gravel driveways; they must be concrete, and certain homes must have sidewalks
“No temporary structure, trailer, or mobile home shall be used as a residence.”	You can’t live in a trailer or temporary building on your lot.

Rule Wording (Legal/CCR Language)

Plain English Meaning

“All lots shall be maintained in a neat and attractive condition, including replacement of dead trees or shrubs.”

You must keep your yard tidy and replace dead plants to maintain curb appeal.

“Swimming pools, decks, and patios shall be located behind the dwelling and screened from view.”

Pools and decks must be in the backyard and hidden from the street or neighbors.

“Solar panels, antennas, and satellite dishes shall be placed to minimize visibility from the street.”

You can have solar panels or dishes, but they must be discreet and not visible from the front.

“The Committee shall have the right to require correction or removal of any non-conforming improvement.”

If you build something that breaks the rules, the HOA can make you fix or remove it.

Building Setbacks are established as 30 ft from the front, 15 ft from the sides, and 20 ft from the rear