

2004 Architectural Guidelines' Highlights

Architectural changes that require advance Board approval:

- Replacement of original materials for siding and trim – see V.C
- Addition of storm door deviating from approved model (e.g. with pane dividers) – see V.D1
- Addition or replacement of metal security door – see V.D3
- Replacement of windows – see V.E1
- Removal or addition of window shutters – see V.E2
- Replacement of garage doors if different in materials and/or design – see V.F
- Addition of skylight on rear roof – see V.I
- Replacement/changes/extension of rear deck – see V.N
- Addition of stairs and/or privacy divider or other features on rear deck – see V.N
- Application of opaque stain on rear deck and/or deck stairs – see V.N
- Van Tuyl owner wishing to replace 'stockade' fencing with 'alternating board' fencing – see V.O
- Van Tuyl owner wishing to wrap fence around end-unit – see V.O
- Planting of a non-approved tree in front yard – see V.P

Architectural changes that do not require advance Board approval:

- Exterior paint in approved color palette – see V.A
- Covering of concrete front steps with brick (provided...) – see V.B
- Addition of storm door in approved model and colors – see V.D1
- Removal of louvered shutter door (provided...) – see V.D2
- Removal of iron security door (provided...) – see V.D3
- Replacement of garage door (or segments of it) in same material and design as original – see V.F
- Roof replacement in approved materials and colors – see V.G
- Addition of attic fan on rear roof – see V.H
- Replacement of existing sky light with same profile – see V.I
- Replacement or addition of exterior light fixtures (provided...) – see V.J
- Replacement or addition of house numbers (provided...) – see V.K
- Installment of satellite dish in rear side of house – see V.M
- Application of clear sealer or (semi)transparent stain to rear deck – see V.N
- Replacement of fence (provided...) – see V.O
- Application of clear (colorless) sealer (not stain) to fence – see V.O
- Replacement of front yard tree from list provided in V.P
- Installation of stone wall in front yard not higher than 12 inches – see V.P
- Landscaping in front, side or back yard – see V.P
- Sales/ rental/ security/ holiday signs (provided...) – see V.Q + R
- Flag staff attached to front wall (max. 6 feet) – see V.S
- Small dog house or firewood (provided...) – see V.S

Architectural changes that require advance notification of neighbors:

- Changes to rear deck (replacement, extension, different design or materials...) – see V.N
- Addition, change or replacement of privacy divider between rear decks – see V.N

List of “non-compliant” issues:

- Materials (wood, iron, masonite, conglomerate...): rotten, damaged
- Gutters and downspouts: missing, loose or not properly secured – see IV
- Painted surface: peeling or faded – see V.A
- Painted surface: unapproved color – see V.A
- Bricks, mortar: broken, missing, loose – or painted – see V.B
- Brick walls/steps, concrete steps, landings or walkways: overgrown, heavily stained, painted – see V.B
- Shutters: missing, bent, loose; with faded paint or non-approved color – see V.E2
- Mullions: partly missing, broken, not perpendicular – see V.E3
- Dormer windows without shades or curtains (white or black) – see V.E4
- Dormer windows with plastic covers torn or not securely hung; (if plastic is in good shape, owner has until 01/2005 to replace plastic with shade or curtain) – see V.E4
- Window screens: partly missing, bent, loose – see V.E5
- Shakes, shingles, ridge vents, flashings: loose or missing – see V.G
- Exterior light fixtures: broken glass, corroded metal – see V.J
- House number: invisible, not set on trim-white backboard – see V.K
- Driveway: heavily stained, mildewed or with cracks larger than $\frac{1}{4}$ inch – see V.L
- Deck, privacy divider, deck stairway: structurally weak, unauthorized design, painted – see V.N
- Wooden front door steps: painted – see V.N
- Fence with missing, insect-damaged or broken boards or poles; with panels and posts detached or leaning over; with broken or missing gate hinges; painted or stained – see V.O
- Front and back yard: not maintained in good condition, trees not pruned, grass taller than 6 inches, weeds or dead leaves all over... – see V.P
- Retaining walls between some properties: deteriorated, not provided with drainage pipes for downspouts – see V.P (end)
- Signs on common grounds – see V.Q
- Unauthorized structures, debris, litter, decorations, signs, etc. – see V.R, S
- Firewood: stacked closer than 3 feet from fence or walls – see V.S
- Trashcan stored outside or on times other than trash collection – see V.T