

A thick, dark blue vertical bar is positioned on the left side of the page. From the bottom of this bar, several thin, curved lines in shades of blue and grey extend upwards and outwards, creating an abstract, organic shape.

FSPHA Property Maintenance and Architectural Standards

April 2023 Version

For more information, view the FSPHA Website:
[fspa.com](https://www.fspa.com)

Table of Contents

Introduction	1
Architectural Changes that do NOT Require Approval	1
Architectural Changes REQUIRING Approval	2
Material and Appearance Standards	2
Siding	2
Paint/Stain	2
Windows and Doors	2
Roof	2
Gutters and Downspouts.....	2
External Lighting.....	3
Fences.....	3
Driveways and Walkways	3
Lawn Shrubs, Flower Beds.....	3
Trees	3

Introduction

If you intend to make an external change or repair to your home or property, please notify the Board to ensure no prior approval is necessary.

The Board of Directors strives to maintain our property values at Four Seasons by encouraging homeowners to keep their homes in good repair and their yards well-tended. If the Board finds a property is not maintaining these standards, a letter will be sent to homeowner notifying them of necessary correction action. The Board intends to work with each homeowner in a helpful, positive manner. If, however, the standards violation is not corrected, the Board will take steps necessary to correct the violation, as provided in the Association's Declaration of Covenants.

Architectural Changes that do NOT Require Approval

Many updates to your home can be made without approval by the board. Below are the architectural items that do NOT need board approval.

- Repainting your house same or similar neutral color
- Replacing existing windows with same or similar material
- Planting or removing trees
- Replacing garage door with same or similar neutral color
- Front/sliding door replacements with same or similar neutral color
- Roof replacements (with 3-tab to architectural shingles)

- Replacing a brick walkway with concrete or stones
- Installing solar panels

All other architectural changes will need to be submitted to the association architectural team for approval. Use the Architectural Change Request form on the fspha.com website to submit your request. Decisions will be made within 15 business days.

Architectural Changes REQUIRING Approval

Our HOA Covenants state that “No building, fence, wall or other structure shall be commenced, erected upon the property, nor shall any exterior addition or alteration be made without Board approval. Decks, porches, fences, shutters and awnings must be approved by the Board.” Some examples of architectural changes that require Board approval include:

- Installing siding
- Changing house color
- Adding/changing an outside structure such as a porch, covered entry, fence etc.
- Adding/changing doors, windows and decks

Use the Architectural Change Request form on the fspha.com website to submit your request. The Board will be glad to advise you as to what kind of information is needed. Board approval should not be viewed as an obstacle to home improvement. In all likelihood the Board will approve your plans. If the plans do not comply with the standards, they may require only a small change to bring them in line.

Material and Appearance Standards

SIDING: All siding shall be of wood paneling, seamless steel (vinyl-coated), or vinyl siding, and kept free of defects caused by delamination and warping. AU siding shall be securely fastened to house without protruding nails so as to present a neat and even appearance.

PAINT/STAIN: External paint/stain shall be solid color paint/stain in earth tone colors and maintained in good condition so as to contribute to the attractiveness of the community. The entire house must be the same color. Front door, garage door, shutters and trim, and exposed cinderblock may be of another color, subject to the approval of the Board. Approval of the Board is required before any color changes are made.

WINDOWS AND DOORS: Windows and doors must be free from cracks, fogging and breaks.

ROOF: All shingles should be self-seating asphalt shingles (various colors) and should be free from buckles and securely attached. The roof should present an appearance free from sags.

GUTTERS AND DOWNSPOUTS: Gutters and downspouts shall be painted, securely fastened, free from sags and attractive in appearance.

EXTERNAL LIGHTING: Fixtures attached to the house shall be securely fastened, free of broken glass and painted if applicable. Free-standing lamp posts shall be secured in the ground with no exposed wiring and maintained in the same manner as fixtures attached to the house.

FENCES: There is no requirement that a fence be installed on the property. However, should a fence be installed, the following maintenance standards will apply:

- A.** Fencing constructed of picket boards or solid boards mounted to posts firmly entrenched in the ground. Fencing shall be free of sags, damaged or rotten wood and either painted/stained the same color as the house, or allowed to weather naturally.
- B.** Fencing constructed of post and pole or split rail where the natural wood is exposed may not be painted/stained but rather allowed to weather naturally.
- C.** Plain black wrought iron fencing is allowed.
- D.** Vinyl fencing in a color that matches the siding of the house is allowed. White vinyl fencing is not allowed. If white vinyl fencing is installed, it must be painted to match the color of the siding on the house.

DRIVEWAYS AND WALKWAYS: Driveways and walkways shall be kept in good repair to present an attractive appearance.

LAWN SHRUBS, FLOWER BEDS: Lawns, shrubs and flower beds should be maintained to present an attractive appearance.

TREES:

- A.** Homeowners are responsible for and should remove dead trees and/or limbs within their property lines. Such limbs and trees, if not removed by owners, will be removed by the Board at owner's expense.
- B.** Homeowners are responsible for trimming branches, shrubs or other plants growing within their property lines and overhanging public sidewalks to permit unimpeded use of the walks.
- C.** Homeowners may trim the overhanging parts of trees and shrubs that are growing on neighboring properties but hanging over your property.
- D.** The Association will assume responsibility for the timely removal from private property common area trees felled by storms but is not responsible for any damage these trees may cause.