



# HEDGEROSE

## **Architectural Review Committee**

### **DESIGN STANDARDS**

August 2007

These Design Standards are provided to consolidate, and in some cases amplify, the specific standards and requirements provided in the Declaration of Covenants, Conditions and Restrictions for Hedgerose (CC&R). In no way do these Design Standards replace or supersede the standards and requirements provided in the CC&R which prevail. These Design Standards supersede all previous versions of Design Standards, dated or not. For more detailed information, please refer to the CC&R, Article VII.

When planning any exterior modifications to a home or property, the homeowner must submit a completed Request for Architectural Change/Addition Form along with all required supporting documents to the Hedgerose HOA Architectural Review Committee (ARC), following the directions on the form. Although the review process may take as long as forty-five (45) days, the ARC will endeavor to turn the request around quickly. In the event that the ARC fails to approve or disapprove any request within forty-five (45) days after the complete submission of all plans, specifications, materials and other information with respect thereto, the improvement request shall be deemed approved by the ARC. For more detailed information please refer to the CC&R, Article II, Section C.

The objective of the ARC is to maintain and to enhance the collective property values of the Hedgerose Subdivision through enforcing strict landscaping and exterior structure. As a general rule, all lots are different; accordingly, every request will be evaluated based upon the individual lot and house placement, particularly in relation to neighboring properties.



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## THE DESIGN STANDARDS ARE:

1. Any structural addition to a home must maintain the same appearance as the home (i.e. paint color, materials, trim, height etc.).
2. Any design alteration or addition shall maintain the conformity of the external design and general quality of the Development. Likewise, the streetscape must be maintained.
3. Corner lots will be held to a stricter standard.
4. Roof shingles must be of the same color and style currently in use in the neighborhood.
5. All television antennas, radio receivers, satellite dishes or other similar devices which are one meter or less in diameter must be located in the rear of the residence and may not be visible from the street. Any other size and/or location must be approved by the ARC *prior* to installation.
6. Fences must meet all requirements of the standards as set forth in the Fence Policy Guidelines.
7. Trash receptacles should be stored in the garage out of public view. The cans should not be kept in the driveway or in the side yards. Homeowners may submit a request to screen cans/bins with landscaping or fencing materials if they are to be stored outside.
8. Recreational equipment:
  - a. No above ground pools are allowed.
  - b. Play sets must be of wood construction, with stain to blend with the house. Neutral colors are preferred over bright colors for accessories. No play set shall be placed or installed on any lot which is visible from the street. All play sets require written approval from the ARC prior to installation.
  - c. All portable play and sports equipment must be stored out of view from the street.
  - d. In-ground pools and hot tubs are permitted with ARC approval, with lot placement as the most important deciding factor. Landscaping must hide pump equipment. Written ARC approval must be obtained prior to installation.
  - e. Basketball goals must be portable, kept in good condition, regularly maintained and located in the owner's drive as close to the house as possible. Permanent



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basketball goals are not allowed.

9. Permanent fire-pits and barbeques are allowed and must be approved by the ARC prior to installation.
10. Any changes to exterior doors, shutters and garage doors, including screen doors must be approved by the ARC.
11. Pets are to be kept leashed when off your lot. Always pick up any waste. Be a considerate neighbor and be aware that if your dog barks frequently, this may be disturbing to others in the community. Also, if dogs and cats roam the neighborhood, they may be hurt or picked up by Animal Control.
12. Play houses require written ARC approval and must be:
  - a. Finished in dark or neutral colors that complement the house.
  - b. Placed so that they are not visible from the street, or if visible from the street, landscaped to minimize visibility from the street.
13. All awnings and window boxes must be approved before installation. They shall provide a neat, attractive and harmonious appearance throughout the neighborhood. In addition, no awnings or shades may be installed in the front or sides of the house and shall not be visible from the road. Awnings or shades shall blend in with the house's color scheme using neutral colors.
14. Common Property (e.g., stream, buffer zones, green spaces, etc.) maintenance is the responsibility of the HOA.
15. No trailer, boat or other recreational vehicle shall be parked on any lot or on the Hedgerose common property.
16. No commercial trucks, except pickup trucks, shall be parked on any lot or the Hedgerose common property overnight.
17. No outside clotheslines shall be placed on any lot.
18. No signs shall be installed on any lot or common property without prior written approval of the ARC except for those signs listed in Article IV, Section 8 of the covenants.

