

The Architectural Control Committee (ACC) has undertaken a review of the Ridgeview Architectural Control Committee (ACC) Guidelines with the main intent of updating them to be current with changes that have been implemented in the community, for which precedent exists to warrant these updates in materials, finishes, and styles that may be considered by home owners for maintenance and improvements. Additionally, the document is being updated for consistency, clarity, and an easing of requirements on a few changes that have required approval. Also, the Architectural Approval Application process is updated to provide for electronic submittal. The desire is to ensure that the Architectural Control Guidelines are maintaining the character of the original architectural theme and intent of harmony of appearance in the community with allowances that reflect updated styling and color and advances and appearance improvements in building materials.

It's important to remember that all home owners in Ridgeview have agreed to abide by the Home Owner Association (HOA) Covenants, Conditions and Restrictions (CC&Rs) when purchasing their home. Recognizing that we are all individual home owners, with individual taste in style and different ideas of how we would like to improve or upgrade our properties, the HOA, CC&Rs, and associated Architectural Guidelines exist for the purpose of maintaining bounds of reasonableness and harmony within the Association. The HOA Board and the ACC members want the community to know that we don't believe our purpose is to impose conditions and restrictions of our own making, but to help insure that all owners abide by the governing documents, that home owner changes and maintenance are appropriate relative to these documents, that changes do not have an adverse effect on neighbors and the community as a whole, and that community standards are upheld.

As a reminder, the majority of improvements made to the exterior of your home and front property require Architectural Approval Application submittal and ACC approval. Many home owners have made improvements without approval, which could result in a violation being issued and the potential of having to alter work performed if determined to not meet ACC Guideline standards. Of note, when repainting your home, ACC approval is required, even when repainting with the same colors. The intent is to ensure that paint colors used are within the currently approved color palette range, and that any exceptions are reviewed and approved by the ACC.

As part of this review, the new HOA board and ACC has taken a look at the broad picture of appearance of the community - where did we come from, where are we now, how did we get here (approved versus unapproved changes), where do boundaries need to be set or re-established, what has gone too far, and how all this should be addressed.

- We are issuing recommended updates and revisions to the Architectural Control Committee Guidelines for community review and comment. These changes have been redlined into the current version of the Guidelines. Additionally, a Guidelines Change Summary is provided, which outlines in summary form, the sections of the document that have been updated.
- We would like to solicit input from the community and attempt to reach a general agreement amongst community members of what is acceptable and what we want to look like going forward, now that the development has been in existence for 32-plus years, while maintaining a balance of harmony with some allowance for individualism and style/color trends in improvements.
- We have developed a survey for community input in these areas which follows as the last page of this document.

**Background - where we come from and the intent of HOA regulation** (from the CC&R's & Design Guideline Appendices)

*The covenants, conditions and restrictions set forth in this Declaration constitute a general scheme for the development, protection and maintenance of the Properties to enhance the value desirability and attractiveness of the Lots for the benefit of all Owners of Lots therein.*

*The “theme” for our community is the “Traditional Ranch” style, using strong, simple elements. “Buildings will incorporate materials such as wood siding, stucco and masonry...low contrast earth tone color schemes... A sense of individual ownership and entry will be defined by the restrained use of selected contemporary accent colors.*

*The architectural committee shall approve plans and specifications submitted for its approval only if it deems the construction, alterations or additions contemplated thereby in the locations indicated will not be detrimental to the appearance of the surrounding area of the Properties as a whole; that the appearance of any structure affected thereby will be in harmony with the surrounding structures and in conformance with The Villages Design Guidelines dated April 30, 1986 (Exhibit C)...*

*The Architectural Committee shall have the right and duty to promulgate reasonable standards against which to examine any request made pursuant to this Article, in order to ensure that the proposed plans conform harmoniously to the exterior design and existing materials of the buildings in the project.*

*Pursuant to Article 10, Section 2 of the Declaration, Architectural Control Committee (hereinafter referred to as the “ACC”) approval must be obtained by the homeowner before any improvements may be constructed or landscape installed. The intent is to maintain the harmony of the Association.*

In summary, the intent of community standards is to ensure harmony in appearance and consistency in materials and colors in conformance to The Villages Design Guidelines – wood, stucco, masonry with low contrast earth tone color schemes and limited use of contemporary accent colors.

