



ARC Design Standards for Fencing

Fencing at Cedar Point Townes HOA is welcome per the following guidelines. You must first submit a request for Home Improvement to the Architectural Review Committee for approval, per covenants and restrictions.

Fencing Standards are as follows:

- Fence can only be in white vinyl and maximum height of 48" (4 foot tall.)
- There are three choices for fencing: Amherst or Cambridge from Dutchway and Alexandria from Premier Vinyl. See covenants for styles.
 - You **Must** install at least TWO gates in the rear of each yard for mowers to enter and exit.
 - Gates must be at least 36" (3 feet) wide and must line up with the neighbors fence gates if they have one.
 - Fencing allowed at most units, back/rear of units only, approval determined on an individual lot basis.
- End units are allowed to have the fence on the side yard.
- Below are photos of the approved fence designs.

****Design standards are subject to change by the board of directors; any fencing approved prior to changes are grandfathered.**



***Helpful Links:**

Dutchway - <https://www.dutchway.com/fences/vinyl-fence/>



ARC Design Standards for Sheds

Sheds at Cedar Point Townes HOA are welcome per the following guidelines. You must first submit a request for Home Improvement to the Architectural Review Committee for approval, per covenants and restrictions.

Shed standards are as follows:

- Sheds should not be taller than the partitions.
- Shed approval is determined on an individual lot basis.

****Design standards are subject to change by the board of directors; any sheds approved prior to changes are grandfathered.**

Please see examples of sheds below that can be found at either Lowe's or Home Depot.



Lowe's: Model FG5L1000SDONX, Item #612218
Home Depot: Model #FG5L1000SDONX, Internet #206032863

Lowe's: Model #FG5L2000SDONX, Item #612219
Home Depot: Model #FG5L2000SDONX, Internet #206032864



For the items below you do not need to submit an Architectural Review as long as you adhere to these standards.

Front Door Paint:

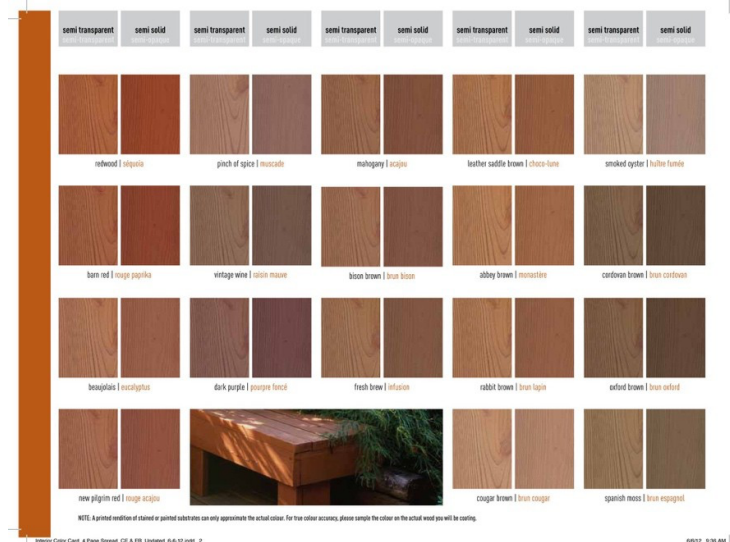
Behr – (MQ5-05) – Limousine Leather

Exterior Satin Enamel



Back Deck Stain:

We encourage you to stain your back deck. This not only makes it more appealing, but also protects the wood on your deck to keep it in great condition for many years. At Cedar Point the deck stain must be in the Brown/Beige family, such as one of the colors in this color chart below. If you stain it any color other than one in the Brown/Beige family, you will be asked to re-stain it by the HOA and if you refuse the HOA will have it re-stained at your expense.





Storm Doors:

If you decide to install a storm door it must be **BLACK** in color. No other color will be tolerated. The doorknobs must match the front door and be a brushed nickel finish.



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Landscaping:

All units **MUST** have plantings in the front beds; this also includes islands, if applicable.

If you would like to install landscaping rocks in your beds instead of mulch, the rocks must be beige or brown. Examples are shown below and can be purchased from Frazier Quarry.

(<https://www.frazierquarry.com/>)



Crushed Brown #57



Natural Brown 5's



Natural Brown 57's



Natural Brown 78's

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If you want to do something outside of the listed items or make any other change to the exterior of your townhome, it must be approved first with an ARC form.

If you make a change without approval from the Board of Directors, the HOA has the right to have you redo it or return it to the original form.

The ARC form to fill out is on the Cedar Point website:

<https://www.rocktownrealty.com/CedarPoint-HOA>