

**MISSION STATEMENT.** The Cedar Mill Community Architectural Review Committee (“ARC”) 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 open communication during this process.

**PURPOSE:** The ARC is a review committee that approves or disapproves modification requests within the community and communicates the status of these requests as outlined in “Section C”. The ARC is not responsible for violations or the review of violations.

**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 Cedar Mill. 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.

## **ARCHITECTURAL REVIEW AND APPROVAL PROCESS.**

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

- a. Submittal for architectural review should include at minimum:
- b. Completed Cedar Mill ARC Request form
- c. Plot plan for property showing
  - i. Location of existing dwelling
  - ii. Location of property lines and easements
  - iii. Location of proposed pool, hot tub or spa location
  - iv. Measurements between all of the above.
- d. Drawing, photo or product brochure of proposed pool, hot tub or spa with dimensions, materials and colors indicated or supplied.
- e. Proposed plantings, type and location, for visual screening as needed.
- f. New structures would require a permit.

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

- a. The Cedar Mill ARC Request Form will need to be submitted to the Community Management Company. Currently this is All-In-One.

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

- a. Request decisions will be completed within 30 days of the submission being received and recognized. Any decision that is not completed within that 30 day period will be considered approved.
- b. Communication
  - i. If a project is approved with conditions is it the responsibility of the homeowner to reach out to the BOD and/or the ARC to amend the project with additional information.
  - ii. If a project is denied a reason will be provided and the Request can be resubmitted if the reasons for denial are addressed.
  - iii. Project is put on hold, then the ARC will communicate with the Homeowner through SmartWebs (current program), email, phone, or a home visit to resolve any confusion or concerns with the project. Until this communication is completed the project will remain on hold and the 30 day period will not apply.

**Guidelines:**

**A. Animal Pens and Dog Houses**

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

**B. Antenna and Satellite Dishes:**

- a. ARC approval of the outside antenna must be obtained before installation. Nothing other than conventional radio and TV receiving antennae are permitted and shall not be visible from the street.
- b. ARC approval for Satellite dishes is not required, however, should be installed such that views from the street are minimized. Satellite dishes must be less than one meter in diameter and installed in accordance with Federal Communication Commission (FCC) rules. Under no circumstances are dishes to be installed on the front of a house, on any street-facing roof slope or affixed to the ground. Furthermore, no more than one dish can be installed without prior approval.

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

**Not Acceptable: Satellite Dishes >1 Meter in Dia.**

**C. Basketball Goals**

- a. ARC approval is not required for removable (fold up) goals.
- b. Goals must be maintained and in good working order.

**Acceptable:** White, black or clear backboards are encouraged.

**Not Acceptable:** Bright or Fluorescent Colored Backboards are not considered acceptable

**D. Clotheslines**

- a. Outdoor clotheslines are not allowed in Cedar Mill.

**E. Decks & Deck Stairs**

- a. ARC approval is required for all deck installations, modifications and extensions including, but not limited to, deck coverings and awnings, and stairs. Approval must be given, in writing, prior to any clearing, grading or construction or addition of stairs or other.
- b. 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.
- c. 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
- d. A permit will be required for decks and it will need to be submitted as part of the ARC approval process.

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

## F. Driveways

- a. Driveway extensions must be approved by the Architectural Control Committee. The ARC recognizes that the bulk of driveways within Cedar Mill were constructed for use of two vehicles. We understand 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.**
- b. Residential driveways are, as the name implies, driveways to private residences. It is recommended that no extensions can exceed half of the original driveway and it cannot negatively impact adjacent properties.

**Acceptable:** Concrete Extensions and Expansions

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

## G. Exterior Colors

### a. Exterior House Colors:

ARC approval is required for repainting the exterior of a house, whether 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 Cedar Mill. 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.

