

## GRAND HORIZONS ARCHITECTURAL CONTROL

Since 1997, when sales began, the Grand Horizons subdivision has become known as the most desirable and upscale manufactured home community in the Zephyrhills area.

Why have Buyers of more than 300 homes paid up to \$200,000 to live here?

The location is convenient. The large lots are a minimum of 60' x 100'. The 47,000 gallon swimming pool is huge. The Community Center, built in 2011, is large and useful, and the homes, most by Jacobsen, are up to 2400 sq. ft. in size. However, manufactured homes are not known to be stylish or attractive, and few have what real estate agents call "curb appeal".

The attractive appearance of the community is the defining factor.

After almost 20 years, how do we continue to attract buyers who wish to have new homes placed on our few remaining vacant lots, as well as buyers for our very active resale market?

We do this by maintaining the attractive appearance of the community.

Article VI in the first of our "governing documents" – the Declaration of Covenants and Restrictions - creates an "Architectural and Landscaping Committee" (ALC) and states:

"No structure of any kind, other improvement, or any exterior alteration, addition, deletion or repair (other than repairs restoring the structure or improvement to its original appearance and color) to any existing structure or improvement, including without limitation buildings, walls, fences, screen enclosures, landscaping and change of exterior color or finish, shall be erected, placed, made or maintained upon any Lot, unless and until the plans, specifications, exterior color and finish, location and construction schedule of the same shall have been submitted to, and approved in writing by the Architectural and Landscaping Committee".

Our community's attractive appearance has been, and continues to be, controlled and monitored by the ALC. The volunteer residents who form the ALC know their job will preserve the inviting environment and the harmony of the Community; all of which helps maintain property values.

Owners, who were attracted to the community by the Rules, sometimes chafe at having to follow them. They soon understand that if they disregard the Rules stated in governing documents and willfully disrupt the appearance of the Community that attracted them in the first place, they will be subject to fines and liens encouraging co-operation.

Many projects also require approval from the Zephyrhills Building Dept.

Additional relevant information may be found in:

Declaration: Articles 6.1 and 6.2

Rules: H – Maintenance of Lawn & Home  
I – Required Improvements to Lot & Home  
J – Lawn Ornaments  
K – Hurricane / Storm Shutters  
L – Fences  
M – Outside Antennas  
N – Outside Clothes Drying / Clotheslines