

Architectural and Design Standards Manual (ADSM)

“Implementation Guidelines Addendum”

This Addendum to the Peppermill ADSM is designed to help clarify when and how to use the Architectural Control Committee (ACC) Application. Residents who are planning a project which would alter the exterior appearance of a Peppermill home or lot are encouraged to consult with the ACC Chairperson prior to implementation to determine if their project requires ACC Approval. Page 2 of this Addendum provides the relevant excerpts from the Peppermill Covenants. Both the Covenants and the ADSM can be found in their entirety at online PeppermillHOA.com.

1. ACC approval is needed for any change which significantly alters the existing appearance of the Property or Lot. Examples:
 - Exterior paint color
 - Installing or replacing a driveway
 - Changing the type or color of roof shingle
 - Landscaping changes which involve creating new planting areas, live tree removal, retaining walls, or regrading the terrain
2. ACC approval is not needed for projects which are considered basic property maintenance. Examples:
 - Replacing/repairing roof with the shingles of similar style
 - Exterior repainting using the same colors
 - Landscape projects which do not alter the existing style and do not involve re-grading of lot
 - Diseased or dead tree maintenance or removal
3. Homeowners should inform/consult their neighbors prior to implementing any exterior change, specifically regarding the following:
 - The impact on their neighbor's view
 - The impact on drainage between lots
 - Outdoor night lighting which could shine into neighbor's property
 - Noise & traffic inconveniences which may occur during implementation

Excerpted from Peppermill COVENANTS, ARTICLE VII

2. Architectural Approval. To preserve the architectural and aesthetic appearance of the Property, no construction of any nature whatsoever shall be commenced or maintained by any Owner that affects the exterior appearance of any dwelling located on any Lot, or with respect to any other portion of the Property, including, without limitation, the construction or installation of sidewalks, driveways, parking lots, decks, patios, courtyards, swimming pools, tennis courts, greenhouses, playhouses, walls, fences, exterior lights, sculpture or yard art, home additions, garages, porch or patio enclosures, or other outbuildings, be constructed or installed without written approval of the ACC. Moreover, no exterior addition to or change or alteration therein be made (including, without limitation, painting or staining any exterior surface) without written approval of the ACC...

27. Enforcement. Any construction, alteration or other work done in violation of this Article shall be deemed to be nonconforming. Upon written request from the Board or the ACC, Owners shall, at their own cost and expense, remove such construction, alteration or other work and shall restore the property to substantially the same condition as existed prior to the construction, alteration or other work. Should an Owner fail to remove and restore as required hereunder, the Board or its designees shall have the right to enter the property, remove the violation and restore the property to substantially the same condition as existed prior to the construction, alteration or other work. All costs thereof, including reasonable attorneys' fees, may be assessed against the benefited Lot and collected as an assessment pursuant to the Act. In addition to the foregoing, the Board of Directors shall have the authority and standing on behalf of the Association, to impose reasonable fines and to pursue all legal and equitable remedies available to enforce the provisions of this Article...