

Vineyard Grove HOA – Single Family Homes

Outbuilding & Misc. Structure Policy and Guidelines

The following is intended to be a guideline for the approved location and installation of outbuildings and miscellaneous structures at Vineyard Grove. Please adhere to the following guideline:

All outbuildings and structures must be approved prior to any work starting on any outbuilding or miscellaneous structure in the community that is installed by a unit owner or owner contractor.

Instructions for Approval

1. Complete all necessary paperwork and/or inspections required by the City of Lebanon.
<http://www.lebanontn.org/>
2. Complete and submit Architectural Change Request “ARC” through your online homeowner portal. Must include approval from the City of Lebanon.
3. Once approved or denied, you will be notified through your portal.
4. Once notification for approval is received, you may begin construction.

Outbuilding and Miscellaneous Structure Installation and Type Guideline

1. **Material (Side, Front, Rear):** Hardie board siding only
2. **Material (Roof):** Same material as main dwelling.
3. **Maximum Size:** 10 Ft. x 10 Ft.
 - a. Sides, front, or rear of outbuilding cannot be visible to neighbors
4. **Location:** All outbuildings and structures must be inside approved **fenced** area in back yard.

Pools

1. Only in-ground pools are permitted. No above ground pools are permitted. All plans for in-ground pools must be submitted with an ARC Request. Proper surveys and permits are the responsibility of the homeowner.

Important Notes

1. All outbuildings and structures must be maintained under the same guidelines as the home per Declaration of Covenants, Conditions and Restrictions for Sawgrass
2. It will be the responsibility of all owners to call Tennessee One-Call and any utilities not a part of Tennessee One-Calls system to locate utilities before digging.