

# ARC Guidelines

April 2024

- All exterior changes require an ARC form submitted for approval.
- Maintaining original design and look is of utmost importance.
- Trash cans and Recycle bins are to be stored inside the garage. Outside storage is not permitted, including the side or behind the home.
- Painting: Each year the HOA paints 15 units on a 6-year rotation, they will be painted the color they were previously painted. If a change is requested, an ARC form must be submitted with the desired color(s), in addition it is required that both homeowners agree and have signed the ARC request form. It is not the responsibility of the Board of Directors to facilitate the color changes between homeowners.
- Patio and Deck Covers: No permanent structures will be allowed.
- Sun Sails will be permitted and only approved if the Awnings dimensions are less than the size of the existing deck or patio. Please include proposed mounting for approval.
- Gazebo like structures will be constructed of metal only with canvas material for the top and sides, no other structures will be allowed. These Gazebos will be winterized by removing the tops and side curtains for the winter, where applicable.
- Any covers/awnings found to be damaged and unsightly will be considered a nuisance and must be removed.
- Roof mounted sunshades are discouraged.
- Windows: All street facing windows will match the original style and design of the unit, side, and rear windows may be of different style and must be approved.
- Garage doors: 16 or 32 Panels, the door on both units must match. Doors will be painted to match the base color of the exterior. Doors can be installed in white, or color matched. The HOA will paint to match the base color, on the next paint schedule.

- BBQ Grills: Gas or Electric is preferred on all non-concrete surfaces.

It is not recommended to use charcoal grills on wooden decking. All grills will be stored on the back deck/patio or in the garage.

- Roofing Materials: Only 30-40 year composite Weathered Wood, GAF Timberline, Owens-Corning.
- All Holiday decorations shall be removed by the End of February.
- Additional Items not permitted:

Basketball Goals, Fencing, Home Additions, Hot tubs, Pergola's, Play/Swing Sets, swimming pools, sheds or outdoor structures, Trampolines, Tree Houses.