

Homestead in the Willows Colonial Aesthetic

This is an abbreviated reference that covers common residential improvement topics. For more information and topics refer to the “Residential Improvement Guidelines.” Our Homestead architectural style is based on a traditional “Colonial” look and does not include every type of Colonial design element.

10-18

Component	Preferences	Considered Variances	Not Approved
Accessory Buildings	See “Sheds”		
Air Conditioning Equipment	Installed in side yard or window, not immediately visible to adjacent property owners. Landscaping and screening may be required.		Air conditioning units on the roof.
Brick	Maintain proportion of brick to lap siding.	Rear or side of home with ACC approval.	
Chimneys & Fireplaces	Brick and/or lap siding enclosed on the outside with venting to the top.	Some approved side-vented fireplaces.	Venting out of the front of the house.
Decks <i>See “Residential Improvement Guidelines.”</i>	Wood compatible with material of residence. If painted, similar or complementary to residence. Not to obstruct a view or create unreasonable noise for adjacent residence.	Man-made, composite material to simulate wood such as TREX, Veranda, Choice Deck.	Plastic
Doors – Front <i>Refer to HOA style board.</i>	Painted paneled front doors with Colonial-style, obscure or clear glass accents.	Some metal and composite doors; a variety of glass sidelights and glass inserts at top of door.	Doors with art glass representative of Victorian, Art Deco or Craftsmen styles, colored glass, wood stained or natural wood doors, doors with 50% or more glass on door.
Doors – Garage <i>Refer to HOA style board.</i>	Square or horizontal paneled garage doors, painted the color of the siding with understated simple handles. All garage doors must be painted to match body color	Carriage-style garage doors with square paned, clear windows on the top two rows or arched windows—two and four arches. Window molding should be the same color as the door.	Strap or other style hinges. Vertical paneled styles.
Fencing <i>See “Residential Improvement Guidelines.”</i>	Cedar wood privacy (6 ft. high max.) at least 18 in. from sidewalk and split-rail (3-rail max.). Transition sections must abut existing fencing. Pickets must be placed vertically and the same height. Landscape accent fencing.	Some existing white picket and vertical fencing. Composite material with wood grain, such as TREX. Welded wire may be used with split rail fencing.	Fencing of entire front yard. Vinyl or plastic fencing. Chain link fencing which includes fabric, metal posts and rails of any type or design.
Landscape Edging	Natural rock, railroad ties and other natural materials.	Cement edging that is curb-like and/or stamped to look like brick and rock. Matte or dull sealer. Not more than 6” wide.	

Paint <i>Refer to HOA color boards</i>	Muted color palette for house siding from Benjamin Moore, Sherwin Williams. Darker and brighter colors limited to accent use. Porch ceilings must be white or natural wood	Matched colors from other paint suppliers. Color samples must be filed with application.	Bright colors for house siding or trim. No two contiguous homes may have identical color schemes.
Play & Sports Equipment	Must be reasonable for the space and minimize impact on neighbors. Must have drawing of location. Any colored pieces or surface areas must be muted colors.	Play set alternate colors – primary yellow, red, blue or green. Half sport courts with natural colored surface of green or brown.	Other colors such as orange, purple and pink are not acceptable for play sets. Ice rinks. Full sport courts.
Railing	Wood or black wrought iron. Square or rectangular. Front porch 2 in. sq. spindles only. Powder coated steel in bronze, black or white.	Man-made, composite material to simulate wood such as TREX. Vinyl, wrought iron.	Plastic, round balusters. No glass.
Roofing <i>See “Roofing Materials Guidelines”</i>	Cedar, hand-split ½ in. or ¾ in. shake. ACC approved list of man-made products including concrete and asphalt, limited colors and profile that simulates the look of hand-split cedar.		Metal roofing or asphalt laminated products of less than three layers. Any other type of roofing.
Sheds-See Residential Improvement Guidelines	Must match home in materials, design and colors. Max. 8 ft. x 10 ft. and 8 ft. high at roof peak. Screened with a privacy fence or other screening.		Prefab shed products in wood, metal or other materials.
Shutters - Exterior	Louvered shutters of wood or man-made material; straight-edged; same size as original shutters, proportionate to windows so that each shutter, if closed, would cover half of the window. Must be painted to match or complement house colors.	Wood shutters only for raised panel or joined Board & Batten. Man-made materials that look like wood or slotted vane shutters only. Same constraints as “Preferences.”	Man-made materials used in raised panel or Board & Batten style, and narrow shutters not proportionate to windows. No cathedral arches or cut-out designs. Vinyl.
Siding	Wood lap or existing wood shingle, 5 in. or 8 in. reveals on laps.	Some man-made products that retain wood look. Cement composite material such as James Hardie.	Metal or plastic siding.
Windows	Rectangular wood, composite or vinyl windows with white, rectangular grids, bay windows, picture windows. Minimum number of grids 4 for the top and 4 for the bottom windows. Brick mould to be white, a maximum of 3½ inches wide with mitered corners.	White windows with no grids. Prefer to have gridded windows in front of house. Small, horizontal rectangular slider window by bathrooms or above kitchen sink in some models	Perimeter grids or other decorative grids. Slider-type windows. Glass block.

With any changes damaging HOA property, the homeowner is responsible financially to bring HOA property back to its original condition, working through the HOA.

ACC Reminder – Homeowners are required to submit an “Application for Architectural Change” form to the HOA for approval if you are planning to make any updates, replacements or other improvements to the exterior of your home or property.