

**Architectural Control Committee Guidelines**  
**Summary of Changes 5/2/22**

**Section I. PURPOSE**

Updated wording from "...approval must be obtained by the homeowner before any improvements may be constructed..." to "...before most improvements (described herein) may be constructed..."

**Section II. APPLICATION AND REQUIRED COPIES**

Currently, Architectural Control Committee Guidelines requires two copies of the Architectural Approval Application to be mailed to Action Property Management. This section is updated to allow submittal via email to the HOA property management company.

**Section III. GENERAL**

When painting home with new colors, adds requirement to paint adequate color sample areas on all affected home material types to ensure that colors will show true to color samples.

Adds advisement that HOA approved color palettes for exterior home painting may be found at Vista Paint color palette archive. Adds notation that currently approved Vista Paint color palettes have been added to the Guidelines Appendices.

Eliminates need to submit color samples when re-painting home with the same colors, allowing application to be submitted with photo of home for reference.

**Section IV. DRAWINGS**

- A. Plot Plans - (Amended to only require that plans show the facing side-walls of the adjacent homes only if new construction will be visible by or will affect neighbors.
- B. Roofing – Distinguishes between new roofing due to an addition versus reroofing existing home. Clarifies that ACC approval is not required for roof repairs. Adds requirement for ACC approval for reroof using new roof tile and total re-roof using existing tile where tile loss/damage during removal is expected to result in the need for a large number of new replacement tiles.

**Section V. ARCHITECTURAL MATERIAL STANDARDS**

- A. Removes reference to attached outdated wall and fence product type sketches and references photos of wall and fence types commonly found in the community added to Section VIII Appendix. Clarifies that ACC approval is required only for new wall, fence and gate installations or for replacements that are a change in design or material.
  - 2.a. Clarifies that wood fencing may be unpainted or that a clear protectant may be used (community precedence)
  - 2.b. Clarifies new wrought iron fencing to be black. Allows option for existing wrought iron fencing, when repaired or repainted, to be painted black or the original brown color. Requires ACC approval of replacement wrought iron fencing.
  - 2.d. Adds allowance for use of vinyl fencing in the community with ACC approval (community precedence)

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- 8. Clarifies ACC approval is not required for unstained wood fences or for applying clear protectant to wood fences. Removes home accent color as an allowed option for painting fences without HOA approval.
  
- B. Updated to no longer require ACC approval for rear yard cement slabs and walkways with other than natural color
  
- C. Adds reference to balconies, decks and gazebos to guidelines
  - C.1. & 4. Updated to allow the use of aluminum material for patio covers (community precedence)
  
  - C.2. Removes home accent color as an allowed option for painting patio covers, decks or balconies without HOA approval
  
  - C.3. Updated to eliminate use of stone material on patio covers
  
- D. Item 3 added requiring changes or replacement of garage doors be submitted for ACC approval.
  
- E. Storage Sheds – adds (5) consideration for resin or vinyl sheds may be given by the ACC providing the shed harmonizes with the home and with the surrounding community. Revises (7) to only require neighbor permission for sheds if shed is visible from neighbor’s property or affects line of sight.
  
- F. Landscaping
  - 1. Revises height of rear yard plantings not requiring ACC approval from 3’ to 6’ (fence height)
  
  - 3. Adds items (a) allowing use of water conserving landscape and (b) allowing the use of artificial turf with appropriate ACC approvals

**Section VI. MISCELLANEOUS**

- E. Eliminates need for ACC approval for exterior lighting additions or changes, other than for those which could create an annoyance to neighboring residences
  
- F. 4. Eliminates requirement that solar panels not cover more than 25% of the roof space on the side of the pitch that they are installed (community precedence)
  - 5. Eliminates this requirement that solar panels are not allowed in view from the street (community precedence)
  
- J. Adds notification that pet owners shall take measures to minimize noise from pets and to consider neighbors in the community by preventing prolonged, uncontrolled animal noise.
  
- N. Adds allowance to community signage for temporary placement of signs for yard or garage sales
  
- O. Deleted item ‘O’ as redundant for items not requiring ACC approval

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- Q. Revises requirement for satellite dishes to not be clearly visible from the street to dish should be installed to minimize visibility (community precedence)
- S. Clarifies that replacement mailbox posts be of the original community design and painted white and that appearance of posts shall be maintained using white paint.

Section VII. NEIGHBOR NOTIFICATION

- A. Update to clarify requirement that applicant is to verify that neighbors notified and signing application are the home owners and adds neighbor non-resident home owner notification and approval process.
- B. & E. Revised language from ‘neighbor notification’ is required to ‘neighbor home owner notification’ is required

Labels attachments as Section VIII. Appendices:

Removes illustrations of wall and fence product types, replaced by photos of typical wall and fence types found in community.

Adds sample illustrations of HOA approved Vista Paint color palettes

Architectural Approval Application - Revises Neighbor Advisement Form:

Clarifies form to require neighbor home owner sign off on ACC applications

Adds instruction regarding neighbor non-resident home owner notification and approval process.

Adds option for email submittal of Architectural Approval Application to property management point of contact