

West Oak Creek

General Architectural Improvement Guidelines

Approval by the Architectural Committee shall be required for any improvement to property which alter the exterior appearance of a property. (Article 10, Deed Restrictions).

Improvement includes :

- construction, installation, erection or expansion of any building/structure
- demolition or destruction of a structure
- grading, excavation, filling or other similar change to land
- change of ground level and drainage pattern

Prior to beginning any new improvement project, a proposed request must be submitted to the Architectural Committee via a Home Improvement Request Form located on the HOA website. The Architectural Committee will review proposed improvements within 60 days of receipt of the request and all supplemental materials. As needed, the committee may request payment of a fee for review of a proposed request.

The applicant will receive written approval or denial of the request. If a request is denied, the Architectural committee must reply stating the reasons why the request was denied. The applicant may then appeal to the board for an additional review within 20 days of the denial.

General Guidelines

Overall Home Repairs

As homeowners make repairs to their property that has been damaged or deteriorated, we ask that repairs are made with both the same or better quality as the original construction and the same type of construction. (I.e. Curbs, sidewalks, porches, fences, etc

Driveways

Driveways must be consistent with the architectural character of the entire neighborhood.

- Asphalt paving, painted or stamped concrete, flagstone and gravel driveways are not permitted. The only approved material for driveways is poured, gray concrete.
- The replacement of concrete driveways must adhere to city and county specifications.

Sidewalks

Primary sidewalks must be consistent with the architectural character of the entire neighborhood.

- Asphalt paving, painted or stamped concrete, flagstone and gravel driveways are not permitted. The only approved material for primary sidewalks is poured, gray concrete.
- The replacement of concrete sidewalks must adhere to city and county specifications.
- Public sidewalks (those running parallel to the street) must not be altered or removed by the homeowner.

Driveway Gates

Wrought iron driveway gates are permitted upon review.

- Placement of the gate will be approved on a case by case basis.

West Oak Creek

General Architectural Improvement Guidelines

- The gate must be set 3 feet back from the corner of the house.
- Gate height must not exceed the perimeter fence height.

Fencing

No new fence or wall may be built on any property without approval from the architectural committee.

- A standard wood fence and gate may not exceed 7 feet (verify height) for all perimeter fencing.
- The street facing side of the fence must be the 'finished' side of the fence.
- Homes with detached garages may have a wood fence / wrought iron combination following a direct path from the home to the garage.
- Wood fences may be painted with a clear water sealant.
- Homes facing Oak Creek Park must have black wrought iron, aluminum or steel fencing, and the fence height must be consistent with the original fence height of approximately 4 feet.

Painting

Homes being painted with the existing color do not need approval.

- Homeowners either painting their home with a color different from the current color or painting an area of the home that has not previously been painted, must get approval from the architectural committee.
- New colors must be consistent with the character of the neighborhood (i.e. earth tones).
- When gutters are painted, the color must match the fascia board trim as closely as possible.
- Brick (on the home), sidewalk, driveway and fence may not be painted.

Landscaping

Homeowners should not allow their yard to deteriorate to a dangerous, unsafe, unsightly or unattractive condition. (Supplemental deed restriction, sec 4.5)

- Updates to landscaping are generally permitted without review from the architectural committee. Exceptions include landscaping that may obstruct visibility or generate a complaint from a resident in the neighborhood, and landscaping that becomes unacceptable as it grows and matures.
- The removal of trees is discouraged unless the tree is dead, diseased or is hazardous in any way.
- The removal of landscaping without suitable replacement in a timely manner is not acceptable.

Exterior Lighting

Updates and changes to exterior lighting must be reviewed and approved on a case by case basis.

West Oak Creek

General Architectural Improvement Guidelines

Yard Art and Decorations

Items permanently placed (or placed for prolonged periods) must be approved by the architectural committee. This includes items such as fountains, furniture, statues, bird baths, other large decorative lawn ornaments.

- Lawn ornaments must be less than 3 feet in height.

Flag Poles

Flag Poles must not exceed 20' in height and must be located at least ½ the depth of the house back from the front of the house.

Holiday Decorations

Holiday decorations are encouraged, but they must be removed within 30 days following the holiday. The committee reserves the right to request removal of decorations that generate complaints or are offensive in any way.

Satellites and Antennae

- Satellites should not be larger than 18 inches in diameter.
- The device should not be visible from the street. (Section 9.8 of Deed Restrictions)
- The device should not be installed such that it is above the roofline of the home.

Removal of trash and construction debris during construction (Sec. 5.8 of Supplemental Deed Restrictions)

During the construction and or repair of improvements, all trash and debris must be removed, and the area shall be continuously kept in a clean and organized condition. No trash, materials or dirt shall be placed in the street, and any materials or dirt inadvertently getting on the street shall be removed, without delay, no less than daily.