

Oak Hill Settlement Architectural Standard

Revision 2.0, Approved November 2014

The ARC has granted approval for any homeowner to make the following exterior modifications without submitting an ARC request. **All other modifications must be approved by the ARC before being made.**

Back Yard:

1. Any exterior changes in the back yard that do not rise above the fence line except as noted in item 2 and item 3.
2. The installation of a rust-proof shed, not to exceed 12'Wx12'Lx9'H, in the back yard or behind a privacy fence.
3. The installation of residential play equipment in the back yard.
4. Covered patio, with appropriate permits, not visible from the front of the house.

Front Yard or Side Yards visible from the street:

5. Planting and maintaining non-edible plants with an expected growth of less than 4 feet high and wide. Plants must be maintained to look neat, tidy, and not overgrown to the average eye.
6. Flower beds (whether raised or not) near the home and around trees
7. Small lights, less than 4 feet tall, along flower beds and pathways
8. Maintenance of the front or side yards is expected in accordance with the governing documents of the community. Sufficiency of yard maintenance will be assessed by the following criteria:
 - Nearly all grass must be less than 6" tall
 - Dead (not just merely brown) patches of grass must be limited; dead patches cannot be allowed to become pervasive through the majority of the yard
 - Weeds must be limited; weeds cannot be allowed to become pervasive through the majority of the yard
 - Other plants cannot be allowed to become overgrown by grow through fences, sidewalks, or property lines
 - Dead plants or trees, or dead portions thereof, must be removed
 - Removal of any dead or diseased vegetation from the Lot

Other

9. Repainting the house, including trim, door, and garage door, using either the current house color or any of the pre-approved colors. The garage door must be painted the same color as the house. The following colors from Sherwin-Williams(R) COLOR are pre-approved:
 - From the "Essentials" Group:
 - For the trim and door, any color in this section

- For the home, any color in this section except for swaths A, B, C, and the inner-most (darkest) color in each swath. This corresponds to the following ranges:
SW 7014-7019, 7021-7026, 7028-7033, 7035-7040, 7042-7047, 7049-7054,
7056-7061, 7063-7068, 7070-7075, 7077-7082
 - From the “Fundamentally Neutral” Group:
 - For trim and door, any color on swaths 1-13, 15-16, 20-40. This corresponds to the following ranges:
 - SW 6000-6090
 - SW 6098-6111
 - SW 6133-6279
 - For the home any color on swaths 1-13, 15, or 16 except the inner-most (darkest) color in each swath. This corresponds to the following ranges.
 - SW 6000-6005, 6007-6012, 6014-6019, 6021-6026, 6028-6033, 6035-6040,
6042-6047, 6049-6054, 6056-6061, 6063-6068, 6070-6075, 6077-6082, 6084-
6089
 - SW 6098-6103, 6105-6110
 - SW 6133-6138, 6140-6145, 6147-6152, 6154-6159, 6161-6166, 6168-6173,
6175-6180, 6182-6187, 6189-6194, 6196-6201, 6203-6208, 6210-6215, 6217-
6222, 6224-6229, 6231-6236, 6238-6243, 6245-6250, 6252-6257, 6259-6264,
6266-6271, 6273-6278
 - **All other colors require ARC approval.**
10. Repairs or maintenance that does not change the exterior appearance of the property is approved.

When making an ARC request, some things to keep in mind:

Fences

- If you would like to install a fence, will it be entirely within your property, or on a property line? If it is on a property line, you should consult your neighbor.
- According to the CC&Rs, fences must be wood or wood-like vinyl, and the good side must face out.
- In the ARC request, include information about where the fence and gates will be located.