

Lakewood HOA #9 Architectural Guidelines

Our Association prides itself on the appearance of our grounds and Colonial-style townhouses. Maintenance of our buildings and grounds consumes a large percentage of our homeowner dues, and the Board strives to ensure that the property is maintained in a manner that upholds the value of our individual homes.

The ACC (Architectural Control Committee) and the HOA Board must pre-approve any change or addition to the exterior of your unit.

Additionally:

- Any changes/additions to the exterior must be done by a vendor approved by the property management company.
- Any landscape changes outside of your patio area or your private front/side areas must conform to the planting policies developed by the Landscape Committee/HOA.

Standards for exterior item replacement by homeowners:

Address Numbers – black numbers that are consistent in size, style, and material with the numbers on other units in your pod

Antennas/Satellite Dishes – must be installed out of sight to the extent possible; homeowner must remove when service is discontinued.

Deck Surfaces – wood or synthetic wood-like material that requires no maintenance; a list of pre-approved synthetic brands/colors may be obtained from the ACC. Wood decks in public view must be either stained or painted the field color. Staining is recommended. Deck trim is to be painted the field color. Alternatively, pavers may be used to cover concrete patio slabs.

Fences – Fences are to be built with horizontal lap siding, dog-eared cedar or iron, and shall measure 4' to 6' high from the ground. Detailed specs may be obtained from the ACC. Initial priming/painting of new fences is the responsibility of the homeowner. Homeowner is responsible for fence maintenance, including painting as needed between scheduled HOA paintings.

Front Entry Doors – Colonial-style: solid six-panel door or a two-panel or four-panel door with glass in the top quarter of the door. Doors may be painted white, or painted an accent color (see inset) at homeowner's expense.

Choices of Accent Colors for Front Entry Doors

White	Raspberry to Deep Plum
Mustard Yellow	Medium Blue to Slate Blue
Medium to Dark Green	Tan to Dark Brown
*Billiard Green (Behr M420-7)	*Rusty Gate (Behr M200-7)
*Green Agate (Behr M430-7)	Black
Red to Deep Red	
*Moonrose (Rodda 1103)	
*Precious Peony (Rodda 1102)	

Paint Type: Exterior semi-gloss

Color swatch must be presented to the ACC.

*Color approved per homeowner request

Garage Doors – white, solid-paneled door (maintenance free)

Handrails – black wrought iron; photos of acceptable designs are available from the ACC.

Outside Light Fixtures – black carriage-style light fixtures with clear or frosted glass

Patio Doors – white vinyl with Colonial-style grids, or without grids

Storm Doors – white vinyl, solid-glass door with or without screen and with or without a lower quarter white panel

Window Boxes – Building plans may be obtained from the ACC. Window boxes shall be painted white.

Windows – white vinyl with Colonial-style grids. Must fit into the original trim. Photos of acceptable designs are available on the property management company’s website.

Landscaping:

- The HOA is responsible for maintaining the trees, shrubs, and grass on our property (1)
 1. Homeowners (2) shall not add, remove, or alter any plant or tree without prior written consent of the ACC, as stated in Lakewood #9 CC&Rs.
 2. Homeowners shall not altar any landscaping without the prior written consent of the ACC. “*Landscaping*” includes rocks, benches, and other decorative items.
 3. The ACC may refer landscaping-related requests to a Landscape Committee.
- The HOA is responsible for maintaining and regulating the sprinkler system. Homeowners are not to adjust any part of the sprinkler system including sprinkler heads.
- Homeowners are responsible for watering plants at their homes that require extra water.
- Homeowners shall report any concerns about lawn, tree, shrub maintenance, and the sprinkler system IN WRITING (letter or email) to the property management company. **The property management company will work with the appropriate landscape vendor to resolve any issues.**
- Seasonal flowerbeds add to the beauty of our property. Homeowners may develop/maintain flowerbeds in the PAMA areas around the foundation of their home at their own expense.
- Homeowners are responsible for keeping hoses, tools, rocks, and other impediments to mowing out of the grass areas. While landscapers will take reasonable care, the HOA is not responsible for damage to items left outside.

Questions? Contact our property management company. Contact information may be found in the HOA Handbook or on the ACC Change Request form.

Notes:

- The ACC Change Request form may be downloaded from the property management company’s portal, obtained from our property management company, or copied from the HOA Handbook.
- **Please plan ahead for projects requiring ACC approval.** Submit your ACC Change Request Form as early as possible so the process may begin to review and respond to your request within the rules and time frame governed by our CC&Rs.

- (1) The term “Property” refers to both the Common Area and PAMA (private area maintained by the Association, which is the portion of each lot surrounding the home and not covered by the driveway, sidewalk, patio/deck, and not enclosed in a fence.)
- (2) References to “Homeowners” also apply to visitors and renters.