

Homestead in the Willows Colonial Aesthetic

This is an abbreviated reference covering 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.

10-2020

Component	Preferences	Considered Variances	Not Approved
Accessory Buildings	See “Sheds”		Air conditioning units on the roof.
Air Conditioning Units	Installed in side yard or window, not immediately visible to adjacent property owners. Landscaping and screening may be required.		
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 roof.	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, vinyl, pvc
Doors – Front <i>Refer to HOA style board.</i>	Painted paneled front doors with Colonial-style obscure or clear glass accents. Painted one color only.	Some metal and composite doors; a variety of glass sidelights, clear or seeded glass, glass inserts at top of door. On monochromatic painted brick homes, solid wood, stained doors.	Doors with art glass representative of Victorian, Art Deco or Craftsmen styles, colored glass, wood stained or natural wood doors. Doors that are all glass.
Doors – Garage <i>Refer to HOA style board.</i>	Square or horizontal paneled garage doors. Understated simple handles. All garage doors must be painted to match body color. Window molding should be same color as door.	Carriage-style garage doors with square paned, clear windows on the top two rows or arched windows—two and four arches. On monochromatic painted brick homes, doors may be black or white depending on house color.	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, not to exceed top rail height	Fencing of entire front yard. Vinyl, plastic or pvc 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.	Access through HOA greenbelts.

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.	Matched colors from other paint suppliers. Color samples must be filed with application. Painted brick only in specific approved colors.	Bright colors for house siding or trim.
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. All above-ground pools.
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, 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 <i>See “Residential Improvement Guidelines”</i>	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	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.	Raised panel or joined Board & Batten shutters. (Board & Batten shutters are 3 vertical panels and 2 horizontal panels.) Man-made materials that look like wood or slotted vane shutters only. Same constraints as “Preferences.”	Man-made materials, 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 on small windows. Windows framed with brick mold to be white.	Half-gridded windows – grids on top and none on the bottom. Windows with no grids. Prefer to have gridded windows in front of house. Small, horizontal rectangular fixed or slider type window in bathrooms or above kitchen sink.	Perimeter grids or other decorative grids. Large horizontal fixed or slider-type windows. Glass block.

No property shall be accessed through HOA greenbelts. All landscape project access should occur via the front of the homeowner’s property.

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.