

Approved May 18, 2016

## **Evergreen Community Association ARC Pre-Approved Improvements**

Certain exterior improvements may be made to an Owner's unit without obtaining prior written approval from the Architectural Review Committee (ARC), if the Owner submits the ARC form showing that the modification is being installed in accordance with the guidelines as listed below. Owners must still complete and submit the ARC form to the Board of Directors, prior to making the modifications. Once this form has been submitted to the Board of Directors, the Owner may proceed with the work. This pre-approval is entirely based on the precondition that the Owner shall comply with the Association's Architectural Guidelines. In the event the Owner fails to comply, the Association may require the Owner to make the necessary corrections to bring the improvement into compliance or to restore it to the original condition. Changes or corrections will be done at the Owner's sole cost and expense.

*Air Conditioning* - Replacement of exterior condensers are to be placed on the side of the house in the same location as the original unit. Specifications should be a similar size and rating. Window A/C units are not permitted.

*Flag Pole Mounts* - One mount is permitted per residence. Size should be suitable for a pole that does not exceed six feet in length. Color shall match the surface upon which the mount is located. The highest point of Flag Poles shall be below the roof line of the residence.

*Garage Remote Entry Pads* - One remote is permitted per residence. The pad shall be located only on wood trim of the garage. Color shall match the trim as closely as possible.

*Gates* - Rear gate specifications shall match the design, size, and materials of the wood gate as originally installed by the Builder. Color shall match the residence trim code. Front gates shall be metal, vertical stake, flat top, painted black, and limited to the height of the entry wall. Gates are not to be attached to the block wall. Temporary gates, screens, or partitions are not permitted.

*Screen Doors* - Only "vanishing" type screen doors are permitted. Color of frame shall match the door trim code as closely as possible.