

Homestead in the Willows Traditional Aesthetic

This is an abbreviated reference covering common residential improvement topics. For more information and topics refer to the “Residential Improvement Guidelines.” This guide does not include every type of design element.

01-2023

Component	Preferences	Considered Variances	Not Approved
Accessory Buildings	See “Sheds.”		
A/C Units <i>See “Residential Improvement Guidelines.”</i>	Installed in side yard or window, not immediately visible to adjacent property owners. Landscaping and screening may be required.		Air conditioning units on the roof. Front window installation.
Brick	Maintain proportion of brick to lap siding.	Rear or side of home with ACC approval.	
Chimneys & Fireplaces	Brick and/or lap siding enclosed on the outside with venting to the roof.	Some approved side-vented fireplaces.	Venting out of the front of the house.
Decks <i>See “Residential Improvement Guidelines.”</i>	Wood compatible with material of residence. If painted, similar or complementary to residence. Not to obstruct a view or create unreasonable noise for adjacent residence.	Man-made, composite material to simulate wood such as TREX, Veranda, Choice Deck.	Plastic, vinyl, PVC. No metal brackets in view.
Doors – Front <i>Refer to HOA style board.</i>	Painted paneled front doors with clear glass or approved obscure glass accents. Painted one color only. Door and sidelight window grids must be external or simulated grids same color as door.	Some metal and composite doors; a variety of glass sidelights, clear or seeded glass. Solid wood, stained doors on monochromatic painted brick homes only.	Doors with art glass representative of Victorian, Art Deco or Craftsmen styles, colored glass, natural-wood stained doors (See Considered Variances). All glass doors. Grids between glass.
Doors – Garage <i>Refer to HOA style board.</i>	Square or horizontal paneled garage doors. Understated simple handles. Must be painted to match house body color. Window molding/grids to be same color as door.	Carriage-style garage doors with square paned, clear windows on the top two rows or arched windows—two and four arches. On monochromatic painted brick homes, doors may be black or white depending on house color.	Strap or other style hinges. Vertical paneled styles.
Fencing <i>See “Residential Improvement Guidelines.”</i>	Cedar wood privacy (6 ft. high max.) at least 18 in. from sidewalk and split-rail (3-rail max.). Transition sections must abut existing fencing. Pickets must be placed vertically and the same height. Landscape accent fencing.	Some existing white picket and vertical fencing. Composite material with wood grain, such as TREX. Welded wire may be used with split rail, not to exceed top rail height	Fencing of entire front yard. Vinyl, plastic or PVC fencing. Chain link fencing which includes fabric, metal posts and rails of any type or design.
Landscape & Edging	Natural rock, railroad ties and other natural materials.	Cement edging that is curb-like and/or stamped to look like brick and rock. Matte or dull sealer. Not more than 6” wide.	Access through HOA greenbelts.

Paint <i>Refer to HOA color boards</i>	Refer to HOA paint color boards for approved colors for body, trim and accent.	Painted brick only with specific approved colors. Refer to the HOA paint color boards.	Colors not on the HOA paint color boards.
Play & Sports Equipment	Must be reasonable for the space and minimize impact on neighbors. Must have drawing of location. Any colored pieces or surface areas must be muted colors.	Play set alternate colors – primary yellow, red, blue or green. Half sport courts with natural colored surface of green or brown.	Other colors such as orange, purple and pink are not acceptable for play sets. Ice rinks. Full sport courts. Above-ground pools.
Radon Mitigation	All exterior pipes must be painted to blend or match home exterior paint.		
Railing	Square wood or black wrought iron. Front porch 2 in. sq. spindles only. Powder coated steel in bronze, black or white.	Man-made, composite material to simulate wood such as TREX, wrought iron.	Plastic, round balusters. No glass.
Roofing <i>See “Roofing Materials Guidelines”</i>	Cedar, hand-split ½ in. or ¾ in. shake. ACC approved list of man-made products including concrete and asphalt, limited colors and profile that simulates the look of hand-split cedar.		Metal roofing or asphalt laminated products of less than three layers. Any other type of roofing.
Sheds <i>See “Residential Improvement Guidelines”</i>	Must match home in materials, design and colors. Max. 8 ft. x 10 ft. and 8 ft. high at roof peak. Prefer attached to home or behind privacy fence.	Prefer no windows; any window on shed shall be fixed or small double-hung.	Prefab shed products in wood, metal or other materials. Windows on doors.
Shutters <i>See “Shutter Guidelines”</i>	To match original shutters wood with straight edges, individual louvers or vanes and a horizontal mullion. Same size as original shutters, proportionate to windows so that each shutter, if closed, would cover half of the window. Painted approved accent color.	Raised panel or joined Board & Batten shutters. (Board & Batten shutters are 3-4 vertical panels and 2 horizontal panels.)	Vinyl and man-made materials. Narrow shutters not proportionate to windows. No cathedral arches or cut-out designs.
Siding	Wood lap or existing wood shingle, 5 in. or 8 in. reveals on laps.	Some man-made products that retain wood look. Cement composite material such as James Hardie.	Metal, plastic or vinyl siding.
Windows	Rectangular wood, composite or vinyl windows with white, rectangular grids, bay windows, picture windows. Minimum number of panes 4 for the top and 4 for the bottom on small windows. Casement may be white, cream, taupe or tan (grids must match). Brick mold to be same color as window casing and trim.	Half-gridded windows – grids on top and none on the bottom. Windows with no grids on back and side elevations only. Must have gridded windows in front of house. Small, horizontal rectangular fixed or slider type window in bathrooms or above kitchen sink. Egress slider window below ground level.	Perimeter grids or other decorative grids. Large horizontal fixed or slider-type windows. Glass block.

No property shall be accessed through HOA greenbelts. All landscape project access should occur via the front of the homeowner’s property.

Homeowners are required to submit an “Application for Architectural Change” form to the ACC for approval if you are planning to make any updates, replacements or other improvements to ANY part of the exterior of your home or property.