

## **ARC Standards**

### **Maintenance**

Maintenance or repair of any kind to dwelling, improvements, or property does not require ARC approval.

### **Sheds**

Sheds 12'x14' and smaller from TuffShed, constructed of wood and painted to correspond with dwelling are preapproved. Larger sizes must submit for approval.

### **Driveway Bump Out/Extension**

- Driveway bump out ending at face of dwelling are preapproved provided they maintain minimum 2' setback from property line and 14' or less of added width.
- Driveway extensions beyond face of dwelling such as along the side of dwelling are preapproved provided they provide for a minimum 4' setback from property line and 14' or less of added width.
- Must be on grade with existing driveway and utilize matching material style

### **Landscaping**

Landscaping should be maintained and kept in good repair. Landscaping design, plant, and maintenance approvals are not required.

### **Painting**

Maintenance painting must include entire surface – no spot painting. Color changes are preapproved provided they utilize preapproved colors located at [WyndhamSouthHOA.com](http://WyndhamSouthHOA.com).

### **Fences**

Fences are preapproved provided they are constructed of wood to match neighboring fences and kept in good repair. New fences should match setback of neighboring fence when possible.

### **Antennas**

Installation and use of direct-to-home satellite dishes that are less than one meter (39.37") in diameter, TV antennas, and wireless cable antennas are preapproved per FCC guidelines.

**Backyard Improvements**

Improvements not visible from the street and not expressly prohibited by the covenants do not need individual approval.

**Preexisting Improvements**

All preexisting improvements added prior to December 31, 2018 do not need to seek any additional approval to exist.