- b. 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.
- c. Additional

**Acceptable:** Natural Earth Tones

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

## H. Exteriors Changes (major)

- a. Nearly all conceivable major modifications to the exterior of the main dwelling must have ARC approval. The list includes but is not limited to: canopies, awnings, patios, decks, home additions etc.

## I. Garage Doors

- a. 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 or aluminum and are not to have windows on them. Wood doors are not permitted. Furthermore, garage doors must be painted to an approved color
- b. 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 or aluminum and are not to have windows on them. Wood doors are not permitted. Furthermore, garage doors must be painted to an approved color

## Cedar Mill Community Architectural Review Committee Design Standards

### J. Fences and Walls

- a. Should be cedar or pressure treated pine with three to four horizontal rails at either 48" tall (3 rail) or 60" tall (4 rail) or six foot high privacy fencing.
- b. Split Rail Fencing:
  - i. Split-rail fencing needs to include open-view fine wire mesh screening when necessary for pet containment (not the chain-link type).
  - ii. Wire mesh only to be used as a "lining" to a fenced-in yard and not as a construct for an animal pen.
- c. 6 ft Privacy Fence:
  - i. See Appendix 1 for fence designs and specifications
- d. The following guidelines apply when submitting requests for new or modified fences:
  - i. Should be cedar or pressure treated pine
  - ii. All fence stains (unless clear) and paint must be approved.
  - iii. Invisible fences need to be approved and cannot be located in the front of the house.
  - iv. Fences must 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.
  - v. The finished side of the fence must face out towards the road and all neighboring properties.
- e. Retaining walls may either be constructed in a natural stacked stone, by using 6" x 6" pressure treated landscape timbers or decorative concrete retaining wall blocks. Walls should only be used for retaining earth or fill such as when cutting into a hillside or slope.
- f. Fences and walls must not violate easements or adjacent Lot lines.

**Acceptable:** Cedar or Pressure Treated Pine Fences; Stacked Stone Retaining Walls, 6" x 6"; Landscape Timber Retaining Walls

**Not Acceptable:** Chain Link or Vinyl Fencing

### K. Sheds

- a. ARC approval is required for all sheds. The ARC will review shed submittals where allowed by the Covenants (one per residence) as follows. Any shed should be constructed of like materials and colors to the dwelling. This includes, but is not necessarily limited to, roof and siding materials.
- b. Maximum height should be one story or 12 feet (including roof).
- c. Footprint of the shed can be no bigger than 12"x16"
- d. Placement should be at the rear of, and as near as possible to, the dwelling and out of view of frontage road(s). Sheds are not to be placed within 10 feet of neighboring property lines.
- e. Sheds must be approved and must not be visible from the street. Screening with evergreen plantings is desired to minimize neighboring views.

**Acceptable:** Sheds Constructed in the Style of the House (painted the same color and shingled in the same manner)

**Not Acceptable:** Pre-Engineered Plastic Sheds, Aluminum Sheds, Steel Sheds

### L. Lighting (Exterior):

- a. ARC approval is required for any exterior lighting, which replaces, or is in addition to, the existing lighting on the house or Lot.
- b. 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.

**M. Flags and Flagpoles**

- a. Installation of small, house-mounted flagpoles does not require ARC approval.
- b. Flags are permitted to be flown in Cedar Mill. 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.
- c. If a flag is to be illuminated for night time viewing, lighting should be directed away from adjacent properties and traffic.
- d. Permanent, in-ground flag poles are not allowed in Cedar Mill.

