

# Stonemill Creek Architectural Review Committee

## Architectural Design Standards

Revised: May 3, 2014

**MISSION STATEMENT.** The Stonemill Creek Architectural Review Committee is dedicated to promoting an aesthetically appealing community through the conscientious development, re-evaluation and enforcement of our neighborhood's Architectural standards. We will do this through the careful and timely consideration of homeowner requests and with an open communication during this process.

**THIS DOCUMENT.** The goal of this document is to provide further clarification as to the accepted Architectural Standards that govern the Lots and Structures within Stonemill Creek. Furthermore, it seeks to give guidance to homeowners as to what modifications/additions are acceptable and the process by which they can gain approval for them. This document is not inclusive of all possible situations. As such, each request will be reviewed on its own merit and with deference to the Community-Wide Standard. This document supersedes any prior Architectural Standards documents that may or may not have been disseminated.

**INTRODUCTION.** The Stonemill Creek Architectural Design Standards ("Standards") are hereby formally declared as of May 2014 by the Architectural Review Committee ("ARC") under the authority provided in the Stonemill Creek Declaration of Protective Covenants, Conditions, Restrictions and Easements ("Declaration").

The ARC believes that these Standards benefit all members of Stonemill Creek Homeowners' Association, Inc. ("Association") by helping its members govern the use of the land and the conduct of its members to preserve property values and their quality of life as residents. It believes enforcement of these Standards is essential to the continued success of our community. Any homeowner not possessing a copy of the Declaration should contact a Stonemill Creek Homeowners' Association Board member for a copy.

These Standards apply to new structures, alterations and additions on existing, previously developed Lots as described in the Covenants.

**If the homeowner proceeds with any new construction, alterations, additions or repainting without prior written approval by the ARC, the homeowner runs the risk of having to correct any violation at their own expense.** If violations are not rectified in a timely manner, then subject to any required notice, the Stonemill Creek Homeowners' Association Board of Directors ("Board") may hire an outside company/contractor to remedy the situation and liens may be placed on the property, as appropriate, to recover the expense or to collect unpaid fines.

Using guidance provided by the ARC Guidelines, the ARC shall render the final decision as to the merit of any Homeowner requested change. The enforcement of these Standards is described in Article IX of the Declaration.

## DESIGN STANDARDS

1. **AUTHORITY.** This Standards document is promulgated pursuant to authority granted to the ARC of the Stonemill Creek Community under Article IX of the Declaration.
2. **PURPOSE.** A Request for Architectural Review form ("RAR"), along with any required supporting documentation, must be submitted to, and approved by, the ARC pursuant to the Declaration and these Standards for the sole and exclusive purpose of assuring that all structures and landscaping within the Development are in conformity and harmony of external design and within the existing standards of the neighborhood.
3. **DEFINITIONS.** Any word as used herein shall have the same meaning as such words have in the Declaration:
  - A. **"Lot"**

Refers to any plot of land within the Community, whether or not improvements are constructed thereon, which constitutes a single-family dwelling site as shown on a plat recorded in the land records of the county where the Community is located. The ownership of each Lot shall include, and there shall pass with the title to each Lot as an appurtenance thereto, whether or not separately described, all of the rights and interest of an Owner in the Common Property, as herein provided, together with membership in the Association.
  - B. **"Owner" and "Homeowner"**

Refers to the record owner, whether one or more persons, of the fee simple title to any Lot located within the Community, excluding, however, any Person holding such interest merely as security for the performance or satisfaction of any obligation.
  - C. **"Structure"**

Refers to (a) anything or object the placement of which upon any Lot may affect the appearance of such Lot, including by way of illustration and not limitation, any building or part thereof, garage, porch, shed, greenhouse or bathhouse, coop or cage, covered or uncovered patio, swimming pool, fence, curbing, paving, wall, tree, shrub, sign, signboard, or any other temporary or permanent improvement to such Lot, (b) any excavation, grading, fill, ditch, diversion dam or other thing which affects the natural flow of surface waters from, upon or across any lot, or which affects or alters the flow of any waters in any natural or artificial creek, stream, wash or drainage channel from or across any lot; and (c) any change to grade at any point on a lot of more than six (6) inches.
  - D. **"Community", "Neighborhood" and "Stonemill Creek"**

