

Oakridge Architectural Review Guidelines for Construction Material and Colors Standards

To ensure that the homes and accessory buildings within the neighborhood are harmonious, the Architectural Review Committee must review and approve all construction and set standard for materials and colors used in construction. Although certain requirements are specified herein, the Architectural Review Committee will not be limited to the specific requirements but rather have broad discretion. The below standards are the materials and color standards set for Oakridge Subdivision. These items go along with Article III of our Covenants, covering Architectural Review and Construction Requirements.

- **Roof Material / Color:** Asphalt architectural style shingles to be chosen from approved color palette. All roofs must be a minimum 6/12 pitch. Must be approved through the Architectural Review Process, be permitted and be installed in a professional manner.
- **Exterior Paint Colors:** To be chosen from approved color Palette. . Must be approved through the Architectural Review Process.
- **Window Material and Color:** Must be white vinyl double or single hung with insulated glass. No aftermarket coatings or tints are allowed. Must be approved through the Architectural Review Process, be permitted and be installed in a professional manner.
- **Exterior Door type, Material and Color:** Only fiberglass or composite exterior doors are allowed. Color to be chosen from approved color palette. Must be approved through the Architectural Review Process, be permitted and be installed in a professional manner.
- **Storm Doors:** Must be either aluminum or vinyl and be consistent with the accent color pallet of you home. Must be approved through the Architectural Review Process, and be installed in a professional manner.
- **Shutters:** Must be of paneled design (Not Louvered) either vinyl or composite and be consistent with the accent color pallet of you home. . Must be approved through the Architectural Review Process and be installed in a professional manner.
- **Garage Door Material and Color:** Must be either aluminum or composite and be of similar design of the original and be consistent with the accent color pallet of you home. Must be approved through the Architectural Review Process, be permitted and be installed in a professional manner.
- **Gutter Material and Colors:** Must be aluminum seamless design and be the color white. Must be approved through the Architectural Review Process, and be installed in a professional manner.
- **Satellite Dishes or Antenna:** No ham towers are allowed only satellite dishes and TV antenna and preferred to be located towards the rear of the home if possible. Must be installed in a professional manner.

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- **Solar Panels or Solar Water Heaters:** Must be approved through the Architectural Review Process, be permitted and be installed in a professional manner.
- **Fence Material, Type and Color:** Must be pressure treated pine of shadowbox design and 6' in height. Only clear preservative or light natural stain is allowed. No painting of any color, dark color stain are not allowed. No fencing is allowed in the front yard or beyond the plane of the front of the home. Must be approved through the Architectural Review Process, be permitted and be installed in a professional manner.
- **Exterior Lighting:** Can be solar or wired and not infringe or point outward towards any neighbors or home. Standing light posts are not allowed. Must be approved through the Architectural Review Process and be installed in a professional manner.
- **Attached Awnings, Canopy:** Attached canopies or awnings are not allowed over any window or door openings. No awning of any type is allowed on the front of the home. Retractable awning is allowed in the rear of home over patio. Must be approved through the Architectural Review Process and be installed in a professional manner.
- **Patio Covers, Screen Enclosures or attached Structures:** Must be in the rear of home and constructed of aluminum, either white or bronze in color. No such structures are allowed on the front or side of home. Must be approved through the Architectural Review Process, be permitted and be installed in a professional manner.
- **Exterior Siding,** exterior must be cementitious fiber lap board siding
- **All mailboxes** must be approved U.S.P.S. design. (See usps.com, Mail Box Guidelines) No added façade or ad-on materials is allowed. Any design or color outside the USPS standards must be approved through the Architectural Review Process
- **Driveways:** Must be reinforced concrete. No stampings or patterns are allowed. No painting or staining of any colors besides clear or natural concrete color or stain is allowed. No pavers or stone of any type is permitted in the front of a home to augment or widen a home's driveway. Must be approved through the Architectural Review Process, be permitted and be installed in a professional manner.
- **Out Buildings/Sheds:** Must be constructed of the same materials, siding and roof color as the home. The color must match the color pallet of the home. All roofs must be a minimum 6/12 pitch. Must be approved through the Architectural Review Process, be permitted and be installed in a professional manner.