

## WEXFORD HOA ARCHITECTURAL GUIDELINES

Approved by Board of Directors March 2016

Amended April 4, 2017

### Purpose

The purpose of the Architectural Guidelines is to summarize and clarify common community expectations based upon the *Association's Declarations of Covenants, Conditions and Restrictions for Wexford*.

### Exterior Alteration Requests

Homeowners are required to submit *Exterior Alteration Requests* for approval prior to making ANY exterior property alterations/modifications including, but not limited to, the items listed below. "Exterior" refers to any part of the property that is viewable from the street, path or neighbors' property.

Homeowners must submit *Exterior Alteration Requests* to the community management company on a form available from the community management company.

The approval process helps to ensure that alterations/modifications are (a) in harmony with exterior designs, property topography and concept of the community, and (b) not in violation of the Declarations or Guidelines.

Exterior alterations/modifications must be completed within six months of approval. Required permits, inspections and approvals from the County and/or Park and Planning are the homeowners' responsibilities.

### Architectural Review Committee (ARC)

The Architectural Review Committee (ARC) under the direction of the Board and in association with the community management company, is tasked with (a) approving *Exterior Alteration Requests* for alterations/modifications within 30 days of receipt from the community management company and (b) monitoring properties for maintenance and architectural and aesthetic compliance. Maintenance is defined as keeping the property in a state of repair equal to the original, new condition and also applies to approved or other modifications.

Homeowners who are non-compliant with maintenance or the HOA Declarations upon which the Guidelines below are based may be required to bring their property into compliance prior to the transfer of ownership or they may be subject to the cost of the HOA making such improvements.

### Guidelines (alphabetical)

- **Additions**

Additions must match the existing house structure in siding color and style, trim color, window color, foundation color and shingle color.

- **Antennas**

Satellite dishes may be installed on the roof or in the rear or side of the house. TV or ham radio antennas may be approved but may not exceed 12' above the roof line. Ham radio towers are prohibited.

- **Decks**

Decks and railings may be either wood or prefab/composite and may be approved in natural wood color, white and gray.

- **Doors**

Exterior wood or metal entrance doors are permitted, with or without windows. Exterior entrance door color must be in harmony with the house and the community, but may be a contrasting color to neutral elements. Exterior entrance doors should not be the same color as a wide-style trim around them. Storm doors and screen doors are permitted and may be approved in white, black, beige, brown, gray or the color of the existing entrance door.

- **Fences**

Fences must be left in a natural wood color, may be stained a natural wood color, or be a composite wood color. The maximum height is 6'. The finished side of fences must face outward. Fences may not extend beyond the front building line of one's property or of adjacent properties. If installing a split rail fence with wire, the wire must be installed on the inside. Chain link or other all-metal fences are not permitted.

- **Garage Doors**

Garage doors, similar in style to existing garage doors, are permitted with or without windows. Prefab doors which do not require painting are encouraged and may be approved in white, beige or gray. Garage doors which are painted should match the trim or siding as closely as possible. Garage colors excepting to this policy be permitted on a case-by-case basis.

- **Holiday Decorations**

Exterior holiday decorations must be removed no later than six weeks after the date of the holiday.

- **Lawns**

Lawns must be properly maintained. Grass height violations will result in notices and possibly a grass cutting fee to the homeowner. Plantings may not damage or interfere with easements for utilities or obstruct the view of vehicular or pedestrian traffic. Planting bamboo or other invasive plants is forbidden. Debris must be removed from lawns promptly following maintenance. Fall leaves must be removed from properties, adjacent easements and gutters within 30 days, but no later than December 31, to avoid a removal fee to the homeowner.

- **Mailboxes and House Numbers**

Mailboxes must be in good condition, in an upright position and not leaning, with house numbers clearly and neatly displayed. The fire department strongly recommends that 5" house numbers be displayed conspicuously on the house.

- **Parking**

Unlicensed or inoperable vehicles are not permitted on driveways. Trailers, boats, commercial vehicles/equipment, or other heavy equipment are not permitted unless kept in a garage. No vehicles are permitted to park on lawns or grassy areas.

- **Roofs**

Most colors of roofs will be approved.

- **Sheds**

Sheds or other detached buildings are not permitted on lots. See *Storage Closets (Exterior)* and *Under-Deck Storage Closets* (below) for options.

- **Shutters**

Shutters may be painted in most solid colors, although neutral and muted colors are encouraged. Homeowners should be cognizant of the color of shutters on adjacent properties so that colors are harmonious and not clashing.

- **Siding**  
New siding additions or repairs must match the existing siding color, texture and style. If siding is replaced in its entirety, siding should be a neutral color in harmony with the rest of the community.
- **Signs**  
For Rent,” “For Sale,” and contractor signs are permitted on lawns or driveways but may not be larger than 2’ x 2’. Contractor signs may be posted after the start or completion of work for no longer than a total of 10 days. All realtor and yard sale signs must be removed promptly after the sale.
- **Solar Panels**  
Solar panels on the roof will be approved and are typically installed by professional contractors. The HOA can otherwise provide Solar Panels Guidelines for reference.
- **Storage Closets (Exterior)**  
Attached storage closets must (a) have one wall formed by the house, (b) be attached to the rear or side of the house and not exceed the front building line of adjacent properties, (c) match the existing style and color of doors, windows, trim, roof, gutters, downspouts as applicable, (d) be in proportion to the house and not more than 36 sq. ft. See also *Under-Deck Storage Closets* in this document.
- **Trash/Recycling**  
Trash cans/recycling bins must be out of view from the street on non-pick-up days. They may be placed outside the evening before pick-up days and must be removed by midnight the same day. Trash cans must have lids. Bags left outside of trash cans must not contain food to attract birds and rodents. Any trash left behind after pick-up must be cleaned up by the homeowner. Homeowners disposing of bulk trash, including furniture and appliances, may not leave such items in front of their property for over 48 hours. Any trash, including tree trimmings, may not be left in common areas. Shopping Center carts are not permitted anywhere in the community; the HOA may incur costs to remove them as well as other items left in common areas.
- **Trim**  
House trim must be a consistent color. Trim colors in white, beige and light gray may be approved. Maintenance-free vinyl trim wrap is permitted.
- **Under-Deck Storage Closets**  
Under-deck storage closets are permitted if constructed with matching siding, pressure treated lattice or prefab lattice. Under deck storage walls should be the same color as the deck or otherwise complement the deck.
- **Windows**  
Replacement windows must match others on the original structure. Windows on sunroom additions must match house windows in color but may be of a different style. Window coverings such as curtains, blinds or shades do not require approval but may not be torn or otherwise disheveled. Plastic bags and sheets are not permitted as permanent window coverings. Awnings must be approved. Security bars are not permitted. Window A/C units on front windows are not permitted.