**Acceptable:** House-Mounted Flag Poles

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

**N. Landscaping**

- a. ARC approval is required for any major change to the existing landscaping of any Lot. A graphic and written plan of landscaping must be submitted to the ARC prior to any major renovation. This plan should include a drawing to show location, variety and size of all plant materials and "hardscape" items such as fences, walls, etc.
- b. Permanent Landscaping: Landscaping must be kept trimmed, weeded and beds mulched.
- c. Seasonal Beds: Temporary succulent-type plants, flowers, and other plants that have a shorter growing season may be used in beds. Once a plant has lost its flowers or has died, it must be removed and replaced.
- d. Statuary in the front yard must be approved.
- e. Vegetable gardens should be placed in the rear yard and not be visible from the street.
- f. Pine straw, bark mulches or nuggets that do not need approval.
- g. Exposed earth or red clay is not permissible.
- h. Suggested sizes of replacement landscaping are as follows:

**Minimum Landscape Requirements:**

**TREES:**

Shade (street frontage)	2 ½ - 3" cal./16-18' height
Shade (side, rear)	2" cal./12' height
Flowering	7-8' height

**SHRUBS:**

Foundation	3 gallon
Corners (low side of house)	10 gal./5'height
Islands	1 gallon

**GROUNDCOVERS:**

Islands	1 gallon or 4" pot
---------	--------------------

**LAWNS:**

Front	Bermuda, Zoysia, Fescue Sod (100% pure)
Rear	Fescue Seed

**MULCH:**

Pine Straw	2 ½ - 3" deep minimum
Pine Bark or Shredded Cypress	

**Acceptable:** Bermuda, Zoysia or Fescue Grass (rear of house only), non-invasive plants

**Not Acceptable:** Invasive or dead plants, Gravel Yard Covering

## Cedar Mill Community Architectural Review Committee Design Standards

### O. Pools, Hot Tubs and Spas:

- a. ARC approval is required for all pools, spas, hot tubs, surrounding decks, fencing and screening.
- b. Approval must be given, in writing, prior to any clearing, grading or construction. No above ground pools will be approved.
- c. 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.
- d. Hot Tubs and spas are acceptable so long as they are in the rear of the house and out of sight from the street.

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

**Not Acceptable:** Above Ground Pools

### P. Play Equipment

- a. 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 is not to be placed within 10 feet of neighboring property lines.
- b. Playsets and swing sets should be constructed primarily of wood and have a natural appearance. **Metal swing sets and the like are not permitted.**

**Acceptable:** Wooden swing sets, play sets, trampolines, play houses and tree houses

**Not Acceptable:** Metal swing sets

### Q. Roofs and Roofing Material:

- a. 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 Cedar Mill Standard. This is limited to asphalt shingles in the same color as is prevalent throughout the Community (gray, black, charcoal, browns, or approved color blends).
- b. 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.
- c. Metal accent roofs must be painted to blend with roof colors and maintained (metal roofs typically fade faster when exposed to sunlight).

**Acceptable:** Architectural Asphalt Shingles or 3 ply shingles

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

### R. Siding and Exterior Finishes

- a. ARC approval is required for any new or replacement siding. Hardiplank Siding is the primary siding material in Cedar Mill. 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

### S. Trash Cans

- a. Trash cans may be placed at the curb for pick-up no sooner than 24 hours before pick-up and must be removed no later than 24 hours after pick up.
- b. All cans must be kept in garages, rear yards or behind screening and not visible from front yard

## Cedar Mill Community Architectural Review Committee Design Standards

### **T. Windows**

- a. Window mounted air-conditioning equipment, including evaporative coolers and the like, are prohibited in Cedar Mill.
- b. Reflective or frosting materials are prohibited on the front of the house, but are allowed on the sides and rear of the house
- c. Window boxes are permitted, but must be maintained to adhere to the same expectations of the seasonal garden beds..

### **U. Seasonal Decorations**

- a. Outside holiday decorations can be put up no earlier than 30 days before the holiday and removed 15 days after the holiday.
- b. List of example holidays by season
  - i. Winter holidays
    1. Christmas
    2. Kwanzaa
    3. New Year's Eve
    4. Hanukkah
  - ii. Fall Holidays
    1. Mawlid
    2. Diwali
    3. Halloween
    4. Dia de Muertos
    5. Thanksgiving
- c. Spring
  - i. Easter
  - ii. St. Patrick's Day
- d. Summer
  - i. Independence Day

### **V. Signs:**

- a. 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.

