

Cardinal Cove Homeowner's Association

Guidelines for Architectural Approval

“The Architectural Review Board shall regulate the exterior design, appearance, use, location and maintenance of the Real Estate and of improvements thereon in such a manner as to preserve and enhance values and to maintain a harmonious relationship among structures, improvements and the natural vegetation and topography.” – Article VIII Section 2, Declaration of Covenants, Conditions and Restrictions.

The Board of Directors on Nov.13, 2006 established the following policies:

Exterior Color Guidelines

1. House trim colors are to be restricted to white, off-white and cream. (Trim areas include soffit, fascia, window trim, door trim and corner boards)
2. Accent colors are to be restricted to muted colors that coordinate with the overall color scheme of the home. Accent colors are to be harmonious with the overall community and not call attention to any residence because of their obvious uniqueness. (Areas using accent colors include shutters, exterior swinging doors and louvers)
3. Siding shall remain the color used in the original color scheme when the house was constructed. If the original color is not available, similar colors should be submitted for the Board to review.
4. Garage doors shall be painted the same color as the siding or trim.
5. Roofing materials shall be three-tab fiberglass shingles, weathered gray in color or architectural shingles also weathered gray or brownish gray in color.
6. Decks shall be constructed of one of the following materials;
 - unstained naturally decay-resistant wood such as cedar or cypress
 - pressure-treated wood
 - wood painted to match the trim color of the home or an earthtone color.
 - PVC – maintenance-free vinyl decking
 - Composite - plastic resin and wood fiber
7. Fences shall be constructed of one of the following materials;
 - pressure-treated wood
 - unstained naturally decay-resistant wood such as cedar or cypress
 - PVC – maintenance-free vinyl
 - Ornamental aluminum, not chain link
8. Homes built by Ryan Homes that do not meet these color guidelines will not be required to change their color scheme. However, nonconforming colors will not be approved on other homes even though they were used in the initial construction of the community.
9. The Board of Directors is empowered to make judgments pertaining to the meaning and interpretation of these rules for any and all exterior color changes presented for approval.

Other Exterior Guidelines:

1. Any fence, structure, landscaping or exterior modification to the original construction on any lot in Cardinal Cove must receive approval from the Board of Directors prior to construction or installation. This includes changes in color. Homeowner must contact Kirkpatrick Management to obtain proper *Architectural Change Request* paperwork. Contact Holly Schwomeyer at 570-4358.
2. No fence will extend forward of the furthest back corner of the home.
 - Only 3 foot 6 inch or 6 foot high fences will be approved, unless the homeowner wishes to use 48” ornamental aluminum.
 - Chain link fences will not be approved.
 - Examples of acceptable fence styles are shadowboxed, stockade, solid faced, split rail and picket.
 - Fences must be built of decay- resistant wood, PVC – maintenance-free vinyl or 48” ornamental aluminum.
 - Fences must be maintained at all times.
 - All fences require Board of Director approval prior to construction and installation.
3. Permanent basketball backboards and their location must be approved prior to installation.
 - Backboards must be mounted on a steel pole, not mounted directly to the house.
4. No outside antennas will be approved. No satellite dishes will be approved, other than smaller, direct-satellite types.
5. No mini-barns will be approved.
6. Patio doors or sliding glass doors above grade level purchased without a deck must have a deck installed within 12 months of completion of the home.
 - All decks require Board of Director approval prior to construction and installation.
7. No metal or fiberglass awnings or patio covers will be permitted.
8. No permanent aboveground swimming pools will be permitted.
9. No solar heat panels will be permitted on roofs of homes.
10. Swing sets and play sets must be maintained at all times.

This is only a partial list of restrictions and regulations. Homeowners should consult the complete Declaration of Covenants, Conditions and Restrictions for more information.

Any physical changes to the property or house other than basic upkeep and maintenance must be submitted in writing for approval to the Cardinal Cove Homeowners Association management company, Kirkpatrick Management. Authorizations for approval will be made within 30 calendar days of date of complete and proper request submittal.

The Cardinal Cove Homeowners Association can seek injunctive relief against violations, as well as damages that result from violations.

Amended April 28, 2012