

Centennial Trail HOA

Guidelines for Submission to the Architectural Control Committee (ACC)

This document is to serve as a summary of the guidelines for items that should be submitted to ACC. These guidelines are based on the current Centennial Trail HOA Covenants. The purpose of Architectural Control is to assure that the properties in this HOA are maintained in a theme and style consistent with our custom home neighborhood.

Key points:

- **All changes** to the exterior of the house must be submitted to the ACC.
Examples of changes: different paint color, different material use for an entrance way, stairs, or patio. Changing the brick to a material such as stacked stone. Changing the layout or footprint of a deck, patio or entranceway.
(Replacing a deck with the same materials and same color is NOT considered a change.)
- Any color change will be reviewed by a professional designer, enlisted by the ACC, for approval. The current cost of this review is \$125/hour and paid directly to the designer.
- All landscaping and improvements must be maintained as per the covenants.
- Landscaping changes that should be submitted to the ACC:
 - addition of trees not currently on the property (replacing a dead or diseased tree with another is NOT considered a change).
 - replacing grass with other materials.
 - addition of water features.
 - any addition or replacement of **fencing** must meet the guidelines as specified in (8.4) of the Covenants.

Submissions to the ACC can be done via email. The ACC and its members are listed on the Centennial Trail HOA website: [centennial trail hoa.org](http://centennialtrailhoa.org), under Board and Committee Information. Please plan ahead and allow enough time when requesting a review by the ACC. The turnaround time is usually quick but the committee has up to 30 days to return a response. For major landscaping renovations, a detailed plan with measurements and locations of plant placement should be submitted.

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