### **W. Solar panels**

- a. No ground based
- b. Rear of house on roof preferred, but front of house would need BOD approval.

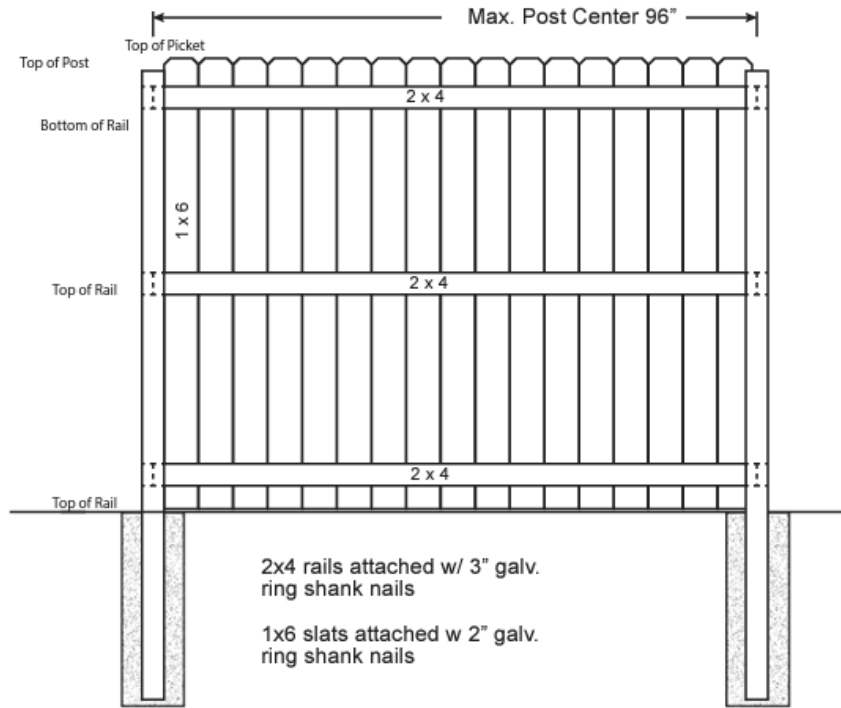
### **X. Utility Boxes and Exposed Utility Piping**

- a. Utility boxes and telecommunication boxes will need to be maintained (no protruding wires, cables must be buried, no broken boxes, and no jagged pvc or pipes with exposed openings) in adherence to the community standards.
- b. If these items need attention the homeowner will need to reach out to the BOD for assistance.

