

Sterlingwoods Architectural Control Procedures and Guidelines

The following is an addendum to the building restrictions and architectural control procedures that are found in the Sterlingwood CC&R's. These are meant to advise and improve on the CC&R's and not to replace them.

Process of Approval for architectural changes

1. Neighbor Approval (as courtesy)
2. ARC Approval
3. Board Approval (only as an alternative if grievance with ARC ruling)

Front of Homes/Yards

1. Exterior paint –If the new paint remains the same as any existing color in the SW neighborhood and neighbors on each side agree, there is no need to submit to ARC for change. Should you wish to paint a new color, the ARC must give approval.
2. Hardscape –Any hardscape new or change project requires approval; exemption is walkways that do not exceed 4 feet.
3. Front Trees –Any front yard trees exceeding 10 feet tall, trees expecting to exceed 10 feet tall or to have branches that extend over the property into a neighbors property must be submitted for approval to the ARC.
4. Holiday Decorations –Any decorations for holidays must be removed within 4 weeks of that holiday.

Back of Homes/Yards

1. Any changes made below the fence line do not need any approval; anything above the fence line must be submitted for approval to the ARC.
2. There is a 5 foot setback from fence line on all structures.
3. Trees that do or will exceed 1 foot above fence line must have a minimum setback. Setback to equal half the tree's expected diameter at maturity so that branches do not encroach on neighbors property.

All others

Any existing things outside of these guidelines, needs to be submitted for written approval. This is a protection for the homeowners who might be challenged on situations in the future. The intent of the ARC is to grandfather all of these items unless there is discrepancy with an existing neighbor.

Please submit any changes that need ARC approval to the website at www.sterlingwoodhomeowners.com or contact Ted Hawksford at tedhawksford@hotmail.com.