

Topic	Guidance
Architectural Control Committee (ACC) Guidelines	The majority of improvements made to home exterior and front property require an Architectural Application submittal and approval. Architectural Applications may be found on the Action Property Management web site. Home owners should submit applications at least 30 days in advance of planned work start to allow for application processing by ACC. Applications may be submitted by mail or email. <u>These FAQs are intended to be a quick-look guide – please refer to ACC Guidelines and CC&Rs for official guidance and process.</u>
Basketball Poles/Hoops	Architectural Application approval is required prior to installation. Pole must be located in rear or side yard. Backboard or hoops may not be mounted on homes, garages or fences. <u>Neighbor notification is required.</u>
Deck / Balcony / Patio Covers / Gazebos / Trellises	Architectural Application approval is required prior to installing. Decking that overhangs slope areas is not allowed.
Doors – Exterior Screen	Architectural Application or approval is not required if: screen doors are made of wood or metal of substantial construction. Unacceptable materials are unpainted aluminum and fiberglass. Screen Door design must be compatible with the general architectural design and color of the house and must be consistent with the general appearance of the community. Screen doors not meeting this criteria require ACC approval.
Doors - Garage	Replacement of garage doors requires Architectural Application approval of design, material and color
Electrical / Lighting - Exterior	Exterior landscape/walkway lighting must be low voltage. Higher voltage lighting is allowed if it is not directed at neighboring residences, or if it is placed so that it does not create an annoyance to the neighbors. Any lighting additions not meeting these requirements shall be coordinated with potentially affected neighbors and submitted for ACC approval
Fences, Gates & Walls –New or Replacement	Architectural Application approval is required only for wall, fence and gate replacements that are new or a change in design or material.
Hardscape – Driveways / Walkways / Patios	Architectural Application approval is required for all new or replacement cement or paver work on the front yard side of owners fencing. ACC approval of cement slabs and walkways is not required where the cement slab or walkway is located in the rear or side yard, behind the owners’ fencing. Owners are required to obtain any necessary city permits and are responsible for ensuring proper drainage to the street.
Landscape	Architectural Application approval is required for all front yard landscaping changes, plantings, and installation of permanent irrigation systems. Rear yard landscaping changes do not require ACC approval with the exception of plantings which exceed or will grow to exceed six (6) feet in height.
Landscape – Artificial Turf	Architectural Application approval is required for installation of front yard artificial turf prior to start of work.
Landscape – Water Conserving	Architectural Application approval of design, plant and material type, and material colors is required prior to installing front yard water conserving plants, bark and stone.
Landscape - Trees	Architectural Application approval is required for any tree planted in front yard, and any tree planted in the back yard that will exceed six (6) feet in height.
Lot Drainage	All drainage from improvements shall be constructed to return drainage to the front street. No drainage pattern shall be altered to cause drainage to flow into neighbors’ property or on any slope. All drainage must be cored through the curb, and may not run over the sidewalk.
Mailboxes and Posts	Mailboxes and mailbox posts are standard, located at the sidewalk, and are the responsibility of the owner(s) to maintain. Individual mailboxes are to be repaired or replaced by the owner and cannot be painted or altered from the original standard white box without Architectural Application approval prior to installation. If the post needs repair or replacement, the cost to do so will be shared by the owners utilizing the mailboxes on the post. No additional boxes such as newspaper boxes or other special features can be added without Architectural Application approval prior to installation.

Architectural – Frequently Asked Questions

Painting - Fence, Gate & Wall	Approval is not required if painting, staining, or weatherproofing wood fences and gates so long as the material applied is either clear, or closely matches the color of the stucco, wood siding, or trim colors on the home; or stucco wall color matches the home stucco, wood siding, or trim color. Painting of wood fences, gates and stucco walls any other color is not permitted unless an Architectural Application is approved.
Painting - Home Exterior	Architectural Application submittal and ACC approval is required for <u>all</u> home repainting. Refer to Ridgeview HOA color palettes for paint color guidance. Owners repainting to existing colors need only to provide a home photo with application. All other applications shall include paint color samples. The ACC may disapprove color changes outside the color palette color spectrum.
Pool / Spa	Architectural Application must be submitted with plan details and approved prior to any installation. Owners are required to obtain any necessary city permits and for ensuring proper drainage to the street.
Roofing	Architectural Application and approval is not required for roofing repairs when existing tiles will be used. For a total re-roof using existing tile, when tile loss/damage during removal is expected to result in the need for a large number of replacement tiles (~5% or greater), Architectural Application approval is required to confirm replacement tile is close in appearance to existing tile and located as inconspicuously as possible. For a total re-roof with new tile, Architectural Application approval is required and the tile material, appearance and color shall be provided in the application.
Satellite Antenna Dish	Architectural Application approval is required. Location of dish on house to be included in application. All satellite dishes are limited to 39" maximum in diameter, shall be installed in a professional manner, and to the greatest extent possible, installed to minimize visibility from the street.
Solar Panels	Architectural Application approval is required. Solar panels should be placed so as to be as unobtrusive as possible from street view, however the Association recognizes that panel placement is dependent upon home orientation and available roof exposure.
Storage Sheds	Architectural Application approval is required prior to installation. Applicant shall obtain written permission for construction of the shed from adjoining property owner(s) and any other owners if shed will be visible to neighbors or if neighbor's line of sight may be affected by the shed.
Structural Changes / Additions / Remodels	Architectural Application submittal of detailed plans and ACC approval is required for all changes, remodels and additions that change or affect the exterior appearance of the home. Owners are required to obtain all necessary city permits
Windows	Architectural application is not required to replace existing windows. Blinds, rolled shutters, or sunshades are not permitted on the exterior of the front windows. Security bars visible from the exterior on windows and doors are not allowed