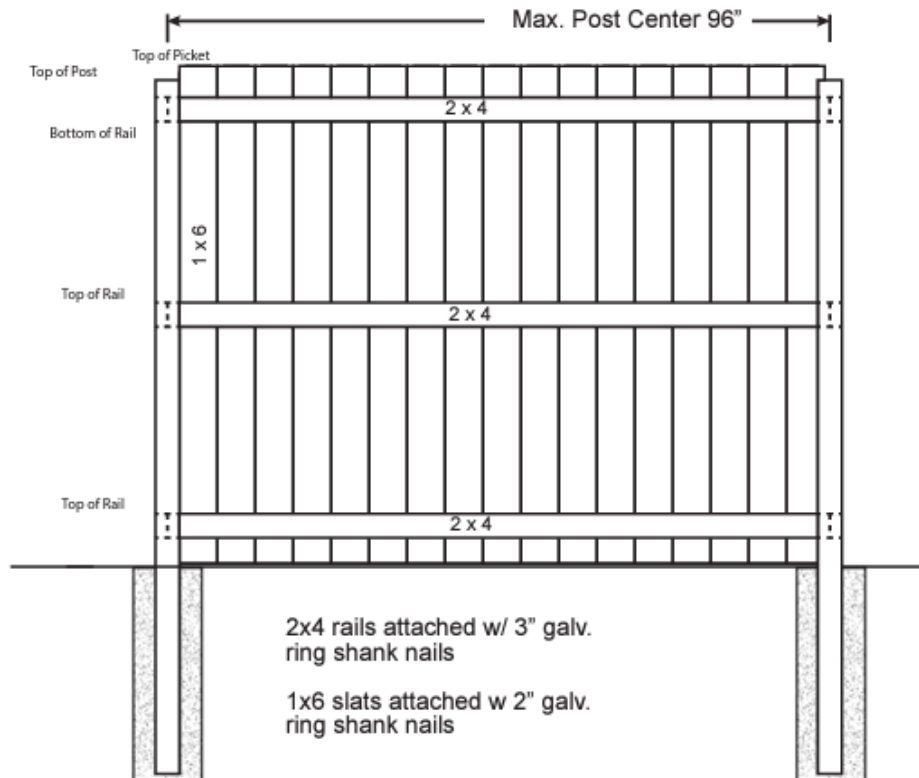
### **Y. Mailboxes**

- a. Mailboxes need to be maintained (painted black, brass numbers, red flags)
- b. Flowers can be placed around the mailbox, but will be subject to the same limitations as Landscaping as described by "C" of that section.
- c. Other modifications to the mailbox areas would need an ARC or BOD approval.