Original home colors included mainly off-white/cream to light tan color stucco and light to medium brown trims with varying complimentary wood facing colors, with some homes having off-white color stucco with white trim and light grey and light yellow wood siding colors. Roof colors were ranges of lighter to medium browns and light/medium greys.

### **Where are we now – 32 years later ?**

There are many noticeable changes from the original build and color schemes. From a big picture, we looked at the cumulative effect of these changes, the need for updates and maintenance, how changes affect harmony, and what the HOA should focus on.

From a big picture standpoint, we believe the HOA focus should be on identifying what outliers exist in the community and then decide how to deal with them. What is there that we do not want to allow to become precedents? What are the conditions and levels of non-conformances in the community that require action? At what level does lack of maintenance start to affect community appearance and home values? Who determines this and how is the community involved in making these decisions?

The major findings break down into two areas.

#### **1. Home / Roof Colors:**

Many homes are now painted in colors outside of the original color schemes. Darker wood siding and stucco colors with white trims are more common. Most of these look fine, some may be either too far on the dark side, or are of colors that don’t necessarily blend well with each other or with the colors being used in the community. Many of these homes did not use colors in the range of the recommended color palettes. There are a few homes that have used colors that do not fit in the community and should be not be used going forward to prevent the classic ‘pink house’ scenario the HOA is supposed to prevent.

There are homes that have been painted with new colors where the paint is washing out or shows signs of paint running. There are a few homes painted with new colors where, it appears, the final color outcome was different

than expected because the underlying color had effect on how the new color shows or started showing through as the new color deteriorated.

There are a couple of homes with roofs that were painted black without pre-approval. Is this OK, do these blend in with the community, and how will this hold up under the elements? There is a home that was recently re-roofed using existing tile, but a significant number of new tiles were also required due to attrition. There is a noticeable difference in color on a large roof plane, with the new tile on the upper ~25% and the remainder being existing tile. Is this OK, or do we recommend a different approach be taken to avoid this in the future?

### **Colors - where do we want to go ?**

Existing color palettes are in the process of being assessed for update. We will be soliciting community input on this. These palettes aren't intended to restrict home owners from using different colors, but the goal is to provide options and guidance, and build community consensus on a reasonable spectrum of colors that will aid in keeping a sense of harmony in the development. Other colors will be considered by the ACC on a case by case basis.

Once the new color palettes are reviewed by the community and approved, the ACC and Board will then develop a list of homes that are painted with colors that are believed to be outside the bounds of what is considered to be in harmony with the community. These owners will be notified and requested to consider colors within the updated color palettes at their next planned repaint in the future.

We are soliciting community input on whether there should be a continued allowance on painting of roofs, particularly in colors outside the existing community colors, and on how best to treat roof tile color mismatches when re-roofing.

## **2. Fencing / Walls**

This may be the area with the largest degree of variety that now appears in the community.

Wrought Iron Fences: There was a recent rule change requiring that wrought iron fences be painted black, in order to maintain consistency across the community (also noted as a potential cost savings to home owners because most wrought iron fences now come in black). There will be a lack of consistency in place for years as some fences are black and some are brown. What was missed is that there has been no standard maintained for replacement wrought iron fence style(s). There are now replacement black and brown fences in place, and there is variation in style, and most are not the original wrought iron fence style of the community. There is also a white vinyl 'wrought iron look' fence that has replaced the original wrought iron fence along one of the utility easements.

Vinyl Fences: There are many wood fences in the community that have been replaced by vinyl fences, most of which are white, some are beige or a mix of white and beige. This change in fencing has more visual impact to the community than a black or brown wrought iron fence of almost any style will have. The white vinyl fence stands out much more than the wood which, stained or unstained, blends more into the background. So, this is an area where a lack of consistency and high visual impact exists.

Wood Fences: There are wood fences in the community now that are of different style than the original standard wood fences. Some have horizontal slats, some have plain vertical slats without the upper and lower encasement rails. Some wood fences are unpainted, some are painted with home colors, some are painted with colors different from home colors, and some are stained with many different stain color varieties throughout the development. There are many locations where adjacent properties have different types of fencing altogether joining along the front. Many homes have block front walls, or stucco'd block walls. Many homes have front metal or wrought iron gates of greatly varying styles and sizes.