Refers to that certain real property described in Exhibit "A & B" of the Declaration, and such additions thereto as may be made by Supplementary Declaration as provided therein.
  - E. **"Community-Wide Standard"**

Refers to the standard of conduct, maintenance or other activity generally prevailing in the Community. Such standard may be more specifically determined by the Board of Directors of the Association. Such determination, however, must be consistent with the Community-Wide Standard originally established by the Declarant.

#### 4. ARCHITECTURAL REVIEW AND APPROVAL PROCESS.

##### A. Submission of Request for Architectural Review.

All requests are to be submitted in writing to a member of the ARC. Standard submissions include, but are not necessarily limited to, a Stonemill Creek Request for Architectural Review form (see Appendix "C"). More detailed information as to what should be submitted for a given change can be found in the Architectural Guidelines section below. Comprehensive submissions are more likely to be completed in a timely fashion.

Any change to previously submitted and/or approved plans must be resubmitted using a new RAR form. If the homeowner proceeds with any alterations, additions or repainting without prior written approval by the ARC, the homeowner runs the risk of having to correct any violation at their own expense.

##### B. Approval of Request for Change.

Once the RAR form and all supporting documentation have been provided to an ARC member, the review process can commence. Incomplete forms or missing information can result in delays. In such cases, a member of the ARC will contact the Homeowner for clarification.

When additional information or documentation will be requested, the more promptly it is received, the sooner a decision can be rendered.

The ARC has 30 days to render a decision from the time all required and requested information has been provided to an ARC member. Every effort will be made to complete this process as quickly as possible. However, no approval, whether expressly granted or deemed granted after the 30 day period shall be inconsistent with the Declaration or these Standards unless a variance has been granted in writing by the ARC pursuant to Section 9.5 of the Declaration.

Once the ARC has completed its review, the ARC will instruct the management company to mail the proper notification to the homeowner in writing, via certified mail, or regular mail within the allotted 30 day approval time period.

Approvals are valid for a period of **one year** from the time notification is made to the Homeowner. If work has not been completed within one year, a new RAR form must be submitted and approval once again given.

##### C. Execution of the Request.

During approved work or construction, all vehicles in any way connected with such work or construction shall enter the Lot or Lots only by the driveway as approved in the plans submitted to the ARC. All vehicles shall be parked at the Lot to avoid damage to trees, paving, curbs, gutters, and any other improvements on the Lot.

All modifications to Lots must be sensitive to the occupants of neighboring Lots and homes. Modifications should be planned and constructed such that they will have minimal impact on the views from neighboring Lots, and such that they will not change existing water runoff. As a factor in the decision to approve or deny a modification, the ARC will consider a proposed modification's impact on neighboring Lots.

## 5. ARCHITECTURAL GUIDELINES.

The Guidelines below are meant to provide a general reference as to what types of changes are allowed and/or not allowed in Stonemill Creek. It does not necessarily cover all situations or change requests. Homeowners are always welcome to submit a RAR for changes that fall outside these Guidelines. Each request will be reviewed individually and upon its own merit.

This document does not explicitly specify any Local, City, State or Federal building code requirements that may or may not apply to certain situations. The ARC does not validate code compliance.

Note: For the purpose of this document, any Lot situated on a corner, with frontage on two streets, shall be considered as having two front yards.

### A. Animal Pens and Dog Houses:

No Structure for the care, housing or confinement of any animal shall be constructed or placed on any Lot.

### B. Antennae and Satellite Dishes:

No transmission antenna of any kind may be erected anywhere in the Community without written approval of the ARC. No direct broadcast satellite antenna or multi-channel multi-point distribution service larger than one meter in diameter shall be placed, allowed or maintained upon any portion of the Community, including a Lot.

