

U. SIDING

In the event a homeowner wishes to replace the existing exterior siding on their home and will change the color, style, material, or panel width of the siding, they must apply for approval. No application is necessary if the homeowner intends to replace the existing siding with siding that matches the original color, style, material, and panel width.

1. Property Owners must comply with the following application procedures when requesting approval for a change in their exterior siding:
 - a. The applicant must specify whether he or she will be changing the style, color, material, or panel width of the siding.
 - b. The applicant must provide a sample of the siding which clearly represents the size, material, color, style, and panel width of the siding to be installed on their home.
 - c. The applicant must provide a photograph of their home along with photographs of the contiguous homes for townhouses and adjacent homes for single-family detached homes.
2. The ARC shall make its decision based upon whether the new exterior siding is harmonious, in the judgment of the ARC, with the architectural character of the surrounding adjacent homes.
3. SINGLE-FAMILY DETACHED HOMES
 - a. All siding on the house must match. Aluminum, vinyl or composite concrete (e.g. Hardie Plank) siding must be free of noticeable dents, rips, dirt, stains, algae, missing pieces or other defects.
 - b. Color Changes - Approvals for a change in the color of the siding are based on the original development plan for the community. Houses adjacent to each other may not have the same color siding. Preference for siding color is given to the property owner who is attempting to match his current siding color.
 - c. Material Changes – Approvable siding materials consist of aluminum, vinyl or composite concrete (e.g.: Hardie Plank). You must apply if you elect to change from the original “horizontal” siding profile to the “Dutch lap” profile. The exposed width of the siding panels can be four (4) to seven (7) inches.
 - d. ACR forms must include the following information:
 - (1) the current color of your house;

- (2) the color of your neighbors' houses on the left and right of your home;
 - (3) the name of the color you would like to change to (if you are changing the color);
 - (4) provide a small sample of the color;
 - (5) indicate whether you will use aluminum, vinyl, or composite concrete (e.g. Hardie Plank) siding;
 - (6) indicate whether the profile of the siding will match the original "horizontal" or if you will be changing to the "Dutch lap" profile; and
 - (7) indicate the size of the panels.
- e. Special information for homes with wooden siding on Hill Stream Court: the siding on these homes can be replaced using either cedar siding sheets or James Hardie fiber-cement siding sheets in the color Countrylane Red (JH90-20). If cedar siding is used, the stain/paint color must be approved by the Association prior to staining or painting.

4. TOWNHOMES

- a. All siding on the house must match. Aluminum, vinyl or composite concrete (e.g. Hardie Plank) siding must be free of noticeable dents, rips, dirt, stains, algae, missing pieces or other defects.
- b. Color Changes - Approvals for a change in the color of the siding are based on the original development plan for the community. Houses adjacent to each other may not have the same color siding. Preference for siding color is given to the property owner who is attempting to match his current siding color.
- c. Material Changes – Approvable siding materials consist of aluminum, v vinyl or composite concrete (e.g.: Hardie Plank). The exposed width of each siding panel must be four (4) – five (5) inches. This means you will need to choose siding that is "double 4", "double 4 ½", or "double 5"". You may replace your siding with either "double 4, 4 1/2 , or 5 horizontal" siding (this is similar to what was originally installed on the townhouses) or "double 4, 4 ½, or 5" Dutch lap" siding. Your contractor must make an effort to ensure that your siding lines up with the siding on the adjacent townhouses.

- d. You must apply if you are changing from aluminum to vinyl siding or changing the style of the siding from “horizontal” to “Dutch lap.”
- e. ACR forms must include the following information:
 - (1) the current color of your house;
 - (2) the color of your neighbors’ houses on the left and right of your home;
 - (3) the name of the color you would like to change to (if you are changing the color);
 - (4) provide a small sample of the color;
 - (5) indicate whether you will use aluminum, vinyl, or composite concrete (e.g. Hardie Plank) siding;
 - (6) indicate whether the profile of the siding will match the original “horizontal” or if you will be changing to the “Dutch lap” profile; and
 - (7) indicate the size of the panels.
- f. Shed Issues - If you have a “Ryan” style shed (this is one that was built by the builder when the townhouses were first built), you may re-side it to match your home. Again the width of each panel must match exactly what is currently on your home. If you and your neighbor have a double shed and your neighbor is not replacing their siding, you may have your contractor replace the siding on your portion of the shed. However, they must finish off the ends of your siding and the neighbor’s siding where they meet in the center of the shed with a “j” channel.