PLEASE NOTE: As a general rule, minor maintenance to existing structures of the home does not require approval from the ARC prior to making repairs. If the look and feel remains the same you are generally OK maintaining the existing structures or landscaping.



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Changes that do not require ARC approval include:

1. Minor repairs to structures, e.g. decking, railing, window shutters etc.
2. Repairs and maintenance of existing systems, e.g. AC units and sprinkler systems.
3. Repainting or touch-up of exterior paint with existing colors.
4. Planting annuals, perennials and small shrubs in existing flower beds.
5. Replacing existing shrubs which are dead or dying.
6. Adding landscape lighting to existing landscape beds.
7. Installation of irrigation systems.

If you are unsure your change requires ARC approval, feel free to contact any ARC member for advice and council.

## **Lawn Maintenance**

Each resident in the Hedegrose community is required to maintain their lot to be consistent with the standard set for the community, per the protective covenants and as outlined below.

1. This maintenance obligation shall include mowing, edging, and weeding lawn and landscape beds on a routine basis; keeping trees, shrubs, etc., trimmed or pruned. Landscape beds should be edged, kept free of weeds and mulched with pine straw or wood mulch as often as needed to prevent bare dirt from being exposed (usually twice a year).
2. Rear berms or hills should be maintained by removing weeds and keeping areas mulched. All lawn or garden areas should be watered and kept alive.
3. All landscape changes require ARC approval.
4. All yard waste should be disposed of properly. Grass clippings cannot be blown into the sidewalk, street or into neighboring lots. Clippings cannot be dumped behind any lot or fence.
5. Exterior maintenance also applies to the house structure itself; painting, pressure washing, keeping driveway in good repair and any approved exterior modification should be maintained at all times.
6. Landscape lighting is allowed and does not require ARC approval as long as it does not affect neighbors.



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7. No trees measuring 18 inches or more in diameter at a point 2 feet above ground level, no flowering trees or shrubs, nor any evergreens on any lot may be removed without the prior approval of the ARC.
8. ARC approval is not required to maintain existing landscaping, e.g. replacing dead bushes, planting annuals in existing flower beds, laying sod, etc.

## **Fines**

1. The Board of Directors may impose fines or other sanctions for violations of the Covenants, By-Laws, and or Design Standards.
2. If a homeowner is found to be in violation of these Design Standards, the ARC will cause a notice of violation to be sent to the homeowner. The homeowner will have time to respond, prior to the ARC taking more serious action in accordance with the CC&R, as follows:

10 days to remove debris or other nuisance(s) from the property or perform lawn maintenance

20 days to correct placement of or to remove any recreational equipment or accessory structure(s)

30 days to implement landscaping improvement remedies.



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## **Exterior Painting and Staining**

The exterior colors listed in this document have been approved by the Architectural Control Committee. All painting and staining of your home, fence, deck, rails and other exterior structures that requires a change from the existing colors requires prior written approval from the ARC.

The following process is in place to obtain approval:

- 1) The homeowner submits a change request form to repaint/stain the exterior of their home along with the paint/stain swatches identifying the area to be painted/stained. A swatch is not required if the color is on the approved color list.
- 2) If the color(s) chosen are on the approved colors list the request will likely be approved. If the color chosen is not on the list the following steps will be taken:
  - a) The ARC will meet to determine if the new color fits within the color scheme of the neighborhood.
  - b) The ARC will then contact your immediate neighbors to determine if there are any issues with the color(s), confidentiality will be maintained.
  - c) If the color(s) chosen are deemed to fit within the neighborhood color scheme and there are no valid issues with the immediate neighbors, the ARC will add the color(s) to the approved colors list. The request will then be approved.
  - d) If it is determined that the color(s) chosen do not fit within the neighborhood color scheme the ARC will deny the request. The ARC will also take into consideration the input from the immediate neighbors and may deny a request based on this as well.

