



**Park Village Homeowners Association, Inc.  
Architectural Control Committee**

October 15, 2002

Dear Fellow Homeowners:

On behalf of the Board of Directors and the Architectural Control Committee of the Park Village Homeowners Association, Inc., I am pleased to present to you Revision 2.30 of the Architectural Control Standards and Procedures.

Please read, and understand these changes, then take the pages contained in this packet, and swap them with those contained in the Revision 2.20 of the Architectural Control Standards and Procedures.

If you still do not have a copy of the Revision 2.20 of the Architectural Control Standards and Procedures, you may download a complete copy of Revision 2.30 from the Architectural Control Committee's Web Site, which can be found at:

<http://www.parkvillage.org/acc>

To access the document, click on "Standards and Procedures". Rest assured, you will always be able to find the absolute latest revision at this site. If you need to get a copy of the application ("Section 2.02"), you will also be able to find it at the above site. If you have any problems accessing this site, please send Email to [acc@parkvillage.org](mailto:acc@parkvillage.org).

Sincerely,

Susan Keen  
Chairperson, ACC



*Park Village Homeowners Association, Inc.*

# **Architectural Control Standards And Procedures**

**Revision 2.30  
October 2002**

# Architectural Control Table of Changes

## Table of Changes

- Revision 2.00 Distributed 07/15/97. Available only in hard copy. Complete rewrite of the Homeowner Guidelines And Procedures For Architectural Control. Changed title to Architectural Control Standards And Procedures.
- Revision 2.10 Released 09/15/98. This is the first soft copy version to be released. Incorporates the updated Section 3.01, allowing translucent staining of decks; this update was distributed via the October 1997 Park Village Gazette. Modified Section 3.03 to change wording specifying fences on corner lots to be measured from the curb, not the property line; removed restriction of lots bordering Park Village Drive. Added "Garbage Can Area Fence" to section 3.03. Clarified tree removal in section 3.07. Added "Flower/Plant Containers" and "Security Sign" to section 3.07. Updated Section 3.10 to specify no two houses within 4 houses may have the same base, shutter, door, or trim colors. Added new section "Mailboxes", section 3.14. Corrected Talis Management's Fax number. Corrected minor grammatical and formatting errors.
- Revision 2.20 Released 12/01/2000. Updated Section 2.04, "Management Company Address and Telephone Numbers" with new Management Company's information.
- Revision 2.30 Released 10/15/2002. Updated Section 3.03, "Fences", to allow staining of fences with a Behr Semi-Transparent stain, "Cedar Naturaltone".

## **Fences**

### **Appearance:**

Fences shall remain natural in color. Staining is allowed only with one application of Behr Semi-Transparent stain, "Cedar Naturaltone"; however, no other tinting, staining or painting will be permitted. A clear water repellent is also acceptable.

Whenever possible, alternatives to hard fencing are recommended (i.e., landscaping and plants or "invisible" electronic fencing). It is also recommended that fencing be softened through the use of landscaping on the exterior side of the fence, where possible.

### **Location:**

Fences shall follow the natural topography of the land.

Existing trees shall not be removed to place the fence without prior approval from the Architectural Control Committee.

The set back from the homeowner's property line shall be one inch. However, any corner lot will generally be required to have a set back of fifteen feet from the curb on the side of the lot facing the street; if the property line is greater than fifteen feet from the curb, then the one inch setback will apply.

The fence shall not extend more than ten feet from the rear corners of the house in a direction toward the front street. Exceptions will be made on an individual basis to accommodate HVAC systems that are out of the ten foot limit. These exceptions must be approved in advance by the Architectural Control Committee. The Architectural Control Committee will determine the final placement of the fence based on aesthetics and street appearance.

Fences enclosing garbage can areas should be located on the garage side of the house. However, they may not be located where the use, including, but not limited to the entry, of said area encroaches on neighboring property. Fence should be no further forward on the house than the power meter and utility hook-up boxes (telephone and cable). Houses with a rear garage service door may locate the garbage can area next to the door.

**Materials:**

In order to maintain a uniform style of fencing throughout Park Village, a shadowbox style (picket on picket) with a "dog eared" picket will be the only style allowed. Fences are to be five feet high with 3" extended chamfered posts (see detail drawings). Fences are to be constructed of #2 or better pressure treated yellow pine. All fasteners are to be galvanized.

Garbage Can Area Fences may be no taller than four feet, no wider than three feet, and no longer than eight feet, and must be fully enclosed (three sides of fence plus the original garage wall). A gate no wider than three feet may be installed on either the side or rear of the enclosure; if installed, the gate must be kept closed at all times. Garbage Can Area Fences may be constructed with the same material as stated above for a standard shadowbox fence, or may use pressure treated yellow pine diagonal lattice, slats 1 ½ inches wide and holes 2 ¾ inches wide, ±½ inch, and finished with a top cap. Garbage Can Area Fences must remain natural in color; tinting, staining or painting is not allowed. A clear water repellent is recommended.

**Requirements:**

There shall be a minimum of one walk through gate at least 3'-0" for access.

All fencing must be maintained in an aesthetic and safe condition.

Garbage Can Areas must be kept neat; no loose debris shall be allowed in the Garbage Can Areas.