— ARCHITECURAL REVIEW COMMITTEE (ARC)

Homeowners and Residents of Vintage Creek Subdivision are held to a Declaration of Conditions, Covenants, and Restrictions (CCRs). A copy of these restrictions should have been provided during closing, and may be obtained by contacting our Community Asset Manager.

Specific home improvements must receive approval from the Vintage Creek ARC to ensure they are in compliance with the CCRs. The scope of the ARC review is limited to appearance only and does not include any responsibility for structural soundness, suitability of construction or materials, compliance with building or zoning codes or standards.

The purpose of this document is not intended to replace CCRs. Instead it has been created so that Homeowners and Residents are able to quickly identify if their home improvement requires ARC review. CCRs should be consulted prior to an ARC being submitted.

— REQUIRED FOR

FENCES
- Can be made of iron, wood, vinyl or masonry construction
- Must be 6 feet in height
- If wood, may be stained or painted a natural color
- Must be 20 feet behind the corner of the house nearest front property line

CONCRETE WORK
- Driveway extensions, sidewalks, patios, etc
- Concrete must be natural in color

SHEDS
- No more than 8 feet in height from top to pitch.
- Limit of one per Lot
- Roof must be shingled
- Must be located in the backyard
- Must be enclosed by a 6' privacy fence
- Must be same character and design of house

POOLS
- Above ground pools are prohibited
- Pools may not be screened

ROOF
- Any roof over any structure on any Lot must be covered with composite shingles that match the home.

MISC
- Windows and Window Treatments
- Gutters

— ARC REQUEST

WHAT TO INCLUDE
- Location of the home improvement on Lot
- Pictures or drawings, when available
- Materials used
- Color, when applicable

HOW TO SUBMIT
- Email to Etheridge Property Management

PROCESSING TIME
- ARC has 30 calendar days to respond to a request
- Request for additional documentation or questions about request reset the 30 day count
- Request that do not receive a response within 30 calendar days are approved by default