

# Beacon Park Phase 1 Architectural Rules 2018

The following architectural rules have been adopted by the Board of Directors to further clarify and/or supplement the Association's guidelines as provided for in the governing documents. Please review prior to submitting an alteration application (ARC). County permits remain the responsibility of the homeowner. HOA approval does not absolve your obligations to higher authorities.

## Townhomes and Single Family Homes

### Rooftop Installations

- All rooftop installations (TV antennas, satellite dishes, solar panels, etc) require architectural request.
  - Homeowner will be responsible for any damage to the roof.

### Buildings

- The following changes do not require architectural request.
  - changing street address numbers
  - changing light fixtures
  - installing security cameras
  - Front Doors
    - Changing the doorknob.
    - Adding a second deadbolt.
    - Installing a strike plate.
    - Installing a storm/screen door
      - The color must be white or match the color of the building, trim or existing door.

## Townhomes (only)

### Courtyards

- Gates may open in or out.
- Gates may be relocated without architectural request to match the original builder renderings but must not exceed half the distance between the garage door frame and corner to the breezeway.
- Back doors may be replaced without architectural request as long as the color matches the building or trim.

### Pavers

- Pavers may be installed in the courtyard without HOA approval. This would not apply to lots 305 - 310 (2285 - 2307 J Lawson) and 315 - 322 (2408 - 2436 Victoria Falls) due to the building design. These units require an architectural request.
- If the installation causes water encroachment on a neighbor, the owner of the pavers must correct the issue immediately.
- Driveways, breezeways or sidewalks may not have pavers installed.
- End units may extend their courtyard but must submit architectural request.
- Landscaping/grass strips may not have pavers installed without architectural request.
- Landscaping may not be altered without architectural request.

### Awnings, Gazebos and Canopies

- Any permanent structure needs approval from the HOA.
- Temporary items (umbrellas, canopies, etc) do not require approval but must be removed and stored out of sight after use.

### For Sale/Rent Signs

- Must be made of thin wire if placed in front of the unit due to risk of damage to landscaping.
- Signs with wooden posts or posts designed with a metal tube (hollow or solid) will be removed due to the potential risk of damaging below grade systems such as irrigation, etc.
- May be placed in the front windows.

# Single Family Homes (only)

## Paint

- Painting the same color does not need an architectural request.
- Color may not be the same as your next door neighbors.
- Color samples and the colors of the homes on each side of you should be submitted with an application.
  - <https://www.beaconparkhoaphase1.com/paint-colors.html>

## Driveways and Sidewalks

- Driveways and sidewalks may be sealed (clear only) without architectural request.
  - Painting requires architectural request.
- Pavers are not allowed in place of the common sidewalk (parallel to the road in county right of way).
- Replacing the driveway or private sidewalk with pavers requires architectural request.
- The driveway may be extended up to 3 feet on one or both sides with pavers without architectural request.
  - This may be extended a short distance around the side of the house to store county garbage/recycle cans.
  - Recommended color: harvest blend, brown tan or similar, black border recommended

## Fences

- All fences must be 6' laurel white plastic, and must obtain HOA and county approval.
  - Fence in back of VFD may be black picket aluminum conservation fence
- Relocating a gate on an existing fence does not require an architectural request.
- Gates may open in or out.
- Gates (single or double) may not be wider than 6 feet.
- Finished side of the fence (side with no visible structural support) shall face the street or neighbor's side of the lot.
- Fences may not come past the half way point of the house on each side, may be adjusted to accommodate A/C units.

## Sheds

- Sheds require an architectural request.
  - Must be behind a fence.
  - Must have approval from the county attached to request.

## Roof

- The following shingle colors are preapproved and do not require architectural request.
  - GAF Timberline HD Barkwood, CertainTeed Landmark Reshawn Shake or Heather

## Landscape

- All yards must have grass planted. St. Augustine, Bahia and Zoysia are examples of acceptable grass.
  - Sod may be replaced without architectural request.
- All landscape plans must be similar to the overall feel of the original neighborhood landscape plans.
  - Mulch may be replaced (any color) without architectural request.
- Bushes can be removed or replaced without architectural request.
- Up to 3' of lava/river rock may be installed next to the home without architectural request.

## Notes

- Your plat survey was included in your closing documents.
- Items allowed without ARC must still meet other guidelines (not unsightly, etc).