DBS and MMDS antennas one meter or less in diameter and television broadcast service antennas may only be installed in accordance with Federal Communication Commission (FCC) rules and the rules and regulations of the Association authorized by the FCC, both as may be amended from time to time. Such items shall be installed in the least conspicuous location available on the Lot which permits reception of an acceptable signal. Except as provided in this subparagraph, no antenna or other device for the transmission or reception of television signals, radio signals or any form of electromagnetic wave or radiation shall be erected, used or maintained outdoors in any portion of the Community, whether attached to a home or structure or otherwise; provided, however, that the Association shall have the right to erect, construct and maintain such devices.

**Acceptable:** Satellite Dishes, Standard TV/Radio Receiving Antennae

**Not Acceptable:** Satellite Dishes >1 Meter in Diameter

### C. Basketball Goals:

ARC approval is required for (fold-up) basketball goals. Removable Basketball Goals are not to be left in the street at any time.

ARC approval is required for permanent basketball goal installations. Backboards must be maintained and conform to neighborhood standards. Backboards of permanent basketball goals cannot be in bright or fluorescent colors. White, black or clear backboards are encouraged. Basketball goals, both permanent and removable, are not to be placed in such a way as to encourage play in the right-of-way of vehicular or pedestrian traffic.

**Acceptable:** Fold-Up Basketball Goals, Permanent Basketball Goals

**Not Acceptable:** Permanent Basketball Goals with Bright or Fluorescent Colored Backboards

**Submittal for Architectural review should include at minimum:**

Completed Stonemill Creek RAR form

- Plot plan for property showing
  - Location of existing dwelling
  - Location of property lines and easements
  - Location of proposed basketball goal
  - Measurements between all of the above.
  
- Drawing, photo or product brochure of proposed basketball goal with dimensions, materials and colors indicated or supplied.

**D. Clotheslines:**

Outdoor clotheslines are not allowed in Stonemill Creek

**E. Decks**

ARC approval is required for all deck installations, modifications and extensions including, but not limited to, deck coverings and awnings. Approval must be given, in writing, prior to any clearing, grading or construction.

Decks are typically constructed out of Pressure Treated Pine or Cedar although new composite decking material is also suitable. The color of the decking material, or in the case of wood decks the paint or stain color, must be harmonious with the existing house color as well as the color palette of the Community.

The usual and preferred deck fencing consists of a 36" high railing with cedar or treated wood vertical posts and spindles spaced no more than 4" apart. Additions or extensions of deck fencing must conform to existing designs. If none now exists, new fencing should be consistent with the homeowner's and adjacent homes.

**Acceptable:** Pressure Treated Pine, Cedar, or Composite Material Decks (like Trex brand)

**Not Acceptable:** N/A

**Submittal for Architectural review should include at minimum:**

- Completed Stonemill Creek RAR form
- Plot plan for property showing
  - Location of existing dwelling
  - Location of property lines and easements
  - Location of proposed deck or addition
  - Measurements between all of the above.
- Drawing of proposed deck showing all finished elevations (front, back and sides) with dimensions, materials and colors (finish) indicated or supplied.
- Photo(s) of current deck structure and a description of the deck expansion where applicable.

**F. Clotheslines:**

Outdoor clotheslines are not allowed in Stonemill Creek

**G. Decks**

ARC approval is required for all deck installations, modifications and extensions including, but not limited to, deck coverings and awnings. Approval must be given, in writing, prior to any clearing, grading or construction.

Decks are typically constructed out of Pressure Treated Pine or Cedar although new composite decking material is also suitable. The color of the decking material, or in the case of wood decks the paint or stain color, must be harmonious with the existing house color as well as the color palette of the Community.

The usual and preferred deck fencing consists of a 36" high railing with cedar or treated wood vertical posts and spindles spaced no more than 4" apart. Additions or extensions of deck fencing must conform to existing designs. If none now exists, new fencing should be consistent with the homeowner's and adjacent homes.

