

Staff Level Approvals

Certain types of projects may be approved on a staff level by the Executive Director or the Architectural Liaison in the Executive Director's absence.

1. The following types of architectural projects may be reviewed on a staff level:

- a) Paint color changes
- b) Stucco finish changes common within that subdivision
- c) Basketball poles
- d) Mailboxes
- e) Lighting (low voltage landscape lighting only)
- f) Front yard landscape renovations
- g) Play structures
- h) Backyard pool structures (not to include lakefront properties)
- i) Docks (only those with a minimum of 10 feet from the adjoining property lines and conforms to the standard dock design.)
- j) Awnings
- k) Security/Screen/Iron doors
- l) Gates
- m) Flagpoles
- n) Exterior window replacement (if windows match color and style of other windows within that subdivision windows may be with or without grids)
- o) Misting systems
- p) Standard garage doors
- q) Sun/Shade screens
- r) Standard pavers and tile for existing driveways and walkways
- s) Front door replacement
- t) Replacement of exterior lighting that will not increase the existing light output
- u) Roof tile replacement (if tile resembles current tile in color and style or resembles others within that subdivision)
- v) Backyard fireplaces
- w) Rain gutters and downspouts
- x) Temporary commercial banners for the Mercado Center
- y) Durandonic Bronze pan channel signage for the Mercado business offices
- z) Fountains
- aa) Security cameras

2. Procedures: The Executive Director will submit to the Architectural Committee for their consideration any application that:

- a) The request deviates in any way from the approved Architectural Guidelines.

- b) The Association had been informed that a neighbor has concerns about the proposed modification or construction.
- c) Any applications disapproved by the Executive Director or the Architectural Liaison will be submitted to the Architectural Committee for their review.

The Executive Director has the right to elevate an application for Committee review at the Director's sole discretion.