

What Requires an Architectural Change Request Submission

Hello to all! First, I would like to welcome our new neighbors. We are glad to have you here. And thank you for your questions pertaining to making exterior changes, and what is and is not permissible. As your Chair for the Architectural Committee, I hope the following document clarifies when an Architectural Change Request (ACR) is required by your governing body.

I realize some may feel this is an infringement on homeowners' rights to make changes to their property or to the common areas; however, this document simply points out the most frequently asked items already stated in the Fox Valley Covenants & Restrictions, FVHOA By-Laws, Rules & Regulations, Architectural Handbook, and the Approved Exterior Paint Colors document.

Our goal is to protect your investment by maintaining a harmonious environment within the Fox Valley Community and a desirable curb appeal to future home buyers. Your submission and approval of an ACR will function as a permanent record to protect you and your property should an issue arise regarding any originally authorized additions or changes.

There are two categories of work normally done by a homeowner or their contractor:

1. Repair/Replace
2. Addition/Change

Normally a repair/replacement that only consists of repairing and/or replacing damaged, deteriorated, rotten, or outdated materials with the same-like materials, style, color, and dimensions may not require the submission of an ACR for review and approval. The exceptions could include the aforementioned items if they were not in compliance.

On the other hand, any "addition/change" which includes color, style, material, design, dimensions, or deletion will require the submission of an ACR form to the Board for review and approval. The below list is not inclusive of all additions/changes that require an ACR form to be submitted, but hopefully it covers most. The list is as follows:

1. Front Entrance Door: Color or style change.
2. Addition of a Front Door Storm and/or Screen Door.
3. Window replacements where a color or style change is requested.
4. Dock or Deck additions and/or removal/replacement. Color or dimensional change to an existing dock/deck.
5. Railing additions to a deck, dock, or stairs. Color, style, or dimensional changes to an existing railing assembly.
6. Small or Large Garage Door: Color or style change.
7. All structural additions, deletions, or dimensional changes to an existing unit.
8. Addition of storage building and/or other structures to homeowners' property, such as:
 - a. Gardening Tool Storage Shed
 - b. Pergola or Outdoor Gazebo

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- c. Jacuzzi/Hot Tub
- d. Permanent style Bar-B-Q Grill or Firepits (Brick/Mortar)
9. Driveway/Walkway/Addition of Pavers. Changes in dimensions, material, or color to an existing driveway/walkway unless the color has already been approved in the Exterior Paint Colors document.
10. Rain Gutters/Downspouts: Color change unless the color has already been approved in the Exterior Paint Colors document.
11. Lake Front Bulkhead: Style and/or material changes to an existing bulkhead, or the addition of a new bulkhead.
12. Roof Shingle material, style, and color changes. Roof Edge Drip Cap, color change.
13. Installation of solar panels.
14. Screen/Sunroom enclosure addition: Color, style, or dimensional change to an existing enclosure.
15. Installation of a TV Satellite Dish larger than 18" in diameter.
16. Addition of a fence, or a color, style, material, or dimensional change to an existing fence.
17. Security Bar addition to an entrance door, storm/screen door, or windows, or a color or style change to existing security bars.
18. Relocation of an existing Air Conditioning (AC) Unit. Addition of an A/C unit where one does not exist at the present time.
19. Addition of Window or Door Awnings, or a change of color, style, material, or dimensions to existing awnings.
20. Placement or encroachment of personnel items in common areas such as, but not limited to:
 - a. Plants, Trees, Shrubs
 - b. Decorative Stepping Stones, Pavers
 - c. Irrigation or Drainage Systems
 - d. Tables, Chairs, Birdbaths
 - e. Storage of Grills or Propane Tanks
 - f. Flagpoles
 - g. Storage of Boats, Ladders or Gardening Tools
 - h. Decorative Statues, Decorative Lighting, or Decorative Pottery
 - i. Storage of Vehicles
 - j. Installation of a TV Satellite Dish

If additional clarification is needed on a project you desire to accomplish, please do not hesitate to contact me.

Sincerely,

Terry Tyrer, Unit #44
Your Architectural Committee Chairman
FVHOA Board

FVHOA Architectural Committee

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