

# Standards For Changes To Homes & Landscaping

Quail Meadows West Homeowner Association, Inc

September 2017

Quail Meadows West was planned and landscaped to maintain the highest standards, thereby protecting your investment and insuring the maximum enjoyment of your home and the parks facilities. In order to maintain these standards it is necessary that all residents comply with QMW Rules and Regulations.

Any requests for approval of changes to your yard/landscaping or house exterior will require 7 to 30 days, depending on the extent of the desired changes. **DO NOT START WORK TILL YOU HAVE APPROVAL.** The Architectural Committee meets regularly on the 1<sup>st</sup> Tuesday of the month but reviews requests weekly.

## Home Exterior Requirements

1. It is the individual owners responsibility to obtain any required building permits for their project from the city of Santa Maria Community Development Dept. 805-925-0951 ext. 241
2. No exterior changes to your house (painting, building, re-modeling, patios, porches, roofing, etc.) without written approval of the Architectural Committee.
3. A dimensional plan, description, layout or reasonable sketch must be submitted before any digging or structural work takes place. The plan must show "set backs" (distance from fences and property lines) and the Architectural Committee must make an inspection of the site and approve the plan and all materials.
4. Storage sheds not larger than 10' by 10' are permitted in the fenced section of the yard provided there is written approval of the Architectural Committee in advance. Sheds materials must be approved by the AC and must be similar in design & color to existing home. Electrical outlets in these sheds must have a permit from the SM Building Department and be designed so as to not overload house circuits.
5. Installation of spas, pools or saunas must be approved by the AC before work commences. The plot plan should be accompanied by the manufacture specs. Building permits are required by SM building department and must be submitted with AC request form.
6. Structural plans and materials to be used to build patio covers, porches and rooms must be approved prior to commencing construction. Recommended material is wood, masonite, glass, masonry or wood grain material. **NO SHINY ALUMINUM, CORRUGATED FIBERGLASS OR GALVANIZED METAL PANELS MAY BE USED.**
7. Rain gutters do not require approval but must be painted to match house trim
8. Re-painting the exterior of your home you must do one of the following
  - a. To re-paint using the same colors and shade of house and trim, advise the AC in writing of the colors you are using
  - b. If you are changing colors or shades of colors on the house or trim, you must submit color samples to the AC with your written request.
  - c. If you wish to paint the entire house one color, you must submit a detailed explanation along with a sample color to the AC with your written request. Fascia board must be painted a trim color.
9. Fencing is required and may not be removed or altered in any way. AC approval is required to replace the fence and approved of a paint color for the new fence
10. Air conditioners must be installed at ground level. No air conditioners will be allowed visible from the street (including window AC units)

## Landscaping Requirements

1. Driveways must be maintained in a neat and clean manner (no oil or rust spots) and lawns must be watered, mowed regularly and maintained in a healthy, weed-free condition.
2. No trees may be removed or replaced without approval from the AC. Smaller trees are considered desirable, so as to avoid root damage to underground utilities and the foundation of your unit.
3. Any change to landscaping i.e.: grass removal, installed planters, drought tolerant landscapes or any other ornamental or cosmetic changes to your front yard must be approved by AC.

**Please refer to Rules & Regulations, CC&Rs covering "maintenance & repairs"**