**Acceptable:** Pressure Treated Pine, Cedar, or Composite Material Decks (like Trex brand)

**Not Acceptable:** N/A

**Submittal for Architectural review should include at minimum:**

- Completed Stonemill Creek RAR form
- Plot plan for property showing
  - Location of existing dwelling
  - Location of property lines and easements
  - Location of proposed deck or addition
  - Measurements between all of the above.
- Drawing of proposed deck showing all finished elevations (front, back and sides) with dimensions, materials and colors (finish) indicated or supplied.
- Photo(s) of current deck structure and a description of the deck expansion where applicable.

**H. Driveways and Extensions or Expansions:**

Driveway extensions must be approved by the ARC. The ARC recognizes that the bulk of driveways within Stonemill Creek were constructed for use of two vehicles and understands that, in many cases, that type of use is no longer sufficient and therefore will review extensions or expansions to current driveways where the submittal follows the guidelines outlined below. All driveways, including extensions & expansions, are to be constructed of hard-surfaced paving matching the existing driveway (i.e. concrete w/ a minimum depth of 4"). Concrete reinforcing is recommended. When intended use is for the storage of a boat, non-emergency commercial vehicle, recreational vehicle or trailer, additions to any driveway will not be approved.

**Acceptable:** Concrete Extensions and Expansions

**Not Acceptable:** Asphalt, Brick, Stone or Gravel Extensions and Expansions

**Submittal for Architectural review should include at minimum:**

- Completed Stonemill Creek RAR form
- Plot plan for property showing
  - Location of existing dwelling
  - Location of property lines and easements
  - Location of proposed driveway extension/expansion

- Measurements between all of the above
- Description of materials to be used.
- Planned use of the extension/expansion

#### I. Exterior Colors:

ARC approval is required for repainting the exterior of a house, where the colors are the same or different from what currently exist. Exterior paint colors on all parts of all houses shall be in keeping with the existing color scheme in Stonemill Creek. This is primarily limited to natural earth tones.

Should a homeowner wish to make changes to their current color scheme, careful consideration should be given to the colors of adjacent homes? Homeowners may not paint their house the same colors as the homes of any bordering property or immediately across the street. This is in order to achieve a well-balanced and coordinated color scheme throughout the community. ARC requires that all homeowners paint a small sample of the exterior colors for ARC to review.

**Acceptable:** Natural Earth Tones

**Not Acceptable:** Pastels, Deep Jewel Tones, Fluorescent Colors

#### **Submittal for Architectural review should include at minimum:**

- Completed Stonemill Creek RAR form
- Proposed paint color samples with color name, number and brand indicated or supplied.

#### J. Fences and Walls:

ARC approval is required for the construction or modification of any fence or wall. A distinction is made between wood deck fencing and yard fencing, and a distinction is made between yard fencing and pool enclosures. Yard fencing is defined as fencing, other than deck extensions, that extends into the rear yard area. Refer to Appendix C {fence guidelines}.

The following guidelines apply when submitting requests for new or modified fences:

- All fences must be cedar or black metal
- Fences may extend from the rear corner area of the home to the back area of the yard and not forward towards the front of the house in order to minimize its visibility from the road.
- Walls may either be constructed in a natural stacked stone as is prevalent throughout Stonemill Creek or by using 6" x 6" pressure treated landscape timbers. Walls should only be used for retaining earth or fill such as when cutting into a hillside or slope. Free standing walls on a Lot are not allowed.
- Screening shrubbery on the fence perimeter may be required to further minimize visibility from the street and/or as a consideration to neighboring homeowners. Fences and walls must not violate easements or adjacent Lot lines.

**Acceptable:** Cedar Fences, Stacked Stone Retaining Walls, 6" x 6" Landscape Timber Retaining Walls, black metal fences

**Not Acceptable:** Chain Link Fences, Fenced-In Side Yards, Brick Walls, Free Standing Walls

**Submittal for Architectural review should include at minimum:**

- Completed Stonemill Creek RAR form
- Plot plan for property showing
  - Location of existing dwelling
  - Location of property lines and easements
  - Location of proposed fence
  - Measurements between all of the above.
- Drawing, photo or product brochure of proposed fence with dimensions, materials and colors indicated or supplied.
- Proposed paint or stain color samples with color name, number and brand indicated or supplied.
- Proposed plantings, type and location, for visual screening as needed.

