



## Design Guide Checklist and Quick Reference

**Note: The following are excerpts from the Design Guide. Please refer to the entire Design Guide for additional items and information.**

- Painting:** All painting of your house must be approved by ARC (as the colors were updated with Sherwin Williams paint, *not Duron* as they closed years ago)  
<https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/hoa>
- Lawns** are cut at least every other week and must be free of weeds (Note: All lawns, including sides, backs, along driveways and front sidewalk strips are to be mowed, edged and blown per the following schedule:
  - ✓ April 1st to September 30 = Every Week
  - ✓ October to March= A minimum of every other week
  - ✓ Lawns are to be kept to the proper height based on the type of grass. All lawns should be treated with pre-emergence, post-emergent, fertilizer, fungicide, and other chemicals as needed. Existing weeds must be sprayed or hand pulled from the lawn on a weekly basis. Lawn must be kept weed free at all times. Trees: Maintain trees as needed to ensure proper fertilization and insecticide is done as needed.
  - ✓ All garden beds must be weed free, and fresh mulch or pine straw added at least 2 times a year at minimum (fall and spring season). All trash and leaves are to be removed and all grass clippings bagged and removed.
- Silk flowers are not allowed, rocks and pebbles** are not allowed in landscaping (Note: Additionally, natural beige river rock, black and black/red lava rock are permitted in landscaping features. No other gravel, pebbles (white or colored), stone, slate, or rock are permitted in landscaping or landscape features. Exterior sculpture, birdbaths, birdhouses, fountains, ceramic animals, gazing balls, and fake plants, etc., are prohibited. Hanging baskets are not permitted in the garden beds.)
- All curtains, blinds and shutters** must be white or off-white to the street except wooden blinds can be natural wood
- Trampolines** must be out of site from street view (Note: Play equipment must be located between the rear of the dwelling and the rear lot line and not be visible from the street. All play equipment must be pre-approved and be of a natural wood material. Plastic play equipment and basketball hoops must be screened from view when not in use. They must be stored in the garage or directly behind the house. Visible trampolines are not permitted.
- Shreds/Storage houses must be approved by ARC and placed properly; based on ARC approval-in the back of home and out of street view.



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- **Trash cans and recycling bins** should be placed out of view at the rear of the home or in the garage, but they are not to remain at the street or in view unless it is Tuesdays. (out by late Monday evening and removed by Tuesday after pick up or by dark)
- **Grilling** is not allowed in garages or front of the home. Grills must be removed front of the home
- **Parking** for each unit is within the garage unless the owner has more vehicles than garage spaces. Additional vehicles can be parked in the driveway. All garage doors must be operational and if damaged, they must be repaired, repainted or replaced immediately. Garage doors must remain closed except when entering and exiting the garage. County parking ordinance for community parking must be followed at all times.
  - ✓ No overnight on-street parking of homeowner vehicles is allowed in the community. Guests visiting for the day or evening are allowed on the streets so long as they don't block access to other homes in the community and are not parked overnight on the street.
  - ✓ No use of garage for parties, grilling, or other entertainment purposes are permitted or allowed.
- **All mailbox** structures will be standardized and must be repainted and/or replaced with the same color and style as the original installation. No additional decorations or information is allowed on the mailbox with the exception of vines or natural flowers around the mailbox post. All damaged or destroyed mailboxes must be replaced within thirty (30) days of damage.
  - ✓ If your mailbox is damage, always save the address plate.
  - ✓ No additional numbers can be added to the mailbox, but curb address painting by a professional service is permitted.
  - ✓ If your mailbox is completely destroyed as well as the address plate, then contact the management company for the new model and style to order the new mailbox with address number.
- **Doors and Screen doors** must be in accordance with ARC (Always request approval).