

Quick Tips for Homeowners from the ARC

ARC (090129)

Planning a change to the *exterior of your house*? Be sure to check with the Architectural Review Committee (ARC) before you hire any contractor or buy materials for a do-it-yourself project. Every project is considered individually, regardless of whether or not anyone else in the Springs has done something similar. Please follow these simple rules and avoid costly mistakes:

Antennas, satellite dishes and wires should **not** be visible from the street or from your neighbor's house.

Building Additions - Submit a request to ARC for approval **prior to** construction, erection or placement of any permanent or temporary addition to the outside of your house.

Doors - You may paint the security and screen doors to match the color of the main entry door, or choose from black, rustic iron or the exterior of the house, but ARC approval is required **prior to** painting.

Exterior Lighting - ARC approval is required **prior to** installation.

Flagpoles - May be placed above your garage door or entry way. Other locations require ARC approval.

Garage Doors - Keep the garage door closed at all times except when you are entering and exiting the garage **or** if a project requires the door to be left up for access to the garage or residence.

Home "For Sale" & "For Rent" Signs – Keep any "For Sale" signs to a maximum of 18 inches x 24 inches and total height to 36 inches or less. Also note that "For Rent" or "For Lease" signs **are not allowed** anywhere on your residential property.

House Number Lighting - Keep your house number (address) fixtures illuminated, free of obstruction and easily visible from the street. Our emergency vehicles must be able to see your house number.

Landscaping - Be sure to keep your yards free of weeds year-round. It is suggested that you use a pre-emergence treatment twice a year. If your residence is unoccupied for substantial periods of time (such as with winter visitors), you'll need to have someone taking care of your yard during those periods.

Paint - Use **only** the originally-approved paint color (**Hedgehog**). The formula for this color is posted on the HOA website (www.thespringshoa.org) or you can pick up a copy of the formula at the **HOA office** which includes a list of approved suppliers. The use of any other supplier requires ARC approval **prior to** painting.

Parking - Parking on the street is **not allowed**. You may park your vehicles in the garage or driveway. Overnight street parking is allowed for guests **if** there is no room in the garage or driveway. Do not store vehicles in your driveway; they must be driven on a regular basis. Recreational vehicles may be parked on the street for no more than 36 hours to allow you enough time to load and unload them.

Streets & Sidewalk Use - When landscaping, remodeling or other activities require the use of the street or sidewalk space for **temporary** storage of gravel, rocks or other material, care must be taken to protect the streets and sidewalks from damage. **Cover the surface** before the landscaping material is delivered.

Sun/Solar Screens & Awnings- You have choices of a light or dark shade of brown, black, beige or matching the exterior of the house, but a mirrored finish or some kind of reflective material that is visible from the outside is not allowed.

Trees & Hedges - Planting or placement of any trees, bushes, shrubs or other landscaping on your property requires ARC review and approval **prior to** installation. Trees, bushes or shrubs must not block the view of other residents, or overhang / damage the sidewalks.

Wall Hangings - All outdoor decorations must be tasteful, preferably in a Southwest motif and not excessive. If you have any **doubts** before installation, submit a request to ARC for approval.

Wood Beams, Posts & Trim - Wood needs to be sealed **every** year, or at least every **two** years. Use approved stain **only** which is **Cedar Bark semi-transparent** stain. Check the website for suppliers