



Modification Request Information

Palomar Hills is a deed-restricted community and therefore the purpose of the modification process is to protect the interest of all homeowners by ensuring that permanent changes to any property are in keeping with the character of the neighborhood to enhance and not diminish its aesthetic appeal.

Please review the modification guidelines under Homeowner Responsibilities of the PHCA website before planning or making any changes to the property. Once you have reviewed the guidelines, please make your submissions through the online form. If there are any questions or additional information needed a PHCA representative will follow up to discuss. Approvals/denials are usually given within a three (3) day period.

Please note that pursuant to Lexington Fayette Urban County Government regulations, homeowners must obtain a permit from the Division of Building Inspection before building any structure or moving, adding to, or altering existing structures. A permit also is required for installation of a swimming pool, construction of a driveway or fence, or major remodeling of a home. We strongly recommend calling the Division of Building Inspections at (859) 258-3770 to determine if a permit is required before beginning any home improvement project.

For more information about the modifications process, please call the office at (859) 223-3740 or email admin@palomarhills.com

Palomar Hills Community Association, Inc. Modification Committee Policy for Fences

1. All proposed fences or privacy walls must be approved by the Modification Committee prior to installation
2. Fencing of the front yard areas will not be permitted
3. No chain link or unfinished aluminum fencing will be permitted
4. No fences will extend beyond the building line thirty (30) feet back from the interior side of the sidewalk (for corner lots this includes the side yard also.)
5. All fences will be minimum of three (3) feet and a maximum of five (5) feet in height; unless prior approval is obtained
6. Wood fences are preferred to have the boards running vertically to the ground. Boards must have spaces between each board and spaces must be greater than one-half the width of the boards. No stockade type fencing will be permitted
7. Fence cannot extend beyond the rear corner of your house toward the front
8. Fences surrounding concrete patios are considered patio enclosures. Those located within the yard space are considered fencing
9. ADDENDA dated 6/29/98 – Fences at the boundary line of Palomar Hills shall be of uniform construction. Style is to be “Shadow Box” 1 X 6 vertical with a maximum height of six (6) feet. (This is the style of fence along Man O’War near Lyon Drive, at the rear of the Villas). Perimeter lots, other than those bordering or visible from Man O’War Drive, shall be consistent with existing fences on adjacent properties provided they confirm to the fence guidelines
10. ADDENDA dated 6/29/98 – Support posts of all fences must be internal to the property
11. ADDENDA dated 5/10/99 – Post and rail landscape fences, made of stone or wood, no higher than 2 ½ feet

Palomar Hills Community Association, Inc.
Modification Committee Policy for Patio Enclosures

1. All proposed Patio Enclosures must be approved by the Modification Committee prior to installation
2. Enclosure of front yard areas will not be permitted
3. No chain link or unfinished aluminum fencing will-be permitted
4. No enclosures shall extend beyond the building line (30'TYP) at front or side yards including corner lots.
5. All enclosures shall be six (6) feet maximum height
6. On wood enclosures, it is preferable that boards run vertical to the ground
7. Enclosure shall not extend beyond the rear corner of your house toward the front.
8. On wood enclosures, boards must have spaced between each board. Spaces must be greater than one-half the width of the boards.
9. Brick may be used if it matches adjacent walls
10. Patio enclosures shall extend only to the limits of the patio and not include any lawn area
11. Through the wall HVAC is not permitted. HVAC for patio enclosures must be a "split-system".

Palomar Hills Community Association, Inc.
Modification Committee Policy for
Additions to Townhomes and Homes

- A. Exterior wall treatments shall be maintained by owner. Brick or siding on addition to match adjacent wall finish. Wall treatments shall continue to grade and in the case of a deck enclosure where supports are needed, these supports need to match the adjacent wall finish.
- B. Roof pitch shall be similar to existing roof lines and shingles shall match existing. Minimum roof pitch to be 4:12
- C. Exterior windows, doors and cornice shall match existing in style and detail
- D. Skylights will be permitted provided they are curb-mounted type
- E. Building permit must be obtained prior to commencement of work

These standards shall apply to sundecks converted to enclosed rooms

ADDENDA dated 2/6/95 for Screened Porch Additions

- 1. Support post shall be a minimum of 6X6 and continue to grade
- 2. Lattice work may be used under a deck
- 3. Items B through E above, apply to screened-in porches, patios or decks

ADDENDA dated 2/6/95 for Satellite Dish

- 1. Maximum size of dish is 18"
- 2. Dishes shall be bolted to wall surfaces away from view of front of house and adjoining streets
- 3. Sides of houses are fine if toward the rear
- 4. Deck mounted dishes would be least favorable.
 - New FCC Regulations allow size of dish to be maximum 1 meter