## DOG EAR FENCE



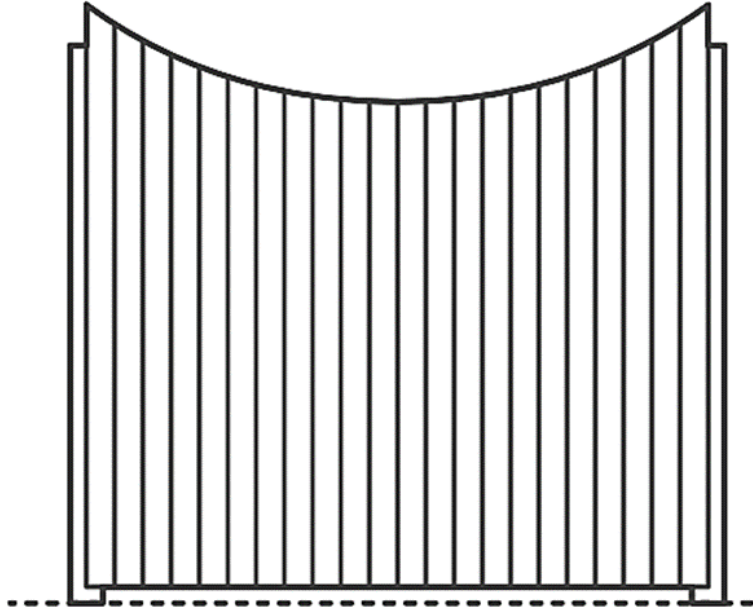
## FLAT TOP FENCE



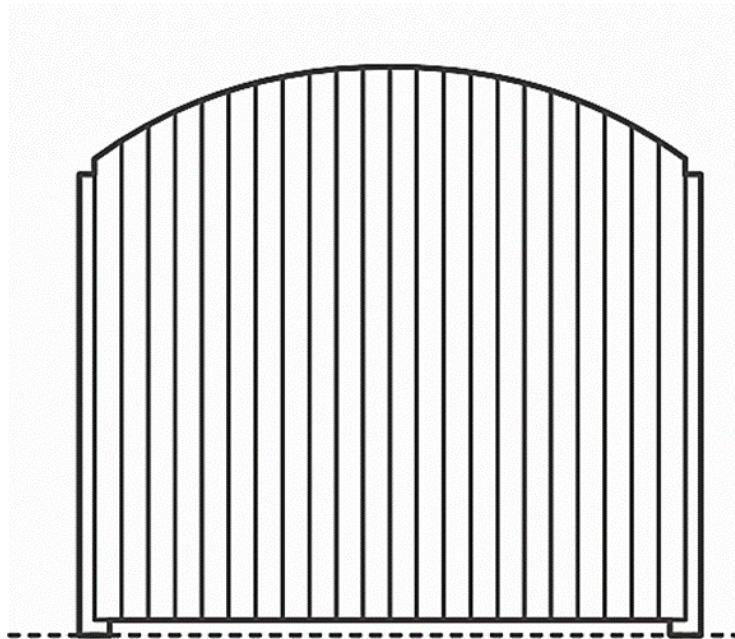


Additional Styles for the FLAT TOP FENCE

