

CRABAPPLE LAKE PARC

ARC GUIDELINES AND STANDARDS

In an effort to enhance the property values of the homes in our community, as well as to maintain a high quality of life for our residents, the **Crabapple Lake Parc Community Association Inc.**, (“the Association”) **Executive Board** has approved the following **Architectural Review Committee (“ARC”) Guidelines and Standards**.

These guidelines will be used by the **Management Company** in determining whether or not a homeowner’s yard and home maintenance are within the good standards established for this community.

The **ARC** will also use these guidelines, along with the Association’s **Declaration of Protective Covenants** (“the covenants”), to determine whether or not homeowners’ architectural requests are allowed within the covenants of the community.

Per the covenants, all modifications to the exterior of properties within the community are subject to review and approval by the **ARC**. In order to start the approval process, the **ARC** requires homeowners to submit an **Application for Modification** form to the management company. The form, plus instructions, has been included in this document.

In all cases, the homeowner is responsible for obtaining all necessary building permits prior to the start of any construction.

Animals and Pets

1. According to the **Common Area Rules** approved by the **Executive Board** and posted at the swimming pool and tennis court facility, animals and pets are strictly prohibited within the gates of the swimming pool and/or the tennis courts.
2. **Per section 6.09 of the covenants**, exterior pens for household pets are prohibited.

Basketball Goals

1. *All* basketball goals must have the prior written approval of the **ARC**. Requests must include the type, height and location.
2. Permanent basketball goals, with poles imbedded in concrete, may be located between the rear dwelling line and the rear lot line **only**.
3. Backboards cannot be attached to the house or garage.
4. Portable goals may be located in the front yard, either on the driveway or the lawn near the driveway. Portable goals may **not** be placed in the street and can **only** be placed in the top half of the driveway. Placement cannot obstruct the front walk way or sidewalk.
5. Portable goals must be properly secured by filling the base with either sand or water per the manufacturer’s instructions.
6. More than one portable goal per lot is strictly prohibited.
7. All basketball goals must have nets and backboards that are kept in good condition so as not to become unsightly.

Decks and Patios

1. All decks and patios must have the prior written approval of the **ARC**. Requests must include plans showing the nature, kind, shape, height, materials and location.

2. Only decks constructed of wood and wood like material (i.e. Eon) will be permitted.

Fences

1. Construction of all fences must have the prior written approval of the **ARC**. Requests must include plans showing the nature, kind, shape, height, material and location.
2. **Section 6.19 of the covenants** states that the **ARC** will **only** approve shadow-box style privacy fencing constructed of six foot maximum height, dog-eared, unpainted **cedar**.
3. **Per a 2008 amendment to the covenants**, if a home borders either lake the **ARC may** approve a different style fence **along the rear lot line** of the home.
4. If the fence is going to be erected following the property line, it has to be within six inches of the property line.
5. No fence will be approved if it would create a traffic or sight problem at street intersections.
6. The homeowner must maintain the fence structure and condition for the life of the fence. It is recommended that fences be power washed annually to maintain fence luster.
7. The homeowner must gain neighbor approval **in writing** if the fence will connect with a neighbor's existing fence.
8. The fence must be located in the rear one third of the dwelling.

Firewood

1. Firewood may only be stored in the backyard or rear one third of the residence.
2. Firewood must be located or screened as to be concealed from view of neighboring streets and property.

Flags

1. Flagpoles may **not** be erected on the lot; however, decorative flagpoles may be mounted to the house with the prior written approval of the **ARC**.
2. Decorative flags or flags that are seasonal in nature are permitted.
3. Flags that may disturb the serenity of the community or be construed as offensive in nature are strictly prohibited.

Fountains, Statues, and Water Gardens

1. All fountains and/or statuaries on exterior property must have prior written approval of the **ARC**. Requests must include plans showing the nature, shape, height, materials and location.
2. Only statues that are one-and-one-half feet or less in height will be permitted in the front yard. A limit of only **one** statue per home will be permitted in the front yard.
3. Statuary fountains will **not** be permitted in the front yard. Statuary fountains are allowed in the backyard if **not** visible from the street.
4. The height of water spraying from statuary fountains cannot exceed the height of the fence or cannot be greater than six feet from the ground.
5. Water gardens must be located ten feet from any property line.

Garage Doors

1. Installation of garage doors must have the prior written approval of the **ARC**.
2. All garage doors **must** be consistent with the Community-Wide Standards.
3. Pet doors are strictly prohibited.

Garbage Cans

1. Garbage cans **must** be located or screened as to be concealed from view of

neighboring streets and property. Screening material and location must be approved by the ARC.

Holiday Decorations and Lighting

1. Seasonal lights and decorations **must** be removed from the house/property no later than **two weeks** from the date of the holiday.

