

What are the paint guidelines?

When changing exterior colors, ARC approval is required. Here are some important guidelines to remember:

- * Siding color must be darker than trim and lighter than shutters.
- * Trim color must be lighter than siding and brick. Gutters and downspouts are considered trim.
- * Shutter color must be darker than siding and brick.
- * Garage doors that are adjacent to siding must be painted siding or trim color.
- * Garage doors that are adjacent to brick must be painted trim color.
- * Back and side doors must be painted trim color if visible from the street.
- * Front doors are typically stained a dark, natural wood color but can be approved for painting.
- * Painting brick and stone is prohibited.

Check the 2018 G&S for all paint guidelines.

Do outside property changes need approval?

Yes, changes to a property's exterior require an application and approval from the Architectural Review Committee (ARC) **unless** otherwise stated in the Design Guidelines and Community-Wide Standards (G&S). This includes all new construction, installations, modifications, improvements, and landscaping in front and side yards beyond normal maintenance.

To seek approval, homeowners should complete an ARC application and submit to our management company. Allow up to 30 days for the ARC to review the application and make a decision. Most applications will require a visit from members of the ARC committee as they work to ensure consistency and maintain quality improvements. They respect the desires of each homeowner and work with care and concern to expedite each application. Cooperation from our community is appreciated.



What does the ARC look for?

When reviewing an application the ARC considers the original design aesthetic of the developer as well as:

- * guidelines as stated in the G&S;
- * harmony with existing structures and landscape;
- * locations of surrounding structures, topography, and plantings;
- * visibility and other impacts to neighbors and community; and
- * color, style, size, material, and quality of workmanship.

Note: Screening and/or landscaping may be required as a condition for approval.

Why do we have Guidelines & Standards?

Our East Park governing documents require us to protect the visual character, quality and beauty of our entire community. By maintaining guidelines and standards, we ensure consistency and safeguard property values throughout the neighborhood.

Guidelines address what is needed to make outside changes. Volunteers from the Architectural Review Committee (ARC) will help owners through the process.

Standards are property maintenance requirements. Volunteer members of the East Park Board of Directors enforce the standards (compliance).

Owners are expected to maintain ALL external features of their property in good condition and working order.



What are some landscape standards and guidelines?

- * Grass must be watered, fertilized, and treated for pest and fungus control as necessary to keep lawns showing a healthy appearance during the growing season. (standard)
- * Grass must be kept at a height under 3.5 inches. (standard)
- * Lawns must be free from weeds during the entire year. (standard)
- * Landscape beds and mulched areas must be kept free of weeds, grass, pests, invasive vines, and tree shoots, dead leaves, dead flowers, and dead plants. (standard)
- * ARC approval is required to remove and/or plant any tree in the front, side, or back yard that measures over 2 inches in diameter at 4.5 feet high. (guideline)
- * Landscape mulch must be pine straw, pine bark chips, shredded cypress or wood chips. The use of crushed rock, lava rock, pebbles, synthetic and rubber mulch, or grass clippings is prohibited. (guideline)

Check the 2018 G&S for all landscape guidelines and standards.

Where can I find more information?

In the 2018 Design Guidelines and Community-Wide Standards for the Villages of East Park . Topics include:

Accessory Buildings	Landscaping & Beds
Additions & Expansions	Mailboxes, Posts & House Numbers
Air Conditioning	Paint
Arbor, Garden Trellis, & Latticework	Paths & Walkways
Awnings & Overhangs	Patios
Birdbaths, Birdfeeders, Birdhouses & Fountains	Paving: Front Walks & Driveways
Buffer Zones	Pet Houses
Clotheslines, Compost Bins, Firewood & Rain Barrels	Pools
Debris Removal	Porches
Decks & Balconies	Recreational Equipment
Doors	Retaining Walls
Drainage	Roof Equipment (includes gutters)
Dumpsters, Portable Toilets, & Storage Pods	Roofing
Exterior Lighting & Security Devices	Satellite Dishes & Antennas
Fences	Shutters
Flagpoles	Siding, Brick & Stone
Garage Doors	Signs
Gazebos, Greenhouse & Pergolas	Statues & Yard Art
Grass	Temporary Structures
Holiday Displays	Trash, Recycling & Yard Waste Enclosures
Hot Tubs & Saunas	Trees
	Trim
	Windows, Screens, & Solar Film