

STONEWATER HOMEOWNERS ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE (ACC)
BUILDING EXTERIOR CHECKLIST

This checklist is for miscellaneous modifications to the exterior of your home and/or construction activities (temporary storage of portable toilets, roll off containers, or material staging) requiring ACC approval. Modifications include design, color or material changes to windows, doors, roof, siding, paint, and any other exterior finishes and materials that changes the appearance of your home and are not covered by another checklist.

The Association intends and desires that all Structures within the Subdivision be architecturally harmonious and architecturally pleasing. In order to ensure that such goals are accomplished, **the ACC shall, in its sole discretion, have the right to approve or disapprove the appearance** (including, but not limited to, the color of stain, brick, windows and roof tiles), **construction, materials, proposed location, design, specifications or any other attribute of any Structure** (Covenants, Conditions, and Restrictions (CC&R's) Article VI, Section C).

- ☐ Attach a photo of your current full view exterior that includes the location of the proposed modification.
- ☐ **Attach a detailed list, description, and photo of all materials and colors for the proposed modification.** For construction activities, also include a timeline for the storage of materials or equipment and camouflaging materials for a portable toilet.
- ☐ Attach a description and structural drawing if the proposal includes any structural changes and review the New Construction/Addition Checklist to see if it applies.
- ☐ Verify all the following applicable requirements are met:

Colors and Materials:

- All exterior finishes must be neutral, muted, earthtones.
- In any row of four adjacent homes, no two will have the same **exact** primary paint color. Please submit paint chip with name and brand for approval.
- Front and side entrance steps (visible from the street), walkways and driveways shall be constructed with natural textured concrete. Brick pavers, stone, stamped concrete, and similar materials will be considered on a case-by-case basis. Painted and colored concrete is not allowed.
- Wood or Trex type products is not allowed for front porches and steps.
- Blacktop, asphalt, gravel or other crushed stone driveways are prohibited.

- Roof shingles shall be dimensional in style in black, gray or brown. Other colors subject to ACC approval.
- No aluminum or vinyl siding, or asbestos or asphalt shingles shall not be used on the exterior walls.

Other Restrictions:

- Storage and Other Structures, whether temporary or permanent, cannot be constructed or installed without prior written ACC approval. Prohibited structures include: trailers, sheds, boat houses, animal shelters, tree houses, cabanas, car ports, or other outbuildings not attached to the Dwelling (Rules & Regulations, Article I, Section 1.03), except as allowed by CC&R, Article VII, A.). Gazebos, pergolas and outdoor kitchens must be physically attached to a deck (or patio).
- Trash receptacles are to be stored in garage whenever possible. Outside storage for trash containers requires evergreen hedges to completely conceal them from public view (street side, neighbors and common areas) in accordance with Rules and Regulations Article III, Section 3.04 (b)).
- Satellite Dishes – No exterior antennae, receiving devices, or satellite dishes, of any kind or nature, whether freestanding or mounted upon any Dwelling or other Structure shall be permitted, except that the Architectural Control Committee, in the exercise of its sole and absolute discretion, may allow a Lot Owner to install a so-called "mini-dish" (not to exceed 18 inches in diameter) which should be installed in a location out of public view, otherwise Homeowner must provide evergreen screening or camouflaging (Rules and Regulations Article I, Section 1.03 (c)).
- Flags – An American flag and a U.S. state flag (no larger than 4 x 6 feet) may be flown in the manner and place approved by the ACC. No other permanent installations or flagpoles are permitted. Existing flagpoles must be removed prior to sale (Rules and Regulations Article I, Section 1.04).
- Signs – A professional home security sign is subject to approval of the location installed, size and height. No other permanent signs are allowed without a Board approval in accordance with the Rules and Regulations Article I, Section 1.06).
- Construction activities requiring on-site dumpsters, portable toilets, materials or equipment storage during construction must be preapproved by the ACC (Rules and Regulations Article III, Section 3.02 (e)). Staging of materials in fire lanes are strictly prohibited.
- For any significant home architectural elevation changes, please use the New Construction/Addition Checklist.

My signature below indicates that I have completed all the actions listed above in preparing this modification request.

Owner's Signature

Date

4.23.2025