

ARC GUIDELINES – ESTATES AT HOFFMAN FARMS HOA

(ISSUE 02/06/2020)

These Guidelines are hereby set forth for the purpose of clarifying the HOA By-Laws and Declarations to provide uniform expectations for all homeowners. Deviations from these Guidelines or the By-Laws and Declarations shall follow the ARC review process. Existing conditions that are in violation to these Guidelines as of the issue date will be grandfathered until major repairs or replacement is necessary.

Each HOA Board has the authority to change these guidelines as that Board sees fit. Guidelines will be communicated to homeowners at least 30 days before putting into effect.

GUIDELINES:

- **Lawn Maintenance**

- **Lawn Types:**

- Any native and typical grass (ie: Kentucky Blue Grass) for this region is acceptable.

- Any other materials such as stone/rock or non-natural materials must be approved via the ARC Review process.

- **Maintenance & Upkeep:**

- Lawns should be mowed and trimmed regularly, including trimming around foundations, trees, utility boxes, etc., to appear in line with nearby neighbors and the neighborhood. Weeds are to be controlled. Regular fertilizing, watering, and sidewalk edging is recommended.

- **Minimum/Maximum Lawn Height:**

- Lawn (grass, weeds, or other) should not exceed 6 inches in height. Bare spots should be addressed each Spring and Fall.

- **Landscaping**

- **Maintenance & Upkeep:**

- Landscaping should be regularly maintained during the growing season (April-October) including removal of weeds and dead vegetation, pruning of overgrown vegetation, and new mulch every 1-2 years. Landscaping area/bed cleanup should be addressed each Spring and Fall.

- **Minimum/Maximum Expectations:**

- Landscape beds/areas are recommended to improve the curb appeal of each house and the neighborhood. The size of the beds/areas that are visible from the street (in front and along the sides of the house) should cover at least 10% and no more than 50% of the total space in each of the areas. In other words, a minimal amount of landscaping is required but should not cover more space than the grass/lawn in each of the areas.

- **Plantings along Property Lines:**

- Landscaping beds/areas or continuous plantings greater than 10 feet in length along any property line (within 5 feet) must be approved via the ARC Review process.

- **Playsets & Recreational Items (including sports goals/nets)**

- **Size:**

Playsets with an overall footprint of more than 200 square feet (ie: 20 feet X 10 feet) must be approved via the ARC Review process.

- Number of Components (such as swings, slides, climbing features, etc.):

Playsets with more than 5 recreational components must be approved via the ARC Review process.

- Color:

Natural earth tones, or white and green tones, are strongly recommended.

- Location:

Playsets should be located directly behind the house and should be at least 5 feet from any property line. Deviations to this guideline must be approved via the ARC Review process.

- Maintenance & Upkeep:

Any components in disrepair must be removed, repaired, or replaced. Annual staining/painting is recommended.

- **Trampolines**

- Size:

Trampolines with an overall footprint greater than 225 square feet (ie: no more than 15 feet X 15 feet square or 17 feet diameter round) must be approved via the ARC Review process.

- Location:

All Trampolines should be located directly behind the house and should be at least 5 feet from any property line. Deviations to this guideline must be approved via the ARC Review process.

- Safety:

All trampolines should be secured to the ground or a permanent object to prevent moving/blowing/flying into a neighbor's property

- Maintenance & Upkeep:

Any components in disrepair must be removed, repaired, or replaced. Regular mowing under the Trampoline is required. Items of any sort should not be stored under the Trampoline.

- **Mailboxes**

- Compliant Type/Style:

Only mailboxes that are of a like kind, design, and pattern as the initial mailbox are allowed. Most homeowners have purchased from Craft Products, Inc. (www.cedar-craft.com), mailbox model CM05 and post model CM02.

- Color:

Natural earth tones are strongly recommended and coordinating with house exterior color or trim is ideal.

- Numbers:

Numbers on both sides of the mailbox or post is recommended. Numbers should be black, white, silver, or brass/bronze in color.

- Maintenance & Upkeep:

Any components in disrepair must be removed, repaired, or replaced. Annual staining/painting is recommended.

- **Exterior Material and Colors**

- **House siding/stucco:**

Only exterior materials and colors that are of a like kind, design, and pattern as the initial construction are allowed. Stucco and fiber cement siding (Hardie Board) are acceptable materials. Any components in disrepair must be removed, repaired, or replaced. Change of house exterior siding or color must be approved via the ARC Review process.

- **Shutters:**

Only shutters that are of a like kind, design, and pattern as the initial shutters are allowed. The addition of shutters or change of color must be approved via the ARC Review process.

- **Front Door:**

Door color should be coordinating with the house exterior. 'Accent' door color, such as bright colors or colors not coordinating with the house exterior, must be approved via the ARC Review process.

- **Roof:**

Only roof shingles that are of a like kind, design, and pattern as the initial asphalt shingles are allowed. Any components in disrepair must be removed, repaired, or replaced. Change of shingle color must be approved via the ARC Review process.

- **Garage Doors:**

Only garage doors that are of a like kind, design, and pattern as the original garage door allowed. Any components in disrepair must be removed, repaired, or replaced. Change of garage door design or color must be approved via the ARC Review process.

- **Maintenance & Upkeep:**

Regular maintenance is required to maintain the appearance and condition of the house exterior. Any components in disrepair must be removed, repaired, or replaced. Annual power washing of the exterior is recommended.

- **Driveways**

- **Size:**

Changes in size or shape of driveway from the as-built condition must be approved via the ARC Review process

- **Materials:**

Asphalt/Blacktop and Concrete are acceptable. Any other materials such as Pavers, Chip Seal, etc. must be approved via the ARC Review process.

- **Maintenance & Upkeep:**

Regular maintenance is required to maintain the appearance and condition of the driveway. Seal coating or a sealer are recommended every 1-3 years depending on the type of material. Any stains, deterioration, cracking should be repaired annually.

- **Patios & Decks**

(All patios and decks must be approved via the ARC Review process)

- **Materials, Size, Color:**

All patio and deck designs will be individually reviewed via the ARC Review process.

- **Privacy Fences:**

Privacy fences along one side of a patio are allowed but must be approved via the ARC Review process. Privacy fences cannot be greater than 8 feet in length and not taller

than 6 feet above ground level. The fence must be PVC or comparable material and a natural earth-tone color or white.

- Maintenance & Upkeep:

Any components in disrepair must be removed, repaired, or replaced. Annual power washing for patios and staining/painting for wood decks and components is recommended.