**K. Flags and Flag Poles:**

ARC approval for the installation of small, house-mounted flagpoles does not require ARC approval.

Flags are permitted to be flown in Stonemill Creek. Flags must not be offensive in nature or violate accepted Community standards. Flags may not be mounted to, or cover up any window of a house.

If flag is to be illuminated for night time viewing, lighting should be directed away from adjacent properties and traffic.

Permanent, in-ground flag poles require ARC approval in Stonemill Creek.

**Acceptable:** House-Mounted Flag Poles

**Not Acceptable:** Offensive Flags, In-ground Flag Poles

**Submittal for Architectural review should include at minimum:**

- Completed Stonemill Creek RAR form
- Plot plan for property showing
  - Location of existing dwelling
  - Location of property lines and easements
  - Location of proposed flag pole
  - Measurements between all of the above.
- Drawing, photo or product brochure showing proposed flagpole with dimensions, materials and colors indicated or supplied. Include above-ground height.
- Plan for lighting if flag is to be displayed at night.

**L. Garage Doors:**

Garage doors shall be coordinated with all other garage doors on the Structure and with the Community-Wide Standard. Doors are to be made of steel, aluminum or wood. Furthermore, garage doors must be painted to an approved color (see section I. **Exterior Colors**).

**Acceptable:** Steel Garage Doors, Aluminum Garage Doors, Wood Garage Doors

**Not Acceptable:** Variations from Community Wide Standards

**Submittal for Architectural review should include at minimum:**



- Completed Stonemill Creek RAR form
- Drawing, photo or product brochure of proposed garage door(s) with dimensions and materials indicated or supplied.
- Proposed paint color samples with color name, number and brand indicated or supplied.

#### **M. Landscaping:**

ARC approval is required for any change to the landscaping of any Lot. A graphic and written plan of landscaping must be submitted to the ARC prior to the installation of any materials. This plan should include a drawing to show location, variety and size of all plant materials and "hardscape" items such as fences, walls, etc. Approved plans must be fulfilled no later than twelve (12) months after the approval date. If work has not begun prior to 12 months, a new RAR form must be submitted and approval granted.

- ARC approval is required for the removal of any tree having a diameter of 6" or more measured from a point 2 feet above ground level.
- All trees and plant materials must be common to the area.
- Exterior lawn decorations or structures are not permitted unless by written approval of the ARC.
- Vegetable gardens should be screened so as not to be visible from the street.
- All front and back yards must be covered with suitable ground cover, i.e., Bermuda grass, pine straw, pine bark mulch, nuggets, etc.
- Landscape gravel for plant beds will be approved on a case-by-case basis. Exposed earth or red clay is not permissible. All plant bed covering (i.e. mulch) should be consistent within a given lot.

**Acceptable:** Trees and Plants Common to the Area.

**Not Acceptable:** Palm Trees, Bamboo, Gravel Yard Covering, and Artificial Flowers.

#### **Submittal for Architectural review should include at minimum:**

- Completed Stonemill Creek RAR form
- Plot plan for property showing
  - Location of existing dwelling
  - Location of property lines and easements
  - Measurements between all of the above
- Drawing of proposed landscaping plan (may be indicated on above plot plan)
- Proposed type, size and location of new plantings, land cover, and features as well as any landscaping to be removed
- Photos or pictures of plant/tree species involved

#### **N. Lighting (exterior)**

ARC approval is required for any exterior lighting, which replaces, or is in addition to, the existing

lighting on the house or Lot. Approval will be based on the condition that any added lighting will be reflected away from adjacent residences and away from the vision of passing motorists as stated in Protective Covenants. Any light fixture, lamp post, landscape lighting, etc. must be in keeping with the design standard in the Stonemill Creek Community.

