



GREEN SPRINGS PATIO HOMES

Architectural Regulations

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Our goal is to ensure that all property owners comply with the community's **Covenants and By-laws** to protect the rights, aesthetics, and property values of all residents.

Any homeowner planning to make **repairs or improvements** to their property must submit a **written request** using the official **Architectural Request Form** *before* beginning any work. This includes, but is not limited to:

- Exterior painting
- Roof replacement
- Construction of buildings or sheds
- Fencing installation or replacement
- Room additions
- Siding changes
- Driveway or walkway modifications

Eligibility

- Homeowners must be in **good standing** and **all dues and assessments must be current**, to be eligible for architectural approval.
- Applications from homeowners who are not in good standing will not be considered until their account is brought up.

Application & Approval Process

- **All improvements must be approved by the Board of Directors prior to the start of any work.**
- Failure to submit a completed request **with all required attachments** before beginning construction may result in **denial** of your request.
- If any work is completed **without written Board approval**, the homeowner may be:
 - Required to **remove** the unauthorized improvement,



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- Instructed to **restore** the property to its original condition at the homeowner's expense, and/or
- Subject to **fines**.

We strongly recommend that homeowners consult the community's **Covenants and By-laws** before submitting any architectural request. These documents are available at:

👉 www.islandgreengreensprings.com

Review Timeline

- Once your application is received, it will be reviewed at the next regularly scheduled Board meeting.
- Please allow **up to 45 days** for a decision after submission.
- If the project is not completed within **30 days** of the estimated completion date, a **new form** must be submitted for review.

Compliance

- All construction must comply with **county codes** and the **Green Springs Patio Homes Architectural Regulations**.
- Any project found to be **non-compliant** will be the **homeowner's legal and financial responsibility** to correct.

When in doubt, contact your HOA Board of Directors for clarification before beginning any project.