

**Resolution of the Board of Directors  
of the  
Pheasants Hollow Homeowners Association**

**Architectural Review Guidelines**

***PREAMBLE***

The Pheasants Hollow Homeowners Association Board of Directors, pursuant to the authority granted to it in the Bylaws, Article VII and Article VIII and the Declaration of Covenants, Conditions and Restrictions of Pheasants Hollow, in whole, has adopted codified and stated as of the 1st day of March, 1999 the following Architectural Review Guidelines for the Pheasants Hollow Home Owner's Association.

The restrictions imposed by the Declaration are set forth in these Guidelines and are in addition to those contained in the Declaration. The intent of the Guidelines is to furnish the Association with an additional compliance tool and not limit the Association with respect to the tools it can use.

We are living in close association with our fellow residents and common courtesy dictates that our actions not infringe upon the rights of other residents. These Guidelines are designed to ensure that each of us achieves the maximum enjoyment of our homes. Each member of the community, whether owner, tenant, guest, or occupant must abide by the standards of the community and comply strictly with the Declaration, Bylaws and Guidelines to promote the harmony and cooperative purposes of the community. Each owner is fully responsible for the compliance of their family members, guests, tenants and other occupants of the owner's house while they are within the Pheasants Hollow boundaries.

**Article 1 – Submittal & Approval Procedure**

- 1.1 The Board of Directors has adopted a three (3) step procedure for approval of items submitted by members pertaining to the architectural conditions set forth in the documents including this guideline.
  - 1.1.1 Homeowners shall submit their plans and or concept prior to securing permits from any governing agency (when applicable) for approval. Submittals shall be accompanied by Attachment A.
  - 1.1.2 Homeowners shall submit their final plans with copies of their permits (when applicable) for approval and prior to beginning work. Please note that copies of the permits are not being submitted for approval but only as an assurance that the homeowner has followed the state and local governing laws required.
  - 1.1.3 The Board of Directors shall inspect the final installation to ensure compliance with what the Association originally approved.

Note: A submittal can combine 1.1.1 and 1.1.2 if permits and formal drawings are not required.

1.2 Submittals shall consist of 2 copies of the following: (one copy will be returned approved, one copy will be retained for the association's records).

- 1.2.1 Paint submittals shall be on 8x10 white paper or cardboard.
- 1.2.2 Catalog cuts shall be original (if it provides a better tool for review).
- 1.2.3 Drawings, plans, schematics, permits (when applicable).

1.3 The Association shall maintain copies of all approvals and shall provide the homeowner with a written approval in accordance with Article V, Section 4 of the Declaration.

1.4 Submittals shall be made 60 days prior to the proposed construction starting date. A written decision from the Association shall be made to the homeowner with 30 days of receipt of the submittal.

## Article 2 – Governing Standards

2.1 The original construction of Pheasants Hollow shall be used in all cases as the governing standard of types and appearance of construction. The installation, alteration, repair or replacement of the following items shall be governed by this guideline. All materials shall also meet federal, state and local building codes, whichever shall apply.

- 2.1.2 Siding
- 2.1.3 Roofing
- 2.1.4 Color Schemes/Painting
- 2.1.5 Exterior Doors
- 2.1.6 Windows
- 2.1.7 Exterior Lighting Fixtures
- 2.1.8 Gutters
- 2.1.9 Shutters
- 2.1.10 Garage Doors
- 2.1.11 Trim Boards
- 2.1.12 Storage Sheds
- 2.1.13 Landscaping
- 2.1.14 Decks/Patios/Trellises
- 2.1.15 Concrete Finish
- 2.1.16 Flag Poles
- 2.1.17 Dog houses/Kennels
- 2.1.18 Fences/Screening
- 2.1.19 Fountains/Ponds
- 2.1.20 Hot Tubs

## Article 3 – Maintenance

3.1 The exteriors of all homes shall be maintained in the quality of their original appearance. General maintenance repairs that do not change or alter the original appearance of the property do not require submittal and are not considered apart of this guideline.

