

Evermoor Community Association

Pre-approved Modification List for Architectural Improvements

The following list of modifications has been pre-approved by the Board of Directors of the Evermoor Community Association and do not require further approval from the Architectural Review Committee or Board prior to their installation. Homeowners **do not** need to complete an Architectural/Landscape Improvement Application for these items. However, the Board does retain the right to require removal of any modification that deviates from the pre-approved list. Please also understand that various neighborhood associations may have rules that are more stringent than these. (For example: some of the multi-family neighborhoods have more restrictive signage or fencing rules than spelled out below.)

This pre-approved list does not supersede any neighborhood association's additional rules instituted by the neighborhood association. Please check with your neighborhood association if there is any question.

- Staining or painting decks a natural cedar tone color.
- Staining or painting homes where there is no change in stain/paint color. **Changing the color of the home, will require an ARC Application to be submitted.**
- Replacement of wood patio decking with a composition decking material of a natural or wood-tone color.
- Finishing/refinishing of "poured in place" concrete patios, porches and/or walkups with either previously approved concrete paint color or a light/medium gray color.
- Full view or full view ventilation storm doors that match the color of the home and/or trim.
- Gutter systems that match the color of the home and/or trim.
- Roofing shingles that are substantially similar in color, style, and material to the existing shingles.
- Tables, umbrellas, chairs and grills of the homeowners' choice may be added to the patio, porch, or deck.
- A single dish antenna may be installed in a manner permitted by federal law, provided that it is installed so as to minimize the impact on the view of other Unit owners and placed on the backside of the house as outlined in Section 8.7 of the Declaration of Covenants.

- Identification signs or displays of any kind may not be placed anywhere at the subject's property without prior approval of the Board with the following exceptions:
 1. A customary "For Sale" sign of a reasonable size may be temporarily erected on the yard area near the street during the period when a Unit is for sale. Sign must be removed within 10 days after the sale of the home.
 2. Signs indicating that the Unit is protected by a security system are allowed only within close proximity of the front of the home.
 3. Signs indicating that an Invisible Fence is in place for pet training purposes are allowed only within close proximity of the front of the home.
 4. Seasonal decorations of reasonable size that do not create a material annoyance, a nuisance for neighbors, or interfere with seasonal maintenance of the grounds. These decorations shall be removed in a timely manner.
- Potted plants may be placed in close proximity of the Homeowner's non-easement property as long as they do not create a material annoyance for neighbors.
- Bird feeders may be placed anywhere within the Homeowner's non-easement property as long as they are the type to resist attention from rodents and other pests and as long as they do not create a material annoyance or nuisance for neighbors.
- Children's swing sets or play sets similar to the Rainbow brand products given they are placed in the **back yard** of the Homeowner's non-easement property.
- The painting of or addition of siding to the exposed concrete foundation of the home, given that the color of the paint used matches the existing house color or the siding matches the remainder of the dwelling. Siding may also include the matching of existing cultured stone or brick to extend the existing materials to areas that were not originally surfaced.
- The replacement of existing trees or perennials with the same kind of planting, due to damage or non-growth.
- Seal coating an existing asphalt driveway. (Check with City of Rosemount for additional restrictions).
- The installation of an underground irrigation system on a Homeowner's property. **A permit from the city is required.**
- The refreshing of mulch or adding rock, with the same color, on a previously approved landscaping plan.
- The replacement of annual plants in an approved existing flower bed.
- Any part of a resident's foundation (block or poured concrete) may be concealed via the use of siding that matches the remainder of the dwelling, or via the use of paint that matches the colors of the home. Siding may also include the matching of existing cultured stone or brick to extend the existing materials to areas that were not originally surfaced. Any use of paint must be continuously monitored, and any flaking/peeling be immediately remedied.

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