Landscaping

1. Any changes in an established landscape design must have the prior written approval of the **ARC**. Requests must include plans showing the nature, kind, shape, height, materials and location.
2. Landscape changes must not create a traffic or sight problem at street intersections.
3. Grass must be cut regularly, as needed, and must be trimmed around shrubs, planting beds, trees, mailboxes, fences, utility boxes, etc.
4. All weeds must be pulled from planting beds and from cracks in driveways and sidewalks. Grass must be treated if lawn becomes infested with weeds.
5. Edging must be completed at sidewalks, curb lines, along concrete, etc.
6. Planting bed coverage must be fully maintained with pine straw, mulch, bark, nuggets, etc. It is recommended that all forms of coverage be replenished on an annual basis, or more frequently if needed. Coverage should be at least three inches deep to hold soil moisture and help prevent weeds and soil compaction.
7. The only types of mulch approved for planting beds is pine straw, pine bark nuggets, cypress mulch, or another type of hardwood mulch. Prior to applying any other type of mulching material, written approval from the **ARC** is required.
8. Potted plants should be limited to the front step/porch, or between the garage doors.
9. Dead or diseased vegetation must be properly removed and disposed of.
10. Artificial vegetation of any kind is **not** allowed.
11. All sidewalks must be kept free of obstructions including obstructions from trees, tree limbs, shrubs, ornamental grasses, dropped fruit from fruit bearing trees, etc.
12. **Per 1999 Regular Board Meeting**, outside contractors will be hired at a rate of \$50 (billed to the homeowner) to landscape properties after the homeowner fails to comply with **one** warning of any unkempt lawn.

Landscape Lighting

1. All exterior landscape lighting, including the spot lighting of trees, must have the prior written approval of the **ARC**. Requests must include the nature, kind, shape, height, materials, and location.
2. Individual landscape lighting units must be constructed of black-colored material, no more than 7.5 watts, and installed no more than eight to twelve inches from the ground and no less than three feet apart.

Mailboxes

1. The exterior paint on mailboxes **must** be maintained. It is recommended that mailboxes be repainted every three years, or more frequently if needed.
2. If a mailbox can no longer be maintained in good condition, then the mailbox **must** be replaced **per the community's covenants**.
3. If a mailbox requires replacement, the approved standard is model MB500STL. Prior written approval from the **ARC** is not required to install this mailbox.

Paint

1. Exterior painting of all residences, ***even if the house is being painted the original color***, must have the prior written approval of the **ARC** (please submit a photo of the home with the required **Application for Modification** form).
2. Sample paint colors of the siding, trim, shutters and door(s) **must** be provided to the **ARC**. Exterior paint colors **must** be consistent with Community-Wide Standards.
3. **The ARC will not approve yellows, blues, purples, or pastels.** Suggested colors are in the gray, green, and brown families, such as, taupe, sage, beige, khaki, and tan.
4. If the siding is painted a darker color, then the home's trim **cannot** be painted white. When painting the siding a darker color, the trim must be painted a darker color, such as beige or cream. *White trim can only be used with lighter siding colors.* Siding color should coordinate with the undertones of the color of the home's brick and trim color should be close to the color of the brick's mortar.
5. When the home is painted, the chimney cap and flashing must be painted. Chimney caps and all flashing must be painted black.
6. **Per the covenants**, the exterior paint on the siding, trim, shutters, garage door and front door **must** be maintained.
7. To retain the property value of the homes in the community, it is recommended that houses be painted every five years (more frequently if needed).

Play Equipment

1. Construction of all play sets, swing sets, tree houses, and play houses **must** have the prior written approval of the **ARC**. Requests must include plans showing the nature, kind, shape, height, materials and location.
2. Play sets, swing sets, tree houses, and play houses may only be located between the rear dwelling line and rear lot line.
3. If the yard is unfenced, play sets and swing sets may only be located in the center of the backyard.

Rain Barrels

1. If rain barrels are installed on the property, they **must** be installed at the back of the home (behind the rear corners of the home, in the backyard).

Roofs

1. Roof shingles, gutters, and downspouts **must** be kept in good repair and consistent with Community-Wide Standards.
2. If needed, power washing of the roof to remove algae and fungus will be required if not restricted during drought.
3. **Since 2006**, the Community-Wide Standard for full roof replacement has been **Architectural Shingles**. If the whole roof is replaced, it **must** be replaced with **Architectural Shingles**.
4. If *less than 10%* of the roof is to be repaired and/or replaced, the repair must be an exact match and blend with the existing roof. Three-tab shingles are **only** allowed on small repairs and are **never** allowed on roof replacements. If a small repair does not blend with the existing roof, then it is not consistent with Community-Wide Standards and the whole roof must be replaced with **Architectural Shingles**.
5. If *more than 10%* of the roof is to be repaired and/or replaced, then the whole roof must be replaced and it **must** be replaced with **Architectural Shingles**.

