

Hearthstone Manor Architectural Standards

These architectural standards are meant to guide homeowners when deciding to modify and maintain external structures attached to, and around their unit. Thus providing a harmonious look to the community and enhancing property values.

Architectural Change Request (ARC Form)

If you plan to make any changes to or replace existing exterior features of your unit, you need to start by completing an Architectural Change Request Form. These forms are available online, or can be requested from the Hearthstone Manor property manager – XXXXXXXXX. Typically this involves describing the addition or modification you are planning, the materials and colors, and a diagram/drawing with dimensions. This completed form should then be sent to the property manager who will review it with the HOA Board to determine if it meets community architectural standards. **NOTE:** Do not start modifications until you have approval from the HOA Board, otherwise you may be required to undo some or all of the work started.

Deck Structure and Color

Materials

- **Decks, Railings, and Supports** - Must be constructed of pressure treated wood - NO new composite decks will be permitted. (Existing composite decks are grandfathered)
- **Color** - The approved deck color for the community is **Sherwin Williams Black Fox - Solid Stain**.
- ***NOTE** - All wooden decks must be stained the approved color by June 30, 2021. (Any owner with an existing composite deck who wishes to paint his/her deck may only do so using the approved color).

Deck Extensions

- A deck may be extended, only with written approval by the HOA Board. Failure to obtain Board approval may result in the removal of the deck extension at the owners expense.
- **Because a deck extension is beyond the original footprint of the unit owners property, the HOA Board reserves the right to have the deck extension removed at any time, at the owners expense.**

Structural Standards

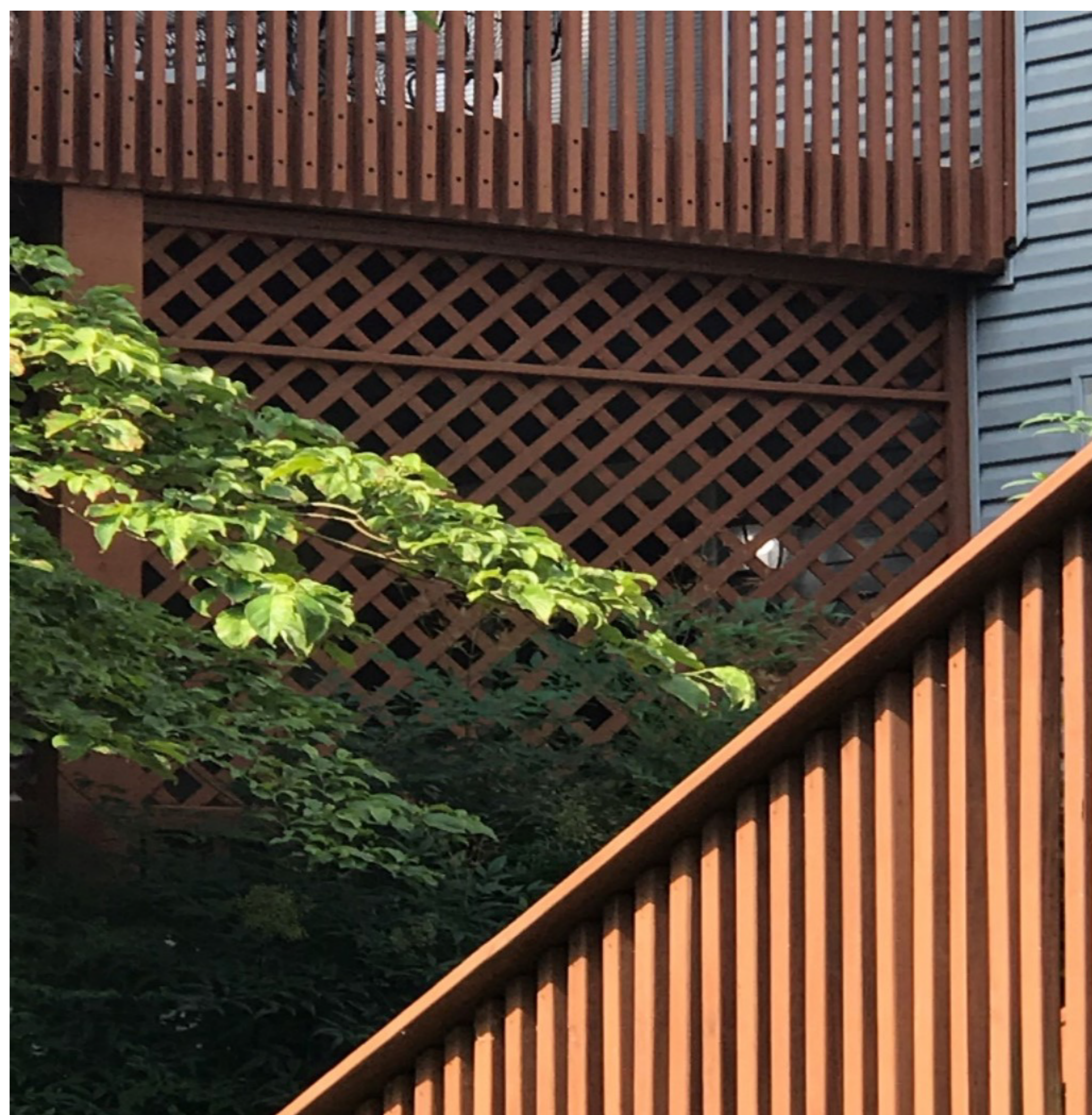
- **UPPER DECK RAILINGS** - Must be nominal 2"x 2" (actual ~ 1 ½" x 1 ½ ") vertical spindles spaced 4" apart (no more, no less to meet Metro Building codes). Using "shadow box" boards inside the railing is optional.



LOWER DECK RAILINGS - Must be nominal 2"x 2" (actual ~ 1 1/2" x 1 1/2") vertical spindles spaced 4" apart.



- **PRIVACY SCREENS** - Must be either lattice or shadowbox.



- **UNDER DECK SPACE** - May be left open and uncovered, but if covered, it must be either lattice or solid.



Doors, Windows, Patio Doors - when doors, windows and patio doors are being replaced, first submit an ARC form. They should have the same appearance and style as the ones being replaced. Passage doors are typically 6 panel style, windows have a grid pattern, and patio doors do not have grids. All exterior surfaces are to be painted the currently approved community color (presently Sherwin Williams – Black Fox). The owner is free to decide on door hardware.

Fire Pits – Not allowed (per Fire Department rules).

Hot Tubs - Not allowed.

Outdoor Clotheslines – Not allowed.

Shrub & Tree Removal - If you need a shrub or tree removed from around your unit, please complete an ARC Form and the HOA will have it removed.