

Property Use Guidelines

One of the goals of the Jewel HOA is to assure that the Jewel is a great place to live. To assure this goal, the community was set up with certain covenants by which all residences must abide. This document further defines use restrictions per Section 3 of the Jewel HOA Master Association Declaration. In general, the following definitions will apply.

In order to preserve the aesthetic appearance and natural setting of the property, no exterior improvements shall commence unless plans and specifications have been submitted to and approved by the Architectural Control Committee.

Structures: In order to preserve the aesthetic appearance and natural setting of the property, no exterior improvements shall commence unless plans and specifications have been submitted to, and approved by the HOA Architecture committee.

Accessory Structures: No play houses, play sets, swing sets, basketball hoops, storage sheds, flag poles, fountains, lawn ornaments or other out buildings are allowed unless approved by the ACC. Allowed accessory structures, play sets, play houses, storage sheds and other out buildings must use natural materials, or materials consistent with the surrounding houses, be properly screened from view from the golf course and other neighboring properties and otherwise be consistent with the aesthetics of the property.

Minimum Square Footage: All Dwellings must have at least 1,300 square feet of living area on the first floor, excluding porches and garages, and be built with new construction materials.

Foundations: Poured Concrete or Concrete Block built on Poured Footings or other foundation systems approved by the MN Building Code and in writing by the ACC.

Siding: Fiber cement, wood, steel or aluminum siding and soffits. No vinyl, fiberglass or composites shall be allowed unless otherwise approved in writing by the ACC.

Roofing: The roof of any Dwelling shall be a minimum of 5/12 pitch and constructed of Architectural shingles, either composition or fiberglass, or other material approved by the Committee prior to construction. The use of sheet metal or similar material on the roof or exterior sides of any Dwelling other than as flashing is prohibited, unless otherwise approved in writing by the ACC. Roof ventilation shall be accomplished with ridge vents where ever possible.

Doors: Exterior door frames must be composite, polymer, metal or wood clad.

Windows: Window components must be composite, polymer or metal or wood clad.

Window Trim: 3 ½ inch minimum width of window trim around all windows and doors unless window or door is in brick wall with standard brick molding detail.

Gutters and Downspouts: Required on home and garage.

Fireplaces: Brick, stone or cultured stone veneer where exposed on exterior wall(s) including on walls that are required be built around, and enclose chimneys or flues that rise above the roof line.

Lighting: The use of exterior fixtures which minimize light trespass and that are referred to as full cut off, down lighting, or Dark Sky compliant are required on all exterior applications.

Driveways and Sidewalks: Poured Concrete or approved Concrete Pavers.

Landscaping: Lawn irrigation system required in front, sides and back of home. All landscaping shall comply with Section 7 of The Jewel Design Guidelines and should be in completed in compliance with Section 3.16 of the Declarations.

Mailboxes: Mailboxes should be consistent with the sub association standard. For cul de sacs, mailboxes must share a common post with no more than two posts per circle. See Lake City Postmaster for information on locations where gang boxes are utilized before installing any mailbox.

Vehicles: No trailers, boats, buses, motor homes, campers, snowmobiles or other types of recreational vehicles shall be parked on any lot or street for more than forty-eight (48) hours or less, if established by city law. The HOA may grant permits to park such vehicles for a period not to exceed fourteen days.

Fencing: Only decorative fencing will be approved. No Chain Link fencing is allowed. Invisible fencing is allowed. Fencing on all lots remains subject to ACC written approval.

General Appearance: Properties should be maintained to appropriate standards. Landscaping needs to be maintained. Recycling bins, trash receptacles and other personal property shall be stored inside an approved structure appropriately meaning out of view from neighboring properties.

Signs: A Real Estate "for sale" sign is allowed for home sales. They should be the standard in-ground mounted realtor sign.

Lots "for sale" are required to use a standard numbered sign issued through the HOA website. Political and other temporary signs may be displayed for no more than 21 days,

Note: Any advertising signage must be approved by the HOA Committee prior to being posted.

Manufactured or mobile homes and trailers are not permitted on the Property and no old or used house may be moved onto the Property. New prefabricated or pre-built homes from another location may be moved onto the property only with the prior written approval of the Committee.

Note: The Architecture Committee shall have the right to disapprove any plans and specifications upon any grounds consistent with the objectives of the HOA Declaration.