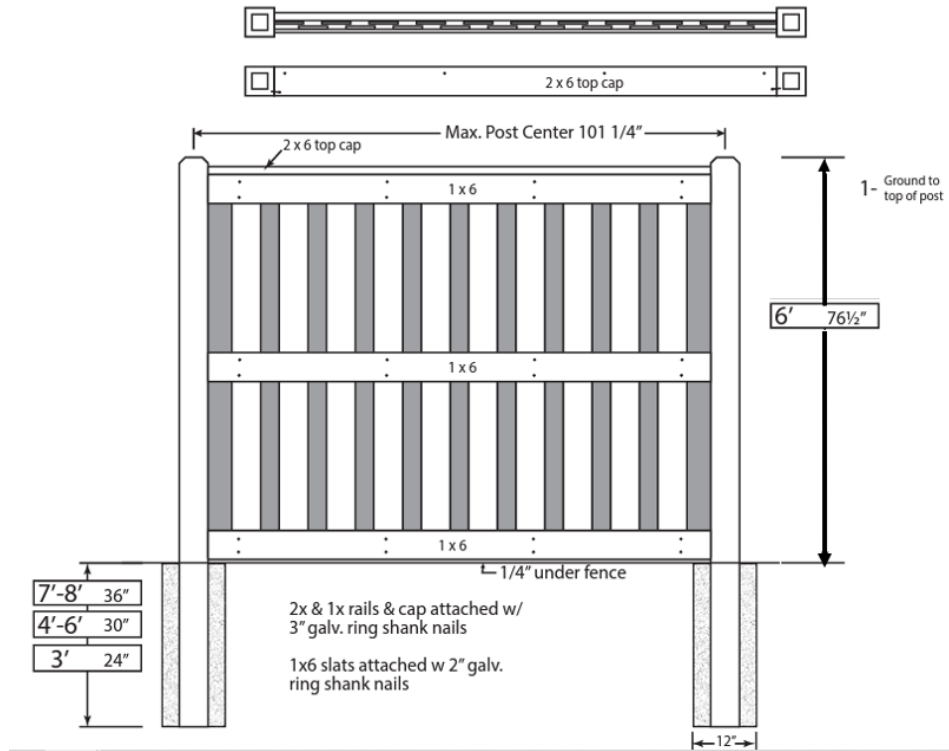
SCALLOPED



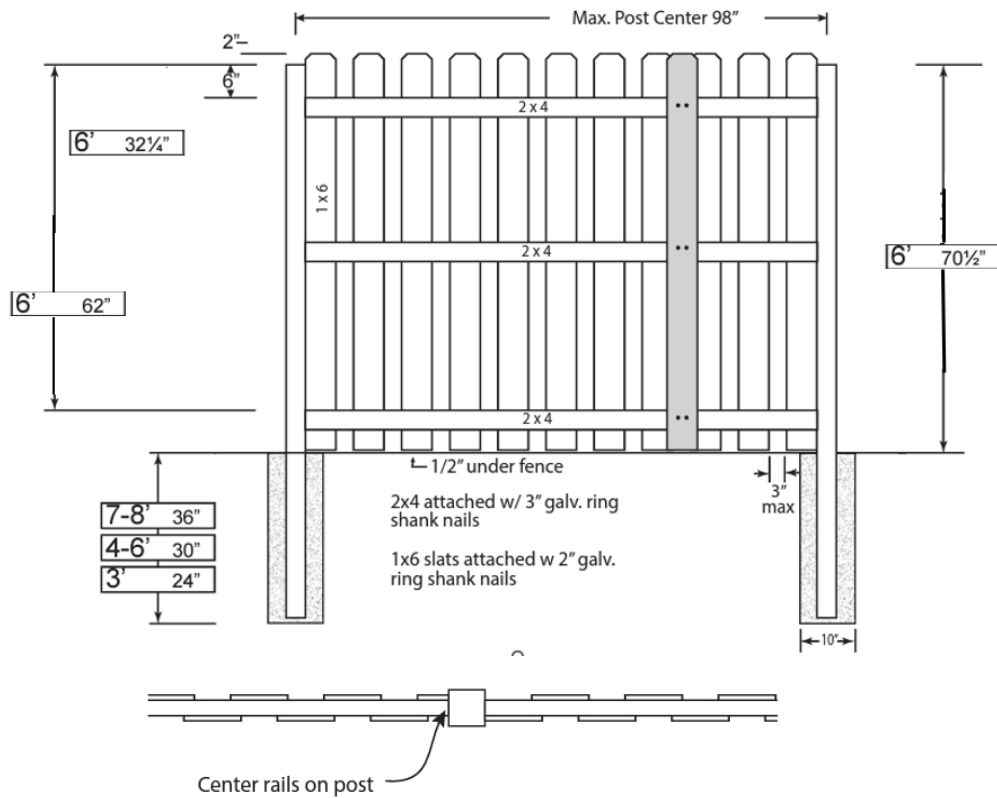
ARCHED

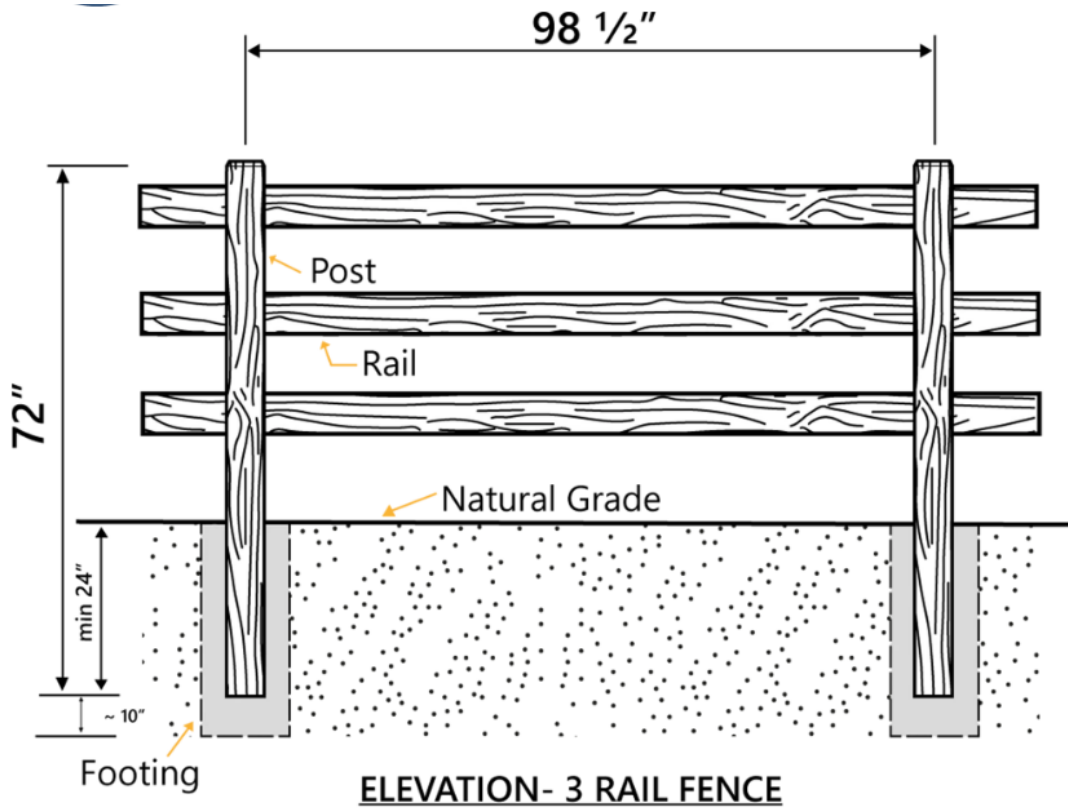