Note: If colors chosen outside of the approved colors list, the request processing time may take longer than the normal processing time.



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## **APPROVED PAINT COLORS FOR SIDING (Duron Paint)**

*These colors may also be used as accents.*

STONEWALL 8783M  
MUDDY RIVER 8674M  
STRATFORD BROWN 8704D  
KINDLING WOOD 8713W  
DAPLIN 8234M  
DESERT FAWN 8222W  
BACKPACK 8664M  
GREY CLIDD 8793M  
WOODEN OAR 8675D  
CRISP KHAKE 8233M  
SHIPYARD 8625D

WILDCAT 8714M  
WOODCUT 8694M  
OAK FLATS 8684M  
ARTIST CANVAS 8681W  
ELKHORN CACTUS 8654M  
SIENNA SAND 8223M  
TANKARD 8774M  
MOOSE POINTE 8715D  
ROCKBRIDGE 8703M  
STEEPLE GRAY 8624M

## **APPROVED PAINT COLORS FOR DOORS & SHUTTERS (Duron Paint)**

BLACKTHORN 8784D  
BURBURY BEIGE 8671W  
BARN RAFTER 8705D  
BLACK METAL 8796N  
MUSHROOM BASKET 8712W  
OLD PORCH 8636N  
SADDLEBURY 8706N  
GRISTMILL 8665D  
POTTING SHED 8666N  
FIRED STEEL 8794M  
MONORAIL SILVER 8792W  
MOSS GLEN DHC-100  
TEQUILA 8672W  
LULLED BEIGE 8232W  
BAUHAUS BUFF 8692W

TWISTED BRANCH 8696N  
TUDOR HOUSE 8806N  
BOTANY BEIGE 8221W  
THRESHOLD GRAY 8822W  
OLD COLONIAL RED (NO # PROVIDED)  
DOMINO AC141N  
MISTY MICA 8711W  
SOFTLY CHIMING 8701W  
CHOCOLATE DHC142  
ESTATE GREIGE 8682W  
POWDERING SNOW 8693M  
BLACK FINISH 8786N  
SABLE NIGHT 8546N  
TINDERBOX 8683W



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## **APPROVED PAINT COLORS FOR TRIM/GUTTERS/ETC (Duron Paint)**

LINEN  
SHELL WHITE  
WHITE WHITE  
BLACK  
LOW GLOSS WHITE  
ANTIQUÉ WHITE  
CLASSIC CREAM

## **APPROVED STAIN COLORS FOR FENCES, DECKS AND RAILINGS**

CLEAR SEALANT - ANY BRAND (NO APPROVAL REQUIRED)

SEMI-TRANSPARENT (TINTED) STAIN - OLYMPIC (HONEY GOLD, CEDAR NATURALTONE, CANYON BROWN, REDWOOD NATURALTONE), SHERWIN WILLIAMS WOODSCAPES (CIDER MILL, YANKEE BARN, COVERED BRIDGE, CEDAR BARK, SPICE CHEST), OTHER MANUFACTURER'S PRODUCTS MAY BE USED BUT MUST CLOSELY MATCH THE COLORS LISTED ABOVE.

SOLID STAIN – SOLID STAINS MAY BE USED BUT MATCH THE COLORS LISTED ABOVE.

### **\*NOTE:**

- 1. FENCES MAY NOT BE PAINTED OR STAINED WITH A SOLID STAIN.**
- 2. OTHER PAINT MANUFACTURER'S PRODUCTS MAY BE SUBSTITUTED FOR DURON BUT MUST BE APPROVED BY THE ARC.**