



KILLEARN HOMES ASSOCIATION, INC.

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ACC Frequently Asked Questions

The Architectural Control Committee (ACC) is responsible with regulating the aesthetic environment and standards within Killearn Estates by ensuring compliance with the existing covenants and any other standards deemed applicable by the committee. The ACC committee relies on the covenants and restrictions as the guiding authority for application decisions. Additionally, the covenants provide that the committee has the absolute and exclusive right to refuse to approve any submission, which in its opinion, is not suitable or desirable for any reasons of pure aesthetics, inconsistency with the overall harmony of the neighborhood or inconsistency with future development.

In an effort to condense the guidelines of the association, here are the general guidelines of the association based on project type. Please note that these guidelines are **not** all encompassing, nor should they be substituted as a replacement of the covenants and restrictions. The ACC reserves the right to deny any application for non-compliance with the covenants and restrictions or for any of the reasons listed above. Each application will be reviewed on a case-by-case basis to ensure compliance with the covenants and restrictions. For a copy of your full covenants and restrictions and a complete list of requirements per project type, please visit the association website at www.killearn.org.

Additions / New Home Construction

(Structural additions/modifications, new home construction, etc.)

- Must abide by building setback restriction
 - Located in article titled “Building Location”
- New additions must match the existing structure
- Must abide by building materials established in your unit’s covenants and restrictions
 - Located in article titled “Building Materials”

Concrete Work

(Concrete pads, patios, sidewalks, etc.)

- Concrete additions are allowed up to 1 foot away from exterior property lines
- Concrete pads and patios should be built in accordance with the size of the lot.
- If possible, concrete pads and patios should be built in areas that are not visible from the front of the road.

Decks/Patios

(Structural additions/modifications, new home construction, etc.)

- Must abide by building setback restriction
 - Located in article titled “Building Location”
- Materials should compliment the existing structure
- If deck is raised, elevation plans for the structure should be attached to application
- If patio is covered, a diagram depicting the pitch of the roof should be included
- Deck materials should be consistent across the entire project, no mixed materials.

Driveway

(Driveway installation, material change, driveway additions, etc)

- Must be at least 5 feet away from closest property line, up to 1 ft. away if driveway includes a turnaround pad feature.
- Only concrete and asphalt allowed. No gravel, roadbase, or other similar projects will be considered.

Exterior Painting

(Exterior paint, trim painting, brick painting, etc.)

- Proposed paint should be a generally pleasing color. Eccentric colors like black, hot pink, neon colors, will likely not be approved.
- When applying, please be as specific as possible when referencing different color choices. (i.e. – we will paint the trim brown, paint the door blue, and paint the siding white)

Fence

(Fence installation and modification, includes partial sections of fence)

- There are no requirements for fencing heights or styles, but generally speaking, most applicants submit a fence between 4 feet to 8 feet.
- Proposed fencing should be consistent across the property.
- Fences must be at least 6 inches away from the closest property line
- Fences **may not** pass the frontmost corner of the property on either side.
- Fences are generally allowed to be built up to the property line. **Golf Course + Lakefront Lots must abide by the 50 ft. setback restriction.**
 - See article titled “Building Location” for complete details

Landscaping

(For major landscaping renovations only)

- Proposed landscaping features should be generally pleasing to the community.
- The association prefers that non-invasive species are utilized wherever possible.

Outbuildings

(Sheds, pool houses, garages, gazebos, pergolas, etc.)

- Must abide by building setback restriction
 - Located in article titled “Building Location”
- Materials should complement the existing structure
- Proposed outbuildings should be built in accordance with the size of the lot
- Outbuilding roofs should match the pitch on the existing property

Pool

(In-ground pools only)

- Proposed pool should be built in accordance with the size of the lot
- Setback restrictions do not apply to the pool, but do apply to any erected structure that compliments the pool.

Roofing

(Roof installation and modification)

- Changes to the appearance of the roof, including material, color, design, etc. must be submitted to the ACC for approval prior to construction.
- If you are replacing a roof with no changes to design (same color shingle, same location, etc.), then you do not have to apply to the ACC.

Tree Removal

(Any tree removal with a diameter of 8" or more)

- Arborist opinions are required with any tree removal. The opinions should be written on company letterhead by the arborist that conducted the assessment. No hand-written opinions will be accepted.
- The only situation that does not require an arborist opinion is when the tree in question is causing active property damage, like tearing up the driveway, effecting the foundation, etc.
- Site maps are required with all tree removals. Hand-drawn site maps will not be considered.