

TRAILS III / IV ARCHITECTURAL STANDARDS

In an effort to establish consistency and maintain the established character of the Trails III/IV neighborhood, the Architectural Committee hereby adopts the following standards for approving and considering variance requests by homeowners.

SECTION I DELINQUENT ASSESSMENTS

STANDARD 1. No variance request shall be approved for a lot that is currently delinquent in payment of any monthly assessment, special assessment or imposed fine owed to the Association.

SECTION II CONFORMITY TO ESTABLISHED PRECEDENCE

STANDARD 2. A request for a variance should be approved if the same exact improvement has previously been approved by the Architectural Committee for another lot within the subdivision.

STANDARD 3. If a similar improvement has been approved by the Architectural Committee, all subsequent requested variances shall conform to the same criteria used for the previously approved improvement.

STANDARD 4. In the event a request for variance is denied, all subsequent variance requests of the same character shall also be denied.

SECTION III NEIGHBORHOOD CHARACTER

STANDARD 5. The character of the neighborhood must be considered for every variance request.

STANDARD 6. A variance which deviates from the established character of the neighborhood must improve the character of the neighborhood.

SECTION IV CONDITIONAL VARIANCE

STANDARD 7. A conditional variance is applicable when a relaxation of the established precedence and neighborhood character standards is necessary due to the following conditions:

- a. A defect inherent to the property is not the result of any action or inaction of the property owner.
- b. A defect causing damage or is likely to cause damage to the structure on the lot or an adjoining lot.
- c. The requested variance deviates from the established precedence and neighborhood character only to the extent that it corrects an inherent defect or to comply with the American Disabilities Act.

STANDARD 8. Any modification under a conditional variance requires the homeowner to comply with all local, state or federal mandates and, if applicable, the American Disabilities Act.

SECTION V PAINT VARIANCE

STANDARD 9. No variance request is required if the homeowner chooses to maintain the original exterior paint colors.

STANDARD 10. If the homeowner wishes to change the color scheme of the home, a variance request must be filed together with appropriate current "Exterior Color" brochure(s) published by a brand name paint manufacturer with the color choice(s) noted. The variance request must be in conformance with the following basic requirements:

- a. Color scheme should be consistent with the established character of the Trails III / IV neighborhood.
- b. The paint color scheme selected must match or blend with the roof shingle color.
- c. If a mono paint color scheme is selected then all stucco, doors, jams, trims, roof fascia and overhangs (soffits) must be painted the same color. Consideration will be given to natural wood front entrance doors and replacement pre-finished garage doors (see Figure 1 for description of building terms used).
- d. Two tone paint color schemes can have the trim color lighter or darker than the base stucco color. All doors, jams, trim including garage door must be painted with the trim color selected. Consideration will be given to natural wood front entrance doors and replacement pre-finished garage doors. The roof fascia and undersides of overhangs (soffits) may be painted with either the base stucco or trim colors.



Figure 1: Building Terms

SECTION VI ROOF VARIANCE

STANDARD 11. No variance request is required if the homeowner chooses to maintain the original roof color scheme and shingle type

STANDARD 12. If the homeowner wishes to change the color scheme or shingle type, a variance request must be filed together with a current sample or brochure published by a brand name roof product manufacturer with the choice noted. The variance request must be in conformance with the following basic requirements:

- a. Color scheme should be consistent with the established character of the Trails III / IV neighborhood.
- b. The roof shingle selected must match or blend with the paint color.

SECTION VII FENCES IN TRAILS III

STANDARD 13. No variance request is required if the homeowner chooses to maintain the original wooden fence.

STANDARD 14. If the homeowner wishes to change the wooden fence to a block wall, a variance request is not required as long as the new fence is in conformance with the following basic requirements:

- a. The new block wall will be standard gray block, colored block or stucco. The colored block should match or blend with the house color.
- b. If gray block or stucco is used, the wall will be painted to match the house color.
- c. The fence height and construction shall comply to city codes.