

Amendments to ACA Guidelines:

Additions in red. Removals are strikethrough.

Page 3:

DRIVEWAY IMPROVEMENT STANDARDS 7

CURB ADDRESSES 7

STAINED CONCRETE 7

WHEELCHAIR RAMPS 7

Page 3:

PAINTING OF DWELLING & TRIM COLOR STANDARDS 13

Storm and Security Door Standards 13

--NOTE--

Adding in the storm and Security door standards under dwelling and trim color standards as the the color of the doors are of most concern

Page 4:

BUSINESS ACTIVITY 16

--NOTE--

New item after stained concrete. Adding in rules to support DCCR Article VII 7.1 Single Family Residential Use. This will be the last item prior to Appendix A.

Page 6:

The maximum height of play structures shall not exceed ~~8ft~~ **10ft** from the height of the swing beam to the ground. A canopy may exceed the eight (~~8~~ 10) feet limit, within reason, and with ACA approval.

--NOTE--

DCCR's Article VII, Section 7.23 has a 10ft limit. The change is to better match the language of DCCR.

Page 7:

The ACA will allow house markers to be painted on the curb with white letters on black background **or black letters on white background**. No logos of any kind will be permitted.

--NOTE--

Both styles are seen in the neighborhood.

PAGE 7:

Wheelchair Ramps

Wheelchair ramps that meet ACA guidelines and that do not alter drainage to neighbors are approved by the ACA. Homeowners will email notice of building of the ramp to the HOA administrators.

--NOTE--

Added to make clear policy to meet ADA guidelines and not violate Fair Housing Amendments Act.

Page 7:

~~Mercury vapor, sodium vapor, halogen, fluorescent and similar "security lights" are potentially garish intrusions on the appearance of the neighborhood and are not allowed.~~

--NOTE--

Halogen and Fluorescent is widely used in the neighborhood. The aiming is the important part.

Page 8:

~~Modifications such as adding a top railing will not be approved unless used consistently throughout the community.~~

--NOTE--

We have several like this in the community. I recommend removing this restriction.

Page 13:

Street light poles and utility poles in the community are property of ~~the City of Selma/Schertz or GVEG~~ CPS Energy.

--NOTE--

We are not in Selma/Schertz. This is an obvious copy/paste error.

Page 13:

[Placed below existing Painting of Dwelling & Trim Color Standards section]

Storm and Security Door Standards

The ACA will approve doors from the pre-approved door style and colors contained in Appendix C. If you plan to use a non-standard style or color, the ACA will determine if the style and color is aesthetically pleasing for the community as a whole. The ACA decision on door style and colors in the community is final.

--NOTE--

Currently all storm doors require individual approval. This new section will establish a standard for approval and establish approved styles and colors.

Page 14:

~~1. Buildings with a gambrel style roof line (barn type roof) will not be approved by the ACA. Roof lines should be similar to the main dwelling in style and pitch.~~

--NOTE--

Renumber following to match.

Page 15:

Signs containing information about one or more children residing in the Dwelling, ~~and~~ the school they attend, ~~and the athletic activity or club they participate in~~ will be permitted so long as the sign is not more than 3' x 3' in size (there shall be no more than one sign for each child under the age of 18). ~~Banners are not permitted.~~ Signs and banners for graduations, birthdays and birth announcements are allowed on the day of the birthday, graduation, and birth announcement.

--NOTE--

Adjusted for actual use in the community.

Page 16.

Business Activity

DCCR's Article VII, Section 7.1

All Lots and Dwellings will be used and occupied for single-family residential purposes only and no trade or business may be conducted in or from any Lot and/or Dwelling, except that an **Owner of the Dwelling may conduct business activities within the Dwelling so long as: (i) the existence or operation of the business activity is not apparent or detectable by sight, sound or smell from outside the Dwelling;...**

The following standards have been developed to assist owners in not having home based business activities detectable by sight, sound or smell from outside the Dwelling.

1. No business activity will be performed outside of the dwelling of the home. Tools and supplies for business will be stored in the dwelling or other approved storage location.
2. No signs for the home business will be posted or affixed on the dwelling or lot.
3. No more than two business vehicles or one business vehicle and one trailer will be parked or stored in an area visible from any street within the Property. See DCCR Article VII, Section 7.2 and 7.3 for other vehicle and trailer specific restrictions.

Page 17 Appendix A:

Solid water base stains:

BEHR – Exterior Wood Stains

Cedar Naturaltone

BEHR – Premium Weatherproofing Wood Finish

Pre-mixed Colors

Natural NO. 500

Natural Cedar NO. 501

Redwood ST-330

OLYMPIA – Semi-Transparent Stains

Cedar Naturaltone 716
CABOT – Clear Solution
Natural
CABOT – Solid Color Finish (Acrylic Decking Stain)
Frontier CS543
CABOT – Semi-Solid Finish (Decking Stain)
Frontier CS543
New Cedar CS543
MINWAX – Water-Based Wood Stain
English Oak
MINWAX – Wood Finish
Natural

--NOTE--

Stain color added as requested.

Page 18 Appendix B:

Sherwin Williams
SW 6119 Antique White
SW 7506 Loggia
SW 6142 Macadamia
SW 6147 Panda White
SW 7641 Colonnade Gray
SW 7052 Gray Area
SW 7081 Sensuous Gray
SW 6255 Morning Fog
SW 2843 Roycroft Brass
SW 9107 Uber Umber
SW 7604 Smoky Blue
SW 6451 Nurture Green

--NOTE--

New approved colors and codes added.

Page 19:

Appendix C
Approved Storm and Security Door Standards

Pella Select
Model #6000LE04117
Model #6000AB032
White, Poplar White, Putty, Morning Sky Gray, Portobello, Brown

Larson

Model #34917031

Model #34917032

Model #34915042

Model #34917052

Model #34917102

Model #35004081

Model #14904092

Model #44904052R

White, Almond, Sandstone, Brown

Andersen

Model #H3FEL36WH

Model #H3FER32WH

Model #HD20F36WH

Model #HD20FV-30WH

Model #20FVN-36WH

Model #3FTOEZR36WH

Model #3FVNEZL36BL

Model #3FVTEZR36WH

Model #3VGNEZR36WH

White, Almond, Sandstone, Terratone

NOTE: Door companies tend to rename or discontinue door styles and colors over time. The ACA will update this list as needed from time to time as they deem necessary.

--NOTE--

Current Appendix C would become Appendix D. Styles as submitted by ACA committee with similar additions.

Page 19:

A current version of the ACA IRF can be downloaded from the management company web site located at ~~www.ams-sa.com~~ fsresidential.com.

Page 21:

Silver Oaks HOA

Attention: Association Administrator

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