PADRE LAKES HOMEOWNERS

Guidelines for

ARCHITECTURAL VARIANCE OR LANDSCAPE CHANGES

Adopted September 12, 2001; *Revised May 25, 2023*

CC&R Article VI Applies in its entirety.

Guiding Principle: The purpose of the ACC Variance document is to serve the needs of the community as a whole and no one individual. It is designed to maintain the functionality of the community, care for the overall aesthetics and improve home values.

All desired exterior maintenance, additions, or changes to home, patio, plants, trees, yards, TV/Satellite dishes, walks, walls, etc. must have prior written approval from the Architectural Control Committee. This requires filling out and submitting an Architectural Variance/Landscape Change Request Form (available at Utah1st.com website). FAILURE TO SUBMIT SAID FORM WILL RESULT IN a fine of five hundred dollars ($500) and/or POSSIBLE REMOVAL OF SAID IMPROVEMENT/ WORK at owners expense.

Any request that is not directly addressed by the guidelines in this document must be presented to the board for approval or denial. Similarly, any denied ACC request may be appealed to the board for review. The board's decision is final.

Air Conditioner: Mechanical air conditioner units that protrude outward (beyond any exterior wall of the home) must have a minimum head clearance of 7 feet. The use of windows, doors and door openings for this or any like purpose is not allowed.

Outdoor Wall Light Fixtures: Homeowners may choose from the following colors: brown, black, white, nickel, and brass. Fixtures are to be no larger than 12 inches wide by 15 inches high and provide equivalent to 60 Watt or greater illumination.

TV SATELLITE DISHES or antennas: *TV Dish not to exceed 18" in diameter. Satellite TV* Dishes may be located on the roof near the location of the *A/C* condenser unit, Should reception not be possible from that location, the Dish may be located on any side of the roof except the front,and as far back from the street as possible to still accommodate good reception.Satellite TV Dishes are not to be located in the yard, on the fascia or below the fascia of any home.

Exterior Colors/Painting: ACC approval needed prior to painting.

House: Stucco colors other than on the approved list **must** be submitted for review.

Garage Doors, window **trim**, downspouts, rain gutters, soffits and patio covers must be **white**.

Exterior home doors may be painted white or the same color as the home, or up to two shades lighter or two shades darker than the approved home color.

Exterior, Security, Storm and Screen Doors: Exterior doors are allowed with no restriction as to design, however the frame may be painted white or the same color as the exterior door or equivalent to manufacturer powder coating, constructed of steel or aluminum and must be a top of the line quality.

Curbing, Decorative Concrete: curbing must be a continuous pour installation. Installation must include relocating any inhibited lawn sprinklers. The curbing of

Interior located homes must be the NATURAL color of concrete.

Exterior located homes (those homes on Puerto and 400 South) curbing must be the TERRA COTTA color.

Walkways:standard walkways are 3 feet wide. All new and/or changes or additions to all existing walkways and/or patios may be natural concrete color or stained/painted with the textured concrete color ***Pewter* only** *A painting contractor is required at Homeowner's expense and with ACC approval.*

Driveways: Driveways may not exceed 21 feet in total width. All new and/or changes or additions to all existing driveways must be in line with the outside edge of the garage on the front door side or line up with the outside edge of the garage or outside sidewalk. If lined up with the sidewalk, may not exceed 5 feet from the edge of the garage door. Natural concrete only. Changes must conform to the general architecture and include relocating any inhibited lawn sprinklers, etc. *A licensed insured contractor is required at Homeowner's expense and with ACC approval.*

All **exterior cement work** including widening of driveways, replacement of existing concrete driveways, sidewalks and patios, once started, must be completed on a continuous daily schedule until completion. Sundays, holidays, adverse weather conditions and concrete scheduling excepted. Forming must be placed with form stakes level with the top of the forms. Prior to cement being poured measurements must be rechecked by the ACC committee. Existing PVC Sprinkler piping must be relocated to the lawn side of added concrete and no piping old or new is to be buried under new concrete. Sprinklers must be relocated as well to ensure adequate coverage to adjacent lawn areas.

Privacy Wall: Must be between 36 to 42 inches in height including any post variations. Must join to the front or back patio slab no further than the concrete patio slab

boundaries. Must be the same stucco texture and color as the house, to conform to the general architecture. Must not be set up as a dog. *A licensed, insured contractor is required.*

Patio Covers: Must attach to the back portion of the house only. To be constructed of White colored aluminum and/or white colored aluminum and vinyl, with a solid or slatted roof, solid support posts and may include side slats for privacy. Patio covers, protruding awnings, or similar protruding structures are prohibited on the sides or front areas of the house. Must not be set up as a dog house or run. Must not interfere with mowing operations. *A licensed, insured contractor is required.*

Privacy Partitions: Such partitions must be attached only to the back of the house and extend no further than the patio boundaries. To be constructed of WHITE colored aluminum and/or WHITE colored aluminum and vinyl, with solid support posts or framing to include horizontal or vertical slats for privacy uninterrupted in length or give the appearance of such. Fenced or Lattice look are not allowed. Potted plantings can not be used for any type of privacy partitions/screening for rear patios. Must not be set up as a dog house or run. A *licensed insured contractor is required.*

Solar Screen: Frames must be constructed of aluminum, the color WHITE and be attached to the existing window frames only. Allowable screen fabric colors are silver, tan, white and black.

Solar Panels: Solar panels may be placed on the back roof. Solar panels must lay flush to the surface of the roof, be a minimum of 3 feet away from the roof's top and be non reflective black or blue in color. All mechanical equipment, batteries, power connections and other devices, must ONLY be located inside the residence or garage, and not visible outside of the house. A *licensed, insured contractor is required.*

Potted Plantings: All potted plantings must be in approved decorative ceramic/clay pots not to exceed four feet (4') in height. No more than four (4) pots per front and back patio areas are allowed. Potted plants are not allowed in the landscaping rocks and common areas.

Flower and Shrub Beds: New bed construction must include Continuous Concrete Curbing and drip system. Sprinklers are to be moved to cover the grass area. Any plant other than flowers must also have ACC approval.

Padre Lakes Sherwin-Williams Exterior House Paint Colors

1. SW7507 SWW Stone Lion
2. SW7720 Deer Valley

(37/221 Onion Skin Tan-Home Depot)

3. SW7693 SWW Stone Briar
4. SW009 SWW Eastlake Gold
5. SW2805 Renwick Beige
6. SW 7519 Mexican Sand
7. SW7638 SW Jogging Path
8. 7006 Extra White

(MS 39 Crystal White-Home Depot)