

Exterior Alteration Requests to be Approved Solely by the ARC Committee

The ARC Chair, or their delegate, shall have the exclusive discretion and authority to evaluate and issue approvals and/or denials for the following exterior alteration requests: i

- Flag holder brackets
 - No more than one. Front or back.
 - Installed on garage wood trim, in white or silver only.
- Bird Guards (*to prevent birds from nesting*)
 - Painted to match color of siding (*preferred*) or white.
 - Steel not allowed.
- Hand Railing
 - On front porch only. White PVC, white wrought iron or black wrought iron only
 - White trim matching railing allowed.
 - Single rail unless double railing required for mobility or physical safety concerns (*doctors note required*)
- Snow Guards
 - Clamp on only (*no drilling into roof*).
 - Dark Bronze or Matte Black
- Screen covered porch - Black or charcoal gray screening material only
- Gutter guards – ones not visible from street
- Landscaping- small number of bushes/shrubs planted by homeowner.
- Paint / Full View Storm Door
 - Front door and shutters dark builder (NV) colors.
 - Under porch muted. Murals not allowed.
 - Storm doors: full view interchangeable, full view retractable but not 1/2 or 3/4 light panels
- Lighting (*white only, wattage restriction*)
 - Lantern, garage and front deck lighting consistent with community
- Covered porch / Deck gates
 - Must be white matching railing
- Stones under rear covered porch / deck
- Stone Pavers placed in LCE and perimeter of home
 - Small areas for placement of grill or similar item
- Lattice on side or under covered porch / deck to conceal area.
 - Must be white matching porch / deck railing
- Maintenance work on exterior of home which are not alterations
 - When a contractor is used for maintenance, a COI is required to be provided to ARC.
 - ARC must be notified in writing in advance of the planned work.
 - This includes driveway sealcoating, landscape maintenance and unit maintenance, such as siding, roof repair. It includes replacing plantings in existing beds.
- Irrigation systems within approved guidelines
- Stones or pavers along the foundation within approved guidelines
- Retractable awnings within the approved guidelines