- 3.2 All landscaping shall be in accordance with the Declaration Article V.
- 3.3 All fences, storage sheds, decks and add-ons shall be maintained by the homeowner in like new condition. Broken boards, fence posts and/or peeling paint shall be repaired immediately.

#### **Article 4 – Reconstruction**

- 4.1 Property damaged by fire, explosion or other natural disaster shall be repaired and/or rebuilt to the original square footage and foundation as the original structure. In all cases, the structure shall be placed at the same location on the property as the original.
- 4.2 Reconstruction of a property shall follow the submittal process outlined in Article 1 of this guideline. Previously approved additions may be rebuilt or removed completely.
- 4.3 Reconstruction of a property shall begin immediately. If a property is damaged and requires demolition prior to reconstruction, the demolition shall begin within 30 days of the event unless restricted by a governing agency or permit.
- 4.4 Reconstructed structures shall be of the same type and appearance as the original structure. Building materials shall be of the same type as the original and in accordance with Article 5 of this Guideline.

#### **Article 5 – Product Types and Finishes**

- 5.1 The following types of products and finishes will be considered standard for Pheasants Hollow. Homeowners may submit any product they find. The following listing will be used as a base guideline for approval/rejection.
  - 5.1.1 Siding – 6" lap and/or T-111 made of wood or wood composite.
  - 5.1.2 Roofing – architectural asphalt shingles.
  - 5.1.3 Color Schemes/Painting – Neutral earth tones (colors similar to the original colors of PH).
  - 5.1.4 Exterior Doors – 6 panel wood or metal clad.
  - 5.1.5 Windows – white vinyl frame or white vinyl coated frame.
  - 5.1.6 Exterior Lighting Fixtures – decorative brass or painted.
  - 5.1.7 Gutters – aluminum or steel gutters and downspouts.
  - 5.1.8 Shutters – wood or wood composite.
  - 5.1.9 Garage Doors – sectional doors of aluminum or composite.
  - 5.1.10 Trim Boards – rough cut cedar.
  - 5.1.11 Storage Sheds – metal or wood to match house color.
  - 5.1.12 Landscaping – as required by the Declaration.
  - 5.1.13 Decks/Patios – treated wood, cedar, stained or painted.
  - 5.1.14 Concrete Finish – match existing exposed aggregate pattern.
  - 5.1.15 Flag Poles – polished aluminum.
  - 5.1.16 Dog houses/Kennels – wood with shingle roof on doghouses.

- 5.1.17 Fences/Screening – 4-6" cedar wood slats, 4x4 pressure treated posts.
- 5.1.18 Fountains/Ponds – No guideline – submittal required.
- 5.1.19 Hot Tubs – submittal required and must be screened.

5.2 Any other item not included in this listing (such as sunrooms, greenhouses, trellises, compost bins) shall be submitted for approval.

This resolution was adopted by the Board of Directors on \_\_\_\_\_, 1999, and shall be effective \_\_\_\_\_, 1999.

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Board of Directors - President

Attest:

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Board of Directors - Secretary

**Pheasants Hollow  
Architectural Review Committee  
Home Improvement Application**

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In accordance with Article V, Section 4 "Architectural Control" of the Declarations of Covenants, Conditions and Restrictions, please submit a description of the planned improvement project. Be specific, include dimensions, materials, color samples, plans and specifications in accordance with the Architectural Review Guidelines.

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NAME \_\_\_\_\_ LOT NO. \_\_\_\_\_

ADDRESS \_\_\_\_\_ PHONE \_\_\_\_\_

DATE SUBMITTED \_\_\_\_\_

PROPOSED START DATE \_\_\_\_\_

PROPOSED COMPLETION DATE \_\_\_\_\_

PROPOSED IMPROVEMENTS \_\_\_\_\_

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CONTRACTOR \_\_\_\_\_

Applicants Signature: \_\_\_\_\_

Review Committee: Date Rcvd: \_\_\_\_\_ Approved  Denied

Board of Directors: Date Rcvd: \_\_\_\_\_ Approved  Denied

Comments: \_\_\_\_\_

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