Dayton Valley Homeowners Association

Architectural Review

Frequently Asked Questions

These Frequently Asked Questions are to aid the homeowner in determining if approval of the Architectural Review Committee (ARC) is required before making any changes or improvements to the external appearance of the homeowner's residence.

These questions are presented in these categories…

1.0 General questions

2.0 Landscaping questions

3.0 House Exterior questions

4.0 New Home Construction

If these FAQs are not adequate to answer your questions, please contact a member of the ARC with your questions.

1.0 General Questions

1.1 Q. What changes or modifications to my home or property requires Architectural Review Committee (ARC) approval?

A. All excavation, alterations or modifications which in any way alters the exterior appearance of a residence (includes landscaping) or the removal of any improvement requires prior approval of the ARC. This approval process requires the …

- Homeowner to submit an Application for Architectural Modification to the ARC along with a sketch or drawing and description of the proposed work. At the discretion of the ARC an Impacted Neighbor Form may be required.
- Then upon completion of the project, the Homeowner is to submit a Notice of Completion to the ARC.

2.0 Landscaping Questions

2.1 Q Must I obtain approval of the ARC to landscape the property around my home?

A. Yes. Follow the steps in 1.1 above to obtain ARC approval for all landscaping plans prior to beginning the project. Landscaping guidelines are…

- Do not plant trees in a location that blocks your neighbors view; this is especially important in lots adjacent to the golf course.
- Plant larger trees closer to house, shorter trees toward rear of yard.
- Once the project is completed…
  - Lawn, shrubs, trees and other plantings must be neatly trimmed and cultivated;

- Immediately replace dead or dying trees.

2.2 Q. What landscaping changes or modifications do not require approval of the ARC?

A. Planting of flowers or small shrubs in the front and back yard that are less than 3 feet tall may be done without approval of the ARC.

- Vegetable gardens must be planted in the back or side yard, preferably the side yard. They must not be viewable from the golf course.

2.3 Q. What are the requirements for installing a garden shed?

A. Submittal of an application form the ARC as required in 1.1 above is required. A sketch must be included that shows the shed will meet all of these requirements…

- Made of wood in the form of a house.
- Mounted on a concrete pad.
- Located in the side yard next to rear of the house.
- Maximum height of 8 Feet at the peak.
- May not be seen from the golf course and at least screened from view from the street.
- Color is the same as the residence base color and trim.
- Roof is of dimensional shingles the same color as the residence.
- Vented to county code.
- May also require a County Building Permit.

2.4 Q. Can I install a trellis, arbor, pergola, gazebo, etc. in my yard?

A. Yes with ARC approval

- Submittal of an application form to the ARC as required in 1.1 above is required with a sketch.
- The sketch must show the design, location, material and color.
- The preferred material is wood and preferred color is the same as the base color or trim of the residence.
- Alternate materials considered will be aluminum simulated wood.

2.5 Q. Can I construct a masonry, pavers or concrete patio or terrace in my backyard?

A. Yes with the submittal of detailed plans and ARC approval.

2.6 Q. Can I install a permanent or built-in gas grill in my back yard?

A. Yes with ARC approval of detail plans and location.

2.7 Q. Can I fence in my back yard?

A. Homes on the golf course Homes on the golf course may have fences no taller than 4 Feet extending from the rear of the house enclosing the rear of the property. Material must be wrought iron either black or green. A 6 Feet tall privacy fence is allowed on the side property between the front and rear edge of the house.

Homes not on the golf course Homes not on the golf course may have a wooden privacy fence 6 feet tall enclosing the side and rear of the property but not extending beyond the front edge of the house. The color must match existing Cedar/Redwood fence.

2.8 Q. Can I fence in my front yard?

A. No. Fences are not permitted forward of the front of the house.

3.0 House Exterior questions

3.1 Q. Can I repaint my house?

A. Yes. If the base color and trim remains the same – no ARC approval is required. If any color is changed ARC approval is required.