The point of all this is what are we or should we be concerned about and what, if anything, do we do about it? Since we already have many types of fencing in the community, does it matter, as far visual impact, if wrought iron is painted black or the original brown and is there a need to control wrought iron fence style?

**Stucco Walls:** Perimeter stucco walls at the rear and sides of properties, some with wrought iron fencing mounted on them and some without, are common in the community. With the exception of monument walls, these are walls that belong to the home owners, who are responsible for their maintenance. Looking across the community, just about all the stucco walls could use painting and some are in need of stucco repair. Some portions of these walls have been painted, but in color that is noticeably different than the adjacent stucco wall(s), that probably have never been painted. Some of these walls are much more visible than others due to height differences or blockage by slope landscaping. We believe this to be an area where a color standard is needed to prevent a patchwork quilt effect when walls are repainted.

### **Fencing / Walls - where do we want to go ?**

**Wrought iron fences** – Given that a number of wrought iron fences have already been replaced with varying styles in locations that face streets, both inside facing community streets and on the outside facing perimeter of the community, is it essential or desirable to control wrought iron fence style going forward, or do homeowners want to choose what they like, as long as the styles are similar and generally resemble the original wrought iron fencing? We would like community input on this.

The ACC may consult with fencing companies to determine if discounts may be offered to association members if enough home owners were interested in replacing their wrought iron fences. If this were to occur, we would like to know how many homeowners would be interested to get an idea of potential participation.

**Perimeter stucco walls** – The ACC will work on identifying a color standard resembling the original stucco color that can be used by homeowners for repainting perimeter rear and side yard stucco walls that face streets. Homeowners can still use color of their choosing, per ACC Guidelines, for stucco walls elsewhere on their property.

The ACC and Board may also look into the cost of a one-time full-community paint/patch of perimeter walls and the related cost per homeowner as a special assessment. This would generally improve the appearance of the community and would eliminate a ‘patchwork quilt’ visual effect of painted versus unpainted stucco walls and paint color difference.

**Interior fencing / walls** – Should there be a stop put on use of certain fence styles (e.g. wood not conforming to original wood fence design) ?; is there any concern with the variety of fence and wall styles found in the community ?; should there be more control or review of neighbor to neighbor fence styles to reduce visual inconsistency ?

**The ACC and Board are issuing the attached draft update of the community Architectural Committee Control Guidelines and this summary of big picture items to be addressed for home owner review. We believe community members should have a voice in these recommended changes and in how these items are addressed, and would like your input. Residents are encouraged to walk or drive through the community and make their own observations of where we are today and think about the direction the community should go and where limits should be drawn.**

**A survey form follows to collect input. Please submit any input or comments you might have within the 28 day comment period either via email or mail to Action Property Management.**

**Ridgeview HOA Architectural Guidelines Survey**

1. General comments, disagreements, or items of concern not addressed related to the Architectural Control Committee Guidelines updates ?
2. The HOA plans on opening discussion with the community regarding updates to the HOA approved paint color palettes. This will be addressed / scheduled in the not too distant future. For now, are you OK with the range of options in the current paint color palettes? If not, in general, what do you think should be added? Are there any homes currently painted with colors you believe should not be allowed going forward?
3. Should the HOA allow painting of roofs, particularly in colors outside the existing community colors? Explain
4. Should the HOA control re-roofing with existing tile that may require a large amount of new tile (with different color appearance) because of loss during removal to the extent that the appearance of tile color mismatch is controlled?
5. Moving forward, should wrought iron fence style be controlled by the HOA or should the choice be left to homeowners (with ACC application approval) to choose what they like, as long as the styles are similar to what exists in the community and generally resemble the original wrought iron fencing?
  - 5.a. If the ACC and Board were to consult with fencing companies to determine if association members could receive discounts according to volume of home owners that would replace their wrought iron fences, are you interested at this time in replacing your wrought iron fence?
6. For initial input purposes, would you support a one-time full community paint/patch of perimeter walls and the related cost per homeowner as a special assessment? (Cost per home owner and official vote to be dealt with at a future time.)
7. What are your general thoughts on interior fencing and walls? Should there be a stop put on use of certain fence styles and are there any concerns with the variety of fence and wall styles found in the community?
8. Any additional comments or inputs the ACC and Board should consider?