

Architectural Review Committee (ARC) Evaluation Guideline

December 12, 2013

Exterior Paint Maintenance

General Considerations

Section 5.06 of the CCRs also requires us to maintain our homes in good condition, in good repair and painted when necessary. As our homes age, the need to repaint the exterior trim or walls becomes more and more apparent.

Repainting the exteriors of our homes is nothing more than a maintenance chore except when making a change that deviates from the originally approved motif. Section 9.01 of the CCRs is quite clear on this subject.

Guidelines from CCRs

Section 9.01 (2001) - Approval of Plans and Specifications

No Improvements shall be commenced, erected, constructed, placed or maintained upon any Lot, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications therefore shall have been submitted to in accordance herewith and approved in writing by the Architectural Review Committee.

Section 5.06 (2001) - Maintenance

1. *Each Owner shall keep all landscaping visible from abutting street(s) on his/her Lot, cultivated, mowed, trimmed, pruned and free of trash and other unsightly material.*
2. **All Improvements** upon any Lot shall at all times be kept in good condition and repair and adequately painted or otherwise maintained at the sole expense of the Owner of such Lot.

ARC Interpretive Guidelines

1. Section 9.01 requires that the ARC approve ALL improvements to your home or property prior to commencement of work.
2. Particularly, when the improvement makes a material difference to the home or property from its original form.

3. Repainting one's home a color scheme noticeably different than that originally approved is considered an improvement requiring ARC approval prior to commencement of work.
4. A minor change (e.g. from one earthtone to another) does NOT require ARC approval.

Submission Requirements

1. A Plan Review Application must be submitted to the Architectural Review Committee prior to commencement of work along with a paint chip of the proposed color.
2. There is no fee charged for this review.

Mail or Drop off to: ARC
377 Barberry Park
Driftwood, TX 78619

Form: [Plan Application Form](#)