- Base color and trim must be earth tone colors that are in harmony with the color of homes in the rest of the Dayton Valley Community.

3.2 Q. Can I install shutters on my house?

A. Yes, but the design color must match the décor and look of the house and must be approved by the ARC.

3.3 Q Can I install rain gutters and downspouts on my house?

A. Yes with ARC approval.

- The gutters and downspouts color must match as closely as possible the color of the house.
- The application for approval must include a sketch showing the direction and method of drainage.

3.4 Q. Can I install a different Front Door or install a Security Door or a Screen Door?

A. Yes with ARC approval.

- Retractable screen doors are preferred and do not require ARC approval. However its color must be similar to the color of the door frame it is mounted on.

3.5 Q. Can I install window awnings or retractable cloth cover over my patio?

A. No.

3.6 Q. Can I build an addition to my residence to increase living space?

A. There is no clear answer to this question without a review of detailed architectural and engineering plans. It is important that the homeowner contact the ARC when contemplating this type of project. Note: County permits may be required.

3.7 Q. Can I enclose an existing porch?

A. Qualified yes. ARC must approve the project. ARC needs to review detailed architectural and engineering plans. It is important that the homeowner contact the ARC when contemplating this type of project. Note: County permits may also be required.

3.8 Q. Can I build a wooden deck in my back yard?

A. Yes with the submittal of detailed plans and ARC approval. Note: County permits may also be required.

3.9 Q. Can I build an attached, open lattice top patio cover?

A. Yes with the submittal of detailed plans and ARC approval. These requirements must be met...

- Must be constructed of wood or aluminum simulated wood;
- Color must be existing house or trim color or white;
- Cloth covers and retractable covers will not be approved.

3.10 Q. Can I install a DISH TV Antenna?

A. Yes. Fill out an Application for Architectural Modification form and submit it to the ARC or call any ARC member for instruction and approval.

- Satellite Dish Antenna may not be placed on the front of a house including eaves or fence.
- Satellite Dish may not be placed on the back of the house including the eaves, patio cover or fence.
- The desired location for a Satellite Dish is the side of the house including the eaves. The back or inside of the fence is also acceptable.

3.11 Q. Can I have a basketball hoop?

A. Yes. It must be a portable type not mounted permanently. It must be taken down and stored out of sight when not in use.

3.12 Q. Can I paint the Cedar/Redwood privacy fence?

A. You may not paint the fence with solid pigment paints. It is permissible to *stain the fence* with clear cedar or redwood stains that match the existing fence. You must submit an Application for Architectural Modification form to the ARC for prior approval.

Note: Privacy fences must be maintained. Warped or broken fencing must be repaired; water staining must be re-stained.

3.13 Q. Can I install a screen barrier to protect my house from golf balls?

A. Yes, but only with approval of the ARC. Screens can be installed to protect your property from errant golf balls. The ARC considers the screen mounting method and color in the approval process. Submittal of an Application for Architectural Modification and Impacted Neighbor form is required.

3.14 Q. Can I widen my driveway?

A. Yes, with ARC approval. As a general rule, approval will be granted where the walkway from the side yard is extended down the side of the driveway, typically 3 to 4 feet wide.

- Approval will not be granted if the driveway abuts an adjacent widened driveway.
- Approval will not be granted if the purpose is for providing additional parking

4.0 New Home Construction

4.1 Q. I own a building lot in the community. Must I get approval from the ARC to build a home?

A. Yes. There are specific requirements that the home must meet. These include minimum size of the house for the lot and types of construction materials. Please contact an ARC or Board of Directors member for details.

Architectural Committee:

Leo deLapp	246-7011	Bayhill Area
Ruth Grenier	246-5417	Swagrass /Royal Troon
Ron Krug	246-8125	La Costa/Royal Troon
Joe Wilson	246-7215	Cypress Point Area
Ed Messineo	246-4612	Chairman
Tom Herron	246-3033	Lakemont/ Declarant Rep.