**Acceptable:** N/A

**Not Acceptable:** N/A

**Submittal for Architectural review should include at minimum:**

- Completed Stonemill Creek RAR form
- Plot plan for property showing
  - Location of existing dwelling
  - Location of property lines and easements
  - Location of proposed lighting
  - Measurements between all of the above
- Drawing, photo or product brochure of proposed lighting fixture(s) with dimensions, materials, lighting type, wattage and colors indicated or supplied

**O. Mail Boxes:**

ARC approval is required for replacement mailboxes. All mail box systems must conform to U.S. Postal Service Specifications and to the Community-Wide Standard. Mailboxes shall not be made of wood, plastic, stone, brick, concrete or any other material not in keeping with the current Stonemill Creek style. Replacement mailboxes should be painted to match the existing mailbox color prevalent in the Community. The mailboxes specified in Exhibit B will be the standard -no deviation. Refer to Exhibit B for mailbox specifications

**Acceptable:** Metal Mailboxes and Posts

**Not Acceptable:** Wood, Plastic, Stone, Brick or Concrete Mailboxes or Posts

**Submittal for Architectural review should include at minimum:**

- Completed Stonemill Creek RAR form
- Drawing, photo or product brochure of proposed mailbox with dimensions, materials and colors indicated or supplied.

**P. Play Equipment**

ARC approval is required for the addition of all play equipment. Play equipment, including but not limited to, Swing sets, play sets, trampolines, play houses and tree houses, should be located at the rear of the house. Equipment should be placed in such a location as to minimize views from streets, neighboring properties and common areas as much as possible. Play equipment should not to be placed within 10 feet of neighboring property lines.

Play sets and swing sets should be constructed primarily of wood and have a natural appearance. Metal swing sets and the like are not permitted.

**Acceptable:** N/A

**Not Acceptable:** Metal Swing sets

**Submittal for Architectural review should include at minimum:**

- Completed Stonemill Creek RAR form
- Plot plan for property showing
  - Location of existing dwelling
  - Location of property lines and easements
  - Location of proposed equipment
  - Measurements between all of the above.
- Drawing, photo or product brochure of proposed unit with dimensions, materials and colors indicated or supplied.
- Proposed plantings, type and location, for visual screening as needed.

**Q. Pools, Hot Tubs and Spas:**

ARC approval is required for all pools, spas, hot tubs, surrounding decks, fencing and screening. Approval must be given, in writing, prior to any clearing, grading or construction. No above-ground pools will be approved.

Safety fencing for pool enclosures must meet County code requirements. Pool enclosures are different from yard fences as described in Section H of these Standards.

Hot Tubs and spas are acceptable so long as they are in the rear of the house and out of sight from the street. Pools, hot tubs, etc. should not be placed within 10 feet of neighbor's property lines.

**Acceptable:** In-Ground Pools, Hot Tubs, Spas

**Not Acceptable:** Above Ground Pools

**Submittal for Architectural review should include at minimum:**

- Completed Stonemill Creek RAR form
- Plot plan for property showing
  - Location of existing dwelling
  - Location of property lines and easements
  - Location of proposed pool, hot tub or spa location
  - Measurements between all of the above.
- Drawing, photo or product brochure of proposed pool, hot tub or spa with dimensions, materials and colors indicated or supplied.
- Proposed plantings, type and location, for visual screening as needed.

**R. Roofs and Roofing Material:**

ARC approval is required for replacement of, or change to, any roof or roof covering. Roofing material and color shall be in keeping with the current Stonemill Creek Standard. This is limited to asphalt shingles in the same color as is prevalent throughout the Community (grey, black, charcoal).

No plumbing or heating vents exhaust fans or sky lights shall penetrate roof surfaces that face any street. All roof stacks and flashing must be painted to blend with roof colors.