6. If two or more repairs to the home's roof over a period of time in total exceed 10%, *regardless of how small each individual repair may/may not be*, then the **entire** roof must be replaced and it **must** be replaced with **Architectural Shingles**.
7. If the roof on the front elevation of the home is to be replaced, then the roof on the back elevation of the home must be replaced at the same time and vice versa. The two halves **must** be replaced at the same time and they **must** be replaced with **Architectural Shingles**.
8. The roofing material on extensions built onto the home, such as sun rooms, covered porches, home offices, family rooms, bedrooms, etc., **must** be of the same material as the home. Therefore, if the roof on the home is replaced, then the roof on the extension must be replaced as well.
9. Pre-approved roof colors **must** match the GAF Elk brand colors weathered wood, pewter grey, or charcoal. If your roof needs to be replaced immediately *and time is a factor*, select an architectural shingle that matches the GAF Elk brand colors weathered wood, pewter grey, or charcoal. You do not need to *wait* for approval from the ARC before beginning your roof replacement, *but to comply with the covenants* you still need to submit an **Application for Modification** form to the **ARC**.
10. **All other colors must have ARC approval prior to installation**. If you select an architectural shingle that does *not* match the GAF Elk brand colors weathered wood, pewter grey, or charcoal, you **must** wait for approval from the ARC before beginning your roof replacement.

Satellite Dishes

1. Satellite dishes **larger than one meter in diameter** are prohibited.
2. Satellite dishes **must** be installed on the rear of the house, to have minimal impact from the street. Any installation that will have visual impact will require an **Application for Modification** form. The request shall include all reasons that the satellite dish cannot be installed in a location that provides minimal impact.
3. Satellite dishes approved for an area that does not have minimal impact will be limited to one dish.
4. If the satellite dish is not attached to the house, landscaping **must** be utilized to minimize the impact. Prior to landscaping, plans must be submitted via the **Application for Modification** form.

Siding

1. Replacement siding must be a match to the original siding with a visible wood grain and a beaded edge. Please see the photo of the siding sample under the **Rules & Regulations** tab of the neighborhood website (www.crabapplelakeparc.org).
2. An "accent shingle" may be used on the front of the home. Please see the photo of the accent shingle sample under the **Rules & Regulations** tab of the neighborhood website. This is the only approved "accent shingle."
3. **Per the covenants**, the siding and the paint on the siding **must** be maintained.
4. To retain the property value of the homes in the community, it is recommended that houses be painted every five years (or more frequently if needed) and the siding be replaced when necessary.

Sheds

1. Sheds of any type are strictly prohibited.

Signs

1. The following types of signs are permitted on an individual homeowner's lot, but must be consistent with Community-Wide Standards:
 - "For Sale" and "For Rent" signs;
 - Security signs;
 - Any signs required by legal proceedings.
2. All other signs must have the prior written approval of the **ARC**, with the exclusion of:
 - political candidate signs which are allowed during an election season;
 - contractor signs which are allowed for two weeks before/after work on the home.
3. All signs must be removed in a timely manner following completion of intended use.
4. No sign can be placed on any part of the Common Area without the prior written consent of the **ARC**.

Storm Doors

1. The installation of all exterior storm doors must have the prior written approval of the **ARC**. Requests must include plans showing the nature, kind, shape, height, materials, and location.
2. A picture of the storm door **must** be submitted to the **ARC**.

Sun Rooms, Room Additions, Porches, Stoops, and Awnings

1. The construction of all sun rooms, room additions, porches, stoops and awnings must have the prior written approval of the **ARC**. Requests must include plans showing at least the nature, kind, shape, height, materials and location.
2. Materials **must** match the residence.
3. Roof shingles **must** match the residence.

Tankless Water Heaters

1. If a tankless water heater is installed, it **must** be installed inside the home.

Vehicle Parking

1. Unless a homeowner has more than two vehicles, **section 6.05 of the covenants states that all vehicles should be parked in the garage.**
2. For pedestrian safety, and to facilitate the traffic flow, residents are asked *not to park on the street* and are urged to park all vehicles in their garage when feasible. If parking in the garage is not possible, residents are asked to please park in the driveway of their home rather than on the street.
3. Oversized vehicles may **not** be parked in the community without prior written consent from the **Executive Board**.
4. Vehicles that are incapable of being operated or are unregistered **cannot** be left upon any portion of the community **except in the homeowner's garage** for a period longer than five days.

Windows and Screens

1. Broken windows and screens that are visible from neighboring streets and property **must** be properly repaired.
2. No window fans or window air conditioner units are allowed.