

# **ARCHITECTURAL REVIEW BOARD (ARB) GUIDELINES**

**Approved by the Slate Ridge Estates Property Owners Association, Inc.  
Board of Trustees**

Pursuant to paragraph 2 of the Deed Restrictions and Article V of the By-laws of the Slate Ridge Estates Property Owners Association, Inc. the Board of Trustees has established an Architectural Review Committee hereinafter referred to as the Architectural Review Board (ARB).

## Purpose of the ARB

The ARB was established by the Deed Restrictions and the By-laws to promote architecturally and aesthetically consistent buildings, structures or things in the subdivision. The ARB shall have the right to refuse the design, materials, size, color or location for any structure or thing planned in the subdivision if the ARB determines that the planned building, structure or thing will not be architecturally or aesthetically consistent with the other buildings, structures or things in the subdivision.

## Application Procedure

To accomplish the purposes of the ARB all members shall submit to the Associations Secretary an application, along with a full set of plans setting forth the specifications, including design, materials, size, color and location for any structure or thing they plan to place on their premises, at least ninety (90) days prior to the planned commencement of any project on their premises. Should the member who has submitted an application desire to amend the application he or she shall submit a revised application detailing the changes to the original application to the Association Secretary and the revised application must be approved by the ARB before the changes can be incorporated into the original submitted plans.

1. Applications shall be submitted on an application form approved by the Association.
2. All applications shall include drawings and specifications as to materials, size, color and location of the proposed project.
3. The Secretary shall refer the Application to the ARB within seven (7) days of receipt and the ARB shall have thirty (30) days to evaluate the architectural and aesthetic suitability of the proposed project.
4. All project approvals or denials shall be in writing signed by at least two (2) members of the ARB. All approvals shall be on the ARB Decision form which shall include an identification of the Application and any conditions for approval of the Application. Thus, an Application can be Approved as Presented, Approved with Conditions or Denied.

## ARB Guidelines

1. Mailboxes shall be of the design originally required by Price Development Inc. for the

Slate Ridge Estates Development and constructed as shown in the drawings identified as Exhibit "A" and provided by Price Development upon purchase of the lot. Subject to ARB approval, the only deviations allowed will be for the type of wood used for the construction, and on a case by case basis, the size of the mailbox container itself.

Mailboxes may be painted one color to coordinate with the home but the selected mailbox color is subject to ARB approval. All existing mailboxes not of this design shall be replaced with the required mailbox within ninety (90) days of notice of a non-complying mailbox.

2. Propane tank locations are subject to ARB approval and are to be concealed with a Stockade style fencing around the tank. The type of wood, color and design shall be consistent with the home décor and requires pre-approval of the ARB. Landscaping may be used as a substitute for fencing but fencing will be required until the ARB determines the tank is adequately concealed by the Landscaping alone.
3. All fireplace smokestacks shall be enclosed. No metal tube/pipe can be exposed with the exception of a debris cap/screen.
4. Foundation landscaping shall be as follows: "bushes, plants, trees, mulch, stone, rock, etc., shall be within a minimum 3 foot area the length of the front of the house and is required to be installed within two (2) years of the commencement of the home construction. In addition, within one (1) year of the date construction is completed and the home is issued an occupancy permit the front and side yards must be graded and seeded. All residential lot preparation and seeding shall be completed within two (2) years of the date of occupancy.
  5. Pasture areas shall be enclosed with a 3 or 4 rail fence which shall be maintained in such a way as to not cause large areas of mud and or dirt, high weeds or grass, noise, possible health or odor problems due to excessive manure, pests, or other dangerous or offensive conditions.
  6. Chain link fences are prohibited with the exception of a maximum 400 square foot dog run the location of which is subject to ARB approval. Residential wood fences no taller than 48 inches in height will be considered depending upon the location, area to be enclosed, size, type of wood, color, or other considerations determined in the sole discretion of the ARB. Examples of other considerations are; the six foot tall fence located along Marcy Road for the purpose of blocking snow from being thrown against the garage by county snow removal vehicles; zoning requirements for swimming pools; rear deck/patio privacy fences; hot tub privacy fencing, etc.
  7. The ARB shall have the sole discretion in the interpretation of Paragraph 2 of the Deed Restriction terms. "Architecturally or Aesthetically" includes but is not limited to: Homes not meeting minimum square footage requirements, designs not consistent with current homes, (geodesic, underground, etc.), unusually low quality materials when compared to existing homes, extreme/unusual colors, unusual artificial landscaping, etc.

Exterior home color(s) and style shall be dissimilar enough so as not to present the appearance of nearly identical homes (in areas that both homes are clearly visible).

8. Outdoor lighting shall not include the use of high intensity security or area lighting used continually from dusk to dawn or other lighting that is high enough in intensity to cause offense to surrounding property owners. The determination of intensity shall be in the sole discretion of the ARB.
  
9. Foundation concrete block or poured walls shall not be visible on finished homes unless it has been parged. (Parged block appears as a stucco type finish). Painted concrete block or poured walls are not acceptable.
  
10. All debris shall be properly disposed of off site and no debris shall be deposited onto creek banks or waterways. Weeds/grasses shall be trimmed sufficiently to allow the free flow of water in the creeks and waterways. No gray water (untreated home drainage water from laundry, bath, dishwater, etc.) shall be drained into any creek or waterway.

### Appeals

Should a property Owner choose to appeal a decision of the ARB they must submit their appeal to the Board of Trustees within thirty (30) days of receipt of the decision of the ARB. The Appeal must include a copy of the ARB decision the property owner is appealing and a detailed presentation of the portions of the decision the property owner seeks the Board of Trustees to review. The property owner should be very specific as to the result they seek on appeal.

### Violations

When the ARB becomes aware of a violation of the ARB rules it shall notify the property owner of the violation in writing. Upon receiving a Notice of Violation the property owner shall have thirty (30) days to bring the violation within compliance or file an Appeal of the Violation with the Board of Trustees. Upon receipt of an Appeal of a Notice of Violation the Board of Trustees shall set the Appeal for a hearing to be held within thirty (30) days. After completion of the hearing the Board of Trustees shall have fourteen (14) days to rule on the appeal. The Board of Trustees ruling on appeal shall be served on the property owner. The time limits set herein can, by written agreement of the property owner and the Board of Trustees, be extended.

These revised Rules and Procedures of the ARB are hereby adopted by the Board of Trustees of the Slate Ridge Estates Property Owners Association this 15 day of April, 2022.