**Acceptable:** Asphalt Shingles

**Not Acceptable:** Cedar Shake Shingles, Gravel Roofs, Barrel Tile

**Submittal for Architectural review should include at minimum:**

- Completed Stonemill Creek RAR form
- Photo, sample or product brochure of roof covering or feature with dimensions, materials and colors indicated or supplied as appropriate.

**S. Sheds**

Sheds are prohibited In Stonemill Creek

**T. Siding and Exterior Cladding**

ARC approval is required for any new or replacement siding or exterior cladding materials. Hardiplank Siding is the primary siding material in Stonemill Creek. Materials which will not be approved are stucco, vinyl, aluminum and Masonite. Paint colors, and the colors of materials such as brick and stone, must be in keeping with the natural, earth tones existing in the Community.

**Acceptable:** Hardiplank Siding, Brick, Stone, Cedar Shake Siding

**Not Acceptable:** Stucco, Vinyl Siding, Masonite, Aluminum Siding

**Submission for Architectural review should include at minimum:**

- Completed Stonemill Creek RAR form
- Drawing of proposed changes showing all elevations (front, back and sides) with materials.
- Photo, sample or product brochure of siding with materials and colors indicated or supplied.
- Proposed paint color samples with color name, number and brand indicated or supplied where appropriate.

## U. SIGNS.

In order to maintain a neat, uncluttered appearance in the neighborhood, the use of certain types of signs is permitted as conditioned by Community-Wide Standards.

**The following types of signs are considered pre-approved with these conditions:**

**Political Signs:** No more than one sign per candidate per lot is permitted. Signs may be placed no more than 30 days before an election and must be taken down within a day after the election.

**Garage /Yard/ Moving Sale Signs:** *To minimize the need for individual sales, the Social Committee normally conducts and promotes two community-wide yard sales a year in the spring and fall. Residents are encouraged to participate at these times.*

**Home for Sale Signs:** These are allowed to assist owners in selling their homes and must be of the typical size and design most commonly associated with this sign type. One is allowed in the front yard of the homeowner's private property. One sign may be placed at the entrance to Stonemill Creek and removed once the home is sold.

**Contractor Signs:** Contractor signs are allowed only while work is being done and only for a period no longer than 10 days. Signs must be removed within 24 hours of work completion. All other signs advertising goods or services that are not specifically described above, are not allowed.

**All Other Type of Signs:** Any sign not mentioned above need ARC approval prior to installation and must be tasteful.

**Location of signs:** The signs that are permitted above are intended to be placed on the private property of the homeowner. No sign may be placed on Stonemill Creek common property or the entrance to the Community, except where noted above. Signs placed on Stonemill Creek common property, such as street sign posts, lamp posts, clubhouse property, pool area, etc. will be removed.

The Board of Directors, on behalf of the Association, shall have the right to erect reasonable and appropriate signs on any portion of Stonemill Creek common areas to promote community-wide events.

## V. Window Mounted Air Conditioning Units

Window mounted air conditioning equipment, portable fans & window fans, including evaporative coolers and the like, are prohibited in Stonemill Creek

**APPENDIX "A"****Screening Guidelines**

- 1) **REASON FOR SCREENING:** Screening may be used within the Community to define private spaces or to attract or divert attention to or from particular views.
- 2) **OBJECTS TO BE SCREENED:** Screening shall be used in connection with the following:
  - A) Free standing utility apparatus, such as transformers, and switching equipment;
  - B) Exterior, ground-level machinery, such as air conditioning and heating equipment;
  - C) Refuse containers and related storage areas.
- 3) **METHODS OF SCREENING:** Subject to the approval of the ARC the following methods of screening may be used:
  - A) **Earth Banks and Berms.** Such earth banks and berms shall:
    - i) have a maximum slope of 2:1 and
    - ii) be covered with acceptable grass or vegetation.
  - B) **Planting Screens and Hedges.** Species and layout design to be approved by the ARC.
  - C) **Fences and Walls.** Such fences and walls shall:
    - i) complement the design, texture and color of all structures on the same Lot;
    - ii) shall be a maximum of 6 feet above grade in height;
    - iii) shall include planting as an integral component;
    - iv) and shall not attract attention as distinct Architectural elements

**APPENDIX "B"**

**Stonemill Creek Mailbox Specifications**  
**The two Official Mailboxes For Stonemill Creek**



## APPENDIX "C"

### STONEMILL CREEK FENCE GUIDELINES

#### Metal/Aluminum

All metal fences must be at least 5 feet in height.

