

Hill Farms Architectural Review Committee

Fact Sheet 2

Project Review and Approval

Review your Property Deed Restrictions

Deed restrictions can be found at [Covenants, Restrictions and Easements](#).

Projects requiring HFARC evaluation and approval:

- New house construction/house replacement construction.
- House additions (first and second floor additions).
- Garage additions.
- New wood deck and/or wood deck additions. (Decks must comply with side and rear yard setback requirements.
- Exterior house alteration/remodeling that changes the house exterior appearance, exterior materials and/or existing roof line. (Note: re-roofing and/or re-siding of a house with the same building materials does not require approval.)
- Installation of a new fence within the street setback requirements for the house.
- A request of a variance to construct any building structure on the lot, other than the main residence and/or garage, as specified in the deed restriction, e.g. playhouses, playground equipment, hot platform/enclosure.
- If a City of Madison building permit is required to build a new or renovation project, be sure to contact the HFARC to see if HFARC approval is also required.
- Modifications to existing parking lots in apartment buildings. (Re-surfacing or re-painting of parking stripes does not require review by the HFARC.)

Please direct questions to the HFARC Chair or HFA President listed in your directory.

May 2007