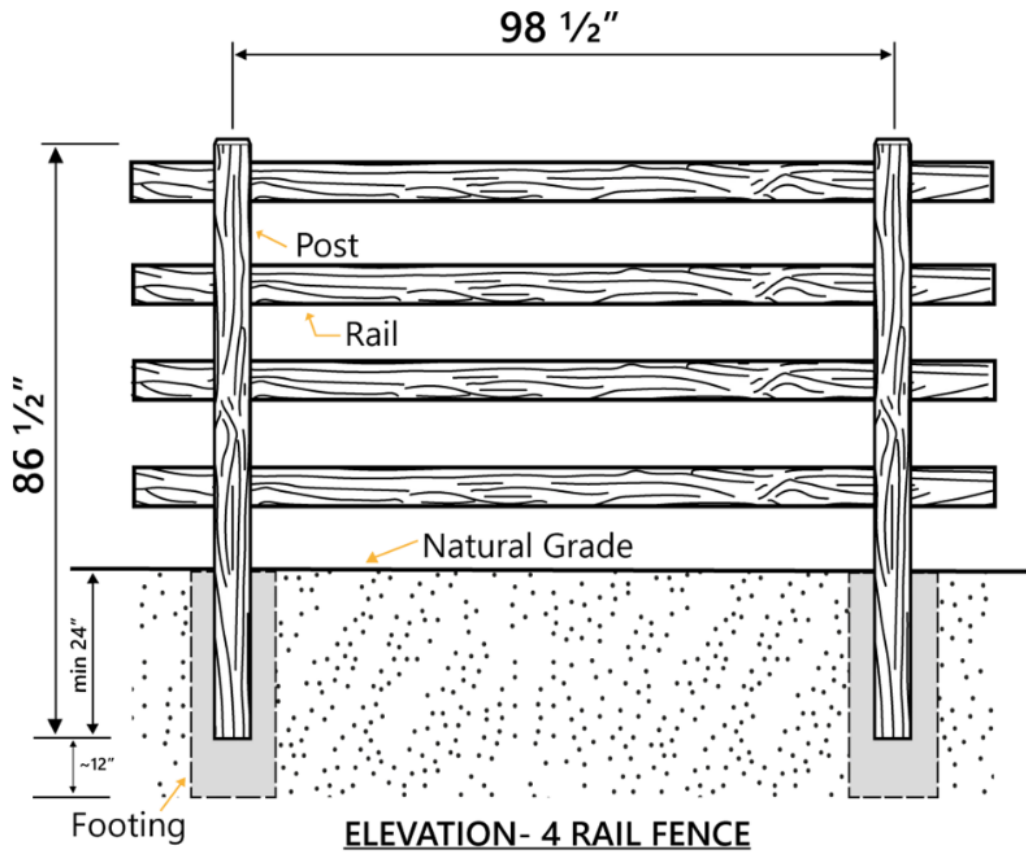


## CANYON WINDS FENCE w/ MID RAIL



## SHADOW BOX FENCE





All Rail Fences will be required to have the 2 in x 3 in steel wire mesh.