

MODIFICATIONS REQUIRING ACC REVIEW/APPROVAL

- **MODIFICATIONS:** These are repairs, changes, and additions which alter the external structure or appearance of the home, other structures and grounds of the homeowner's property. These items require the homeowner to complete an ACC Improvement Request Form. Modifications work items shall include, but are not limited to, the following:
 - **CHANGES** to the exterior of a home or other structure including:
 - Siding, masonry, trims, doors, windows (and/or window tinting), screens, gutters, downspouts, roofing, or paint color.
 - Awnings, trellises, screens or screened doors
 - Any interior change which could affect the external structure and affect an adjacent home.
 - **ADDITIONS** to the exterior of a home or other structure including:
 - Balconies, porches, any porch changes or modifications
 - Skylights, dormers, gables, roof decks and any other modifications to the roof structure or roof line.
 - Stairs
 - Decks, deck extensions or covers, railings, privacy screens.
 - Any addition of living space which requires expansion of the exterior perimeter of the structure; e.g. outdoor kitchens
 - Any alteration which affects a neighbor's property.
 - **LANDSCAPE CHANGES** which are major in nature, requiring contractors and building permits and/or are visible from the street or surrounding neighbors.
 - Swimming Pools, lagoons, in-ground spas
 - Pool houses, pergolas, gazebos
 - Walls, fences, and gates regardless of height or materials
 - Any permanent planter or hardscape structure such as fountains, sculpture, patios, pads, walkways, Permanent being defined as connected to earth or home in such a way as removal would damage structure being removed.
 - Softscape changes (comprised of horticultural elements of landscape design, i.e., plants, shrubs, and trees) that WILL significantly change the appearance of the property (i.e., drought tolerant landscaping).
 - **MISCELLANEOUS**
 - Storage structures, sheds, containers
 - Shortwave antennas and aerials
 - Solar energy devices of any type
 - Flags and Flag Poles
 - Satellite Dishes
 - **EXCEPTIONS:**
 - Routine maintenance that replaces including repainting using same color, repairs using original design, type, material, quality; window and door replacement that matches original in all ways, landscaping that is minor maintenance that will not significantly change the appearance of the property, seasonal color changes.
 - Other issues that do not require approval but may have criteria regarding use: political signs, displays of religious items in entry ways, compost piles/bins, rain barrels and rainwater harvesting systems, basketball goals and other sports court devices
- **UNAPPROVED MODIFICATIONS**
 - These are any modifications being done to a home or structure that have not been approved by the ARC process. Unapproved Modifications would be a violation of the Deed Restrictions and subject to penalties provided by the Deed Restrictions or policies established by the Board of Directors.

If the homeowner is unclear whether the planned change to their property is Routine Maintenance or a Modification, the homeowner must contact an ACC member for a determination.