

Architectural Guidelines for The Village at Innsbrook
Board Approved 12/07/2011

1. **Color Changes:** For siding and trim color change requests, only colors that are in the category generally described as “Earth Tone” will be approved. Siding may be painted with either exterior paint or wood stain. (In the past, the ACC has primarily approved selections from charts of wood stain colors, such as acrylic solid stains, opaque oil stains, etc., rather than from paint color charts, as the ranges of colors in the stain charts are usually within acceptable parameters for our neighborhood.
 - A RFI for any exterior color change must be submitted to the ACC along with a sample (swatch) of the proposed color(s).
 - Color(s) requested must be identified on the RFI by paint brand, specification number and type of paint (e.g Duron SW7071 “Gray Screen” Weathershield Exterior Acrylic Latex)
 - The ACC will compare the requested color(s) with color charts on file. If the ACC determines that the requested color is within the acceptable range of colors for the neighborhood, the color will be approved.
 - If the requested color is outside the range of the charts, the ACC will work with the homeowner to select and an acceptable color.

2. **Driveways:**
 - Brown exposed aggregate concrete is the preferred choice for driveways.
 - Materials such as asphalt, colored concrete and brown (pea) gravel are also acceptable. All driveways and extensions should have the same material throughout. Either all exposed aggregate, or all asphalt, etc. No combinations such as pea gravel and asphalt will be permitted.
 - All walkways to front doors and side gate/door also require approval.

3. **Fences:** Fences shall generally be limited in height to no more 42 inches. Fences more than 42 inches high are sometimes approved based on a review of potential impact on neighboring property.
 - Before submitting a RFI for a fence, the ACC strongly encourage homeowners to discuss the proposed fence with all their adjacent neighbors, considering any practical or aesthetic effects it may have on the others’ property, and as a matter of good will and courtesy.
 - Only fences of pressure treated wood (stained natural or unstained) will be permitted. Colors such as white will not be allowed. Chain link, vinyl, fiberglass or other materials will not be allowed.
 - All fence material shall be installed with the finish side facing away from the lot (i.e. framing members on the homeowner’s side of fence), except for double-faced or shadowbox styles where both side of the fence are the same.
 - Privacy fencing is generally permitted along the rear property lines not to exceed six feet (6’0”) in height. Privacy fencing along side property lines is considered on a case by case basis.
 - Split rail fences with wire mesh (coated or uncoated) applied to the inside is generally permitted, provided wire or mesh is not easily visible from the street.
 - No dog pens or dog runs will be approved.

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4. **Mailbox:** Mailboxes should satisfy the mailbox and post specifications published on the HOA website. www.thevillageatinnsbrook.com
5. **Roof Shingles:** Replacements should be the same or better grade than the roofing installed by the home builder: Asphalt “Dimensional” type shingles (minimum 25 year warranty) and colors approved by the ACC (see color range option in “Color Changes” section).
6. **Siding Material:** The established building standard for house and shed siding material is Red Western Cedar bevel 1”x8”. This was the original building specification for the community.
 - Any proposed changes from cedar siding must be reviewed in advance by the ACC.
 - There shall be no partial replacement of any siding, unless replaced with the same type of material originally used.
7. **Signs:** A “For Sale” sign shall not be displayed beyond the house sale closing date. A “For Rent” sign shall not be displayed beyond the date that a rental contract is signed. Contractor signs require ACC/Board approval. Board policy is to not allow the display of any political sign or homeowner business sign.
8. **Swimming Pools:** Above-ground swimming pools have never been allowed by the ACC or Board, as this type of pool would generally be considered outside the character and flavor of the neighborhood.
9. **Windows:** Window design and type can have a significant architectural impact on the appearance of a house. As stated above, the intent of the ACC guidelines is to preserve as much as possible the original builders design concept. In that regard, if the architect designed the house with a casement window, the replacement window should be casement. If the architect designed the house using a double hung window then the replacement window should be a double hung window. Some houses were designed using both double hung and casement and they should be replaced in kind.
 - Casement and fixed pane windows are the standard for the majority of houses in the community.
 - Double hung windows were installed on a few houses and were determined to be acceptable for those original building designs at time of construction. The number of homes with these types of windows in the community is very small.
 - Fiberglass, Vinyl and aluminum clad may be acceptable replacements for wood windows and doors, provided they have a look similar to that of the original.