

Town Park HOA Architectural Community Standards

Effective Date:

DRAFT TO BOARD: September 28, 2021

Town Park Homeowners seeking to make exterior changes to their property should follow the community standards listed below. Changes include reconstruction, refinishing or alteration on any part of the exterior. This also includes, but is not limited to walkways, pools, garages, driveways, patios, screen enclosures, landscaping or exterior painting.

Fencing

- All fences (surrounding outdoor space) must be white vinyl or white PVC materials.
- All gates attached to fences must also be white vinyl or white PVC materials.
- Fences must be installed either on the property line or within three (3) feet of the property line.
- Fences erected on side yards or back (rear) yards can be no higher than six (6) feet.
 - Side yards are defined as the area measured from the front plane of house to the rear of the lot required set back of 20 feet.
 - Back (rear) yards are defined as the rear twenty feet of the lot.
- Fences erected on a lot adjoining a stormwater retention pond, conservation easement or HOA common area can be no higher than four (4) feet and must be picket style fencing.
- Chain link fences are not permitted (per CC&R's (Covenants, Conditions and Restrictions, found on HOA Website) Article VI, Section 11).

Roofing

- Asphalt shingles are permitted.
- Homeowners must submit shingle color choice to ARC.
- Metal or clay type materials are not permitted.

Exterior Painting

- Homeowners must choose a matte earth tone color from the official ARC Color Wheel. Wheel is found on HOA Website.
- Matte accent colors for doors and window trim are permitted if chosen from the ARC Color Wheel and approved by the ARC.

Pools and Enclosures

- Above ground pools are not permitted (per CC&Rs Article VI, Section 12)
- The addition of any pool or changes to any existing pool on any lot must be approved by the ARC.
- During construction or renovation, the site must be kept clean and all building materials must be stored in an orderly fashion with every attempt made to screen from public view.
- Framing for pool screen enclosures must be white metal.
- Screen enclosures can be no closer than five (5) feet to the rear of the property line.
- Solid materials used with screen enclosures can be no higher than four (4) feet.
- Roofing materials used for roofing of the enclosure must be translucent and similar color as screen.
- Metal roofs are not permitted.

Driveways and Homeowner Walkways

- Driveways and walkways must be constructed with concrete or pavers.

- Materials to widen existing driveways or walkways must be concrete or pavers. Rocks or gravel are not permitted.
- Concrete driveways must be stained.
- Driveways and homeowner walkways cannot be painted.

LP Gas Tanks, Air Conditioners, Pool Equipment

- In-ground LP Gas Tanks are permitted if state and local requirements are met.
- Above ground LP Gas Tanks, Air Conditioners and Pool Equipment must be screened from view (CC&R's Article VI, Section 10) using landscape materials, white vinyl fencing or white PVC materials. Fencing or PVC materials cannot exceed four (4) feet in height.

Decorative, Ornamental or Protective

- Metal gates, not attached to exterior fencing, are permitted. ARC will evaluate color and location of metal gates based on the harmony of exterior design (CC&R's Article V, Section 1) of the home.
- Awning for decorative or protective purposes are permitted.
 - Homeowners must submit ARC application showing location, colors, size, style and materials.
- Hurricane Shutters are permitted.
 - Homeowners must submit ARC application showing location, colors, size, style and materials.
- Window replacement
 - Homeowners must submit ARC application showing location, colors, size, style and materials.

Tree Trimming and Removal

- Please refer to separate document for details

Other

- Individual newspaper or mail receptacles are not allowed.