The style should be along the lines of what is around the pool area, but variations in style and color will be reviewed by the ARC.

**Restricted:** Chain link fences, chicken wire backed fences, PVC or other plastic materials.

#### Wood Fences

- Wood fences must be Cedar.
- All wood fences must be at least 6 feet in height privacy fences.
- All posts between fence sections need some sort of decorative post cap.
- Fences that are finished on only one side need to have the finished side facing out.
- All fence boards must be a minimum of 5 inches in width.

**Restricted:** Split rail, picket fences, dog eared fences.

**All fence requests require a detailed site plan showing the precise location of the proposed fence.**

**All fences regardless of material need to be maintained on a regular basis.**

APPENDIX "D"

# Request for Architectural Review (RAR) Form

## Stonemill Creek Community

### Request for Architectural Review

◆ Please submit to any member of the Architectural Review Committee ◆

**Shaded area for Architectural Review Committee use only – Applicant, do not complete**

Date Submitted:	Date Review Completed:	Request Number:
Status of Request:	Accepted      Denied      Conditionally Accepted (see below)	
Conditions for Acceptance:	This request is considered accepted if the following changes/conditions are met....	
<p><i>Instructions: Please fill out all relevant information and be sure to provide sufficient detail regarding the changes you wish to make. Once complete, please read the statement at the end of the form and sign your name.</i></p> <p><i>If making multiple changes, please use a separate form for each. For example, if you are painting your house and building a deck in your back yard the changes should be submitted separately. Feel free to use additional sheets if necessary.</i></p> <p><i>Per the Declaration of Covenants, Conditions and Restrictions, a decision on this request will be made within 30 days from the time all required/requested information has been submitted to the Architectural Review Committee. However, all effort will be made to reach a decision as quickly as possible and to notify the Requestor thereof. Notice of the Board of Director's decision will be made by certified mail.</i></p>		
<p>Pursuant to this community's Declaration of Covenants, Conditions and Restrictions, Applicant hereby presents this formal request to make specific changes to their property as detailed below.</p>		

PROPERTY ADDRESS: \_\_\_\_\_

DATE: \_\_\_\_\_ PHONE: \_\_\_\_\_

NAME: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_ @ \_\_\_\_\_

**MODIFICATION(S) REQUESTED ~ Check appropriate box**

<p><b>FENCE(S)</b> Specify materials, style &amp; attach sketch on plat</p>	<p><b>ROOF</b> Manufacturer, type &amp; color – Provide sample if possible</p>
<p><b>LANDSCAPING</b> Specify materials &amp; attach sketch</p>	<p><b>SCREENING</b> Specify material, style &amp; include drawing of elevations</p>
<p><b>POOL(S) &amp; SPA(S)</b> Attach plans (2 sets)</p>	<p><b>STRUCTURE ADDITION</b> Provide 2 sets of plan drawings with elevations and include list of materials to be used</p>
<p><b>RECREATIONAL EQUIPMENT</b> Specify type (play set, trampoline, etc.) &amp; attach sketch with specific location</p>	<p><b>STRUCTURE MODIFICATION</b> Provide 2 sets of plan drawings with elevations and include list of materials to be used</p>
<p><b>REPAINTING</b> Paint Mfg. &amp; Color(s) Provide paint samples &amp; specify areas</p>	<p><b>TREE REMOVAL</b> Provide sketch with location of proposed tree removal &amp; type of tree</p>
<p><b>OTHER</b> Include detailed description and plans if applicable</p>	

**MODIFICATION(S) DESCRIPTION**  
(Attach additional information as necessary)