

Architectural Review Board (ARB)  
Supplementary Guidelines  
Adopted by the ARB/Board of Directors (6/27/18 rev.9/25/18)

These guidelines are intended to supplement those in the Declaration of Covenants, Conditions and Restrictions pursuant to Article VII Architectural Control, Section 10 ARB Rules. Specifically, the following pertains to the "...standards for ...the review of any matter to be brought before it [the ARB] and the inspection and final approval of any completed work done pursuant to an approval of the ARB."

Supplemental Review Standards for reviewing applications for alteration(s).

If applicable Sections under Article VII do not sufficiently address an alteration application for purposes of approval or denial, the ARB should refer to these supplementary guidelines as follows. In the event the following is also insufficient for purposes of approval or denial, the Board of Directors, by majority action, shall render the approval or denial or variance.

Exterior Paint

Options for painting or re-painting a house and out-building such as a shed.

Option 1. Re-paint the same color scheme. (walls, doors, windows, shutters, trim, etc. remain the same). The paint can be obtained from any paint store by color match. The walls, doors, shutters and trim can be flat, satin, semi-gloss or gloss;

Option 2. Paint a different color. Choose a color scheme from Highland Homes ValsparPro (12 options). The paint can be purchased from any store via color match and can be flat, satin, semi-gloss or gloss ; or

Option 3. Paint a different color. Choose a color scheme from PaintDrop by Valspar (18 options). The paint can be purchased from any store via color match and can be flat, satin, semi-gloss or gloss.

In any case, the exterior wall color may not be the same as the houses adjacent to either side unless it was that way originally. The Board may consider a request for a variation from the stated guidelines at their discretion.

Plantings and Landscaping

There must be clear space along and near both sides of the common sidewalk. No plantings and/or landscaping shall be permitted along or near the common sidewalk. All plantings and landscaping including bricks, curbing, borders, etc. must be kept at least 10 feet from the common sidewalk. Any growth including branches, limbs, stems or other growth from the plantings must be kept trimmed

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back from the sidewalk. Also, spacing from property lines should be sufficient to prevent plantings from encroaching upon neighboring properties at the time of planting as well as when the plantings mature.

### Separate buildings (shed or stand-alone building)

Sheds and stand alone buildings are permitted only with a fenced yard. The fence must be non-transparent so as to obscure 6 feet of the shed from the ground up. No shed can be greater in dimensions than 10 feet wide and 10 feet deep. In any case the building cannot be occupied by anyone overnight.

### Additions onto House

Additions onto a house, also including but not limited to converting screen rooms and porches to enclosed rooms, must have the same architecture, shingled roof, windows, exterior finish and color as the house. Substituting French style doors for original doors and sliders is permissible.

### Storm Doors and Exterior Window Treatments

Storm doors must be architecturally consistent with the house including design and style. If other than brass finish, the color must be consistent with the house trim color. Exterior window treatments, such as tinting should be typical gray in color, not black or any other colors. Treatments such as faux shutters are permissible and must be painted the same color as the trim and/or front door.

### Storm shutters

Working storm shutters would typically be denied especially if they have a commercial look but could be considered by the ARB/Board if they match the architecture, style and color of the house.

### Gutters and downspouts

Gutters and downspouts must be white unless the trim is very dark in color in which case they can be black. For pool cages, the gutters can match the pool cage color (white for white, black for black, black for bronze) in the back of the house but the front and sides must be white unless the trim is a very dark color in which case they can be black.

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### Other modifications

Modifications such as, trash-can screening, patios, screened porches, driveway painting, pavers and/or bricks, etc. would be approved on a case by case basis taking into account the color and style of the house and modifications and visibility to other houses.