

Sun Meadow Owners Association

Architectural Revision Committee Guidelines (ARC)

1. **Carports** are prohibited.
2. **Decks/Gazebos/Pergolas/Trellis/Hot Tubs** must be approved by the ARC prior to installation.
3. **Driveway and Sidewalk** material, color and location must be approved by the ARC prior to application. All must be of solid hard surfaces. The ARC will review requests for alternate material paths.
4. **Exterior Colors** for homes, sheds, trim, etc., are to be submitted to the ARC prior to application to ensure the colors are in harmony with the community. All repainting or re-staining shall be subject to prior review and approval by the ARC.
5. **Exterior Lighting.** Outside lighting shall be designed to prevent unnecessary light spillage onto adjoining Lots or public streets, and no high output exterior light, including but not limited to mercury vapor and halide lights, may be installed without the specific approval of the ARC. The size and design of light standards and fixtures shall be considered by the ARC in its review of plans.
6. **Exterior Rock Ornamentation and Masonry** on the home shall be submitted to the ARC Committee prior to installation and shall be reviewed for product type, placement and color.
7. **Fencing** provided by Declarant or Builder shall be strictly as approved by Architectural Review Committee. Additional fencing must be approved by the ARC prior to installation. Fences may not exceed six (6) feet in height.
8. **House Numbers.** Design and colors must be approved by the ARC.
9. **Landscaping** modifications of a significant nature are to be approved by the ARC prior to installation including the planting of hedges or trees, which will mature to a significant height that could block neighbor's views, or of a type that would create a maintenance problem for neighbors. Significant planting that could block views may require the ARC to receive approval from the impacted neighbor before approval. Owner shall be responsible for maintaining matured landscaping growth so that it does not impact a neighbor's view. Vegetable gardens are to be screened from view by Owners walking or driving by. Any landscaped area being maintained by the Association must not be modified or added to without prior approval from the ARC.
10. Each Owner of a Lot shall not alter, modify or interfere with the established irrigation lines, drainage pattern, grades, slopes and courses related to any Lot or Common Area without the express written permission of the ARC.
11. **Play Equipment, Swing Set, Sport Court, Trampolines, etc.** Plans must be submitted for review prior to installation. Height of the structure cannot exceed 14' or the height of the home on all single story residences. Installation shall be allowed in the back yard of the lot but shall not be installed over easement areas. Due to its nature, impact and visibility, the ARC may require review and acceptance by the surrounding homeowners. Play Equipment is required to be screened with approved trees / vegetation along any shared property lines as well as along adjacent streets, pathways or open spaces.

- 12. Ponds and Water Fountain** plans must be submitted for review prior to installation when installed in an area that is visible to other Owners when walking or driving by. Plans to include placement on the lot, size, materials, and coloration information.
- 13. Retaining Walls** in any portion of the yard must be approved by the ARC prior to installation. Application must include product type, placement, and color.
- 14. Satellite Dishes** shall be installed on the rear of the structure so that it minimizes visibility from the street or front of the residence. All placements must be pre-approved by the ARC. If a satellite dish is installed without approval and/or it is not on the rear of the home, the Association reserves the right to hire a contractor to verify that the approved location is unable to receive signals. In the event that the approved location is able to receive signals, the homeowner shall be required to relocate the satellite dish to that site, shall be responsible for all costs associated with the move, and shall be charged both a violation fee and shall be required to reimburse the Association the cost of the contractor testing fee.
- 15. Shutters** shall be painted the house trim color, or other color approved by the ARC Committee. All Shutter styles must be approved by the ARC prior to installation.
- 16. Siding** on all homes shall be lap type siding only. All other types of siding are prohibited, except when used as ornamentation on the gables. Siding type and material must be approved by the ARC prior to installation.
- 17. Storage Sheds** are to have the same visual appearance of the home with respect to siding material, roofing, and house color. All storage sheds are to have placement, size, materials, and dimensions submitted and approved by the ARC prior to installation. Height of the structure must not exceed 14' or the height of the home on all single story residences.

Completion of Improvements. All structures (including flat work and landscaping) constructed within the Property shall be erected and completed within one year after the commencement of construction. All remodeling, reconstruction or enhancement of structures shall be completed within 6 months of the commencement of construction. Commencement of construction shall be the date when the building permit was first issued for the construction; or, if no building permit was obtained, the date on which lot clearing, demolition or remodeling commenced.