

Proposed Revision of Architectural Control Rules • 2020 June 17

Underlined items are to be added. ~~Struckthru items are to be deleted.~~

Exception: Footnotes, formerly parenthesized cross-references, aren't marked as above.

Explanation of changes highlighted in pink.

Items for which we specifically seek input at the public hearing.

OAKBRIDGE COMMUNITY SERVICES ASSOCIATION, INC.

Architectural Control Rules

Effective Date: February 3, 1986 • Amended and Restated: [month day, year]

Section A: Policy Statement

A1. The Architectural Review Board (ARB) is required by the Declaration of Covenants and Restrictions (DCR) to regulate the external design, appearance, use, location, and maintenance of the properties and ~~homes~~ houses in such a manner ~~so~~ as to preserve and enhance values and to maintain a harmonious relationship ~~among the homes~~ within the neighborhood.¹

A2. ~~The Declaration of Covenants and Restrictions~~ DCR provides that no improvements, alterations, repairs, change of paint colors, excavations, changes in grade, or other work which in any way alters the exterior of any ~~home~~ house or property shall be made or done without the prior approval of the ~~Architectural Review Board~~ ARB. ~~The Declaration of Covenants and Restrictions~~ DCR also provides that no ~~building, fence, wall, residence, or~~ other structure (including but not limited to additions, outbuildings, fences, and walls) shall be erected, maintained, improved, altered, made, or done without the prior approval of the ~~Architectural Review Board~~ ARB.² Items explicitly identified in these rules as “permitted” are considered to be pre-approved by the ARB.

A3. ~~The Declaration of Covenants and Restrictions~~ DCR further provides that the owner shall submit to the ~~Architectural Review Board~~ ARB plans and specifications showing the nature, kind, shape, height, materials, and location of any proposed improvements, alterations, or changes.³

A4. ~~The Architectural Review Board~~ ARB is required to interpret the ~~covenants~~ DCR and to adopt general rules to implement the purposes set forth in the DCR Section 6.2, including but not limited to rules to regulate animals, antennas, signs, storage and use of recreational vehicles, storage and use of machinery, use of outdoor drying lines, trash containers, planting, maintenance, and removal of vegetation on the properties.⁴

A5. In adopting these rules, the ~~Architectural Review Board~~ ARB seeks to strike a balance between individual freedom and upholding the ~~covenant~~ restrictions of the DCR in order to

¹ See DCR §6.2

² See DCR §6.3

³ From DCR §6.4

⁴ From DCR §7.1(b)

43 maintain the quality of the neighborhood. ~~These rules also contain for the sake of clarity and~~
44 ~~convenience the restrictions imposed by the Declaration of Covenants and Restrictions.~~

45
46 A6. Homeowners who have questions about whether a proposed change to their property is
47 covered under these rules should contact the ARB for guidance.

48
49 A7. In addition to these rules, homeowners must also comply with all applicable laws and
50 regulations, specifically including zoning codes. To minimize time and cost, obtaining ARB
51 approval prior to seeking a city building permit is recommended.

52
53 **A8. Definitions. Within this document:**⁵

54
55 A8.1. A “structure” is any load-bearing or space-enclosing object more or less permanently
56 located on the ground. The term does not include:

57 (a) minor objects, such as fences, trellises, lampposts, flagpoles, mailboxes, basketball
58 stanchions, and playsets.

59 (b) surfaces, such as sidewalks, driveways, and patios.

60 (c) mobile or portable items, such as flowerpots, lawnmowers, wheelbarrows, wading
61 pools, umbrellas, benches, and lawn chairs.

62 (d) natural features, such as grass, flowers, bushes, trees, and rocks.

63
64 A8.2. A “house” is the regular living-space portion of a structure intended as a single-family
65 dwelling.⁶

66
67 A8.3. An “addition” is any structure which is attached to or incorporated into a house but not
68 intended as primary living space, such as attached garages, sunrooms, porches, decks, and
69 greenhouses. [some portions adapted from {B}1.2]

70
71 A8.4. An “outbuilding” is any structure on the property not attached to or incorporated into a
72 house, such as sheds, detached garages, hot tubs, housing for pets or livestock, and
73 gazebos. [some portions adapted from {C}19]

74
75 A8.5. “Construction” is the process whereby an existing structure or surface is enlarged,
76 expanded, altered, or replaced or a new structure or surface is created or emplaced.
77 “Installation” is the process whereby a minor object is created or emplaced.

78
79 A8.6. “Permitted” means that the item is allowed, within whatever constraints are specified,
80 without the need to contact the ARB for approval.

81 **Section B: General Rules**

82 **B1. Compatibility**

83
84 Colors and designs of any changes shall be compatible with the existing property and
85 surroundings.

⁵ The terms defined here may have different meanings in other sources (dictionaries and encyclopedias; laws, rules, and codes; usages by architects, engineers, and businesses; common parlance; etc.). Each term should be interpreted in the relevant context.

⁶ Supplementary DCR §3.1 requires that all Oakbridge houses be single-family dwellings.

87

88 **B2. Construction**

89

90 ~~1.1 No additions, improvements, or alterations construction shall be made commenced~~
91 ~~without prior written approval of the Architectural Review Board ARB. The owner shall submit~~
92 ~~to the Architectural Review Board ARB design plans and specifications showing the nature,~~
93 ~~kind, shape, height, materials, and location of the proposed addition, improvement, or~~
94 ~~alteration construction. The external design, appearance, use, and location of the addition,~~
95 ~~improvement, or alteration construction shall enhance values and maintain a harmonious~~
96 ~~relationship among the structures and the natural vegetation and topography within the~~
97 ~~neighborhood.~~⁷

98

99 ~~1.2 An addition is any construction which is attached to or within six inches of a building,~~
100 ~~including but not limited to regular living space, garages, screened porches, sunrooms, decks,~~
101 ~~patios, and greenhouses. [moved to A8.3]~~

102

103 **B3. Outbuildings**

104 Outbuildings are prohibited except: [adapted from {C}19]

105 (a) Outside hot tubs may be in back yards only, may not be rated for more than 8
106 people, and must have a child-proof protective cover in place when not in use. [adapted from
107 {C}13]

108 (b) A utility or storage shed of no more than one hundred (100) square feet in area and
109 eight (8) feet in height is permitted in back yards only. It must be at least ten (10) feet from
110 any lot line and may house inanimate objects only.

111

112 **B4. Space and Sizing of Structures**

113

114 ~~1.3 B4.1. No first-floor areas of single-family houses, including garages, and porches, and~~
115 ~~additions thereto, shall occupy more than thirty-five percent (35%) of the lot area the house is~~
116 ~~sited on.~~⁸

117

118 ~~1.4 B4.2. No house, including any additions, improvements, or alterations, shall be closer~~
119 ~~than three (3) feet to a side lot line or fifteen (15) feet to a rear lot line. On streets on which~~
120 ~~public sidewalks are installed the minimum setback including any additions, improvements, or~~
121 ~~alterations of such structures shall be twenty (20) feet unless a lesser setback is approved by~~
122 ~~the traffic engineer or the traffic official designated by the City of Madison.~~⁸

123

124 ~~1.5 B4.3. No houses, including any additions, improvements, or alterations, shall be closer~~
125 ~~than ten (10) feet to each other.~~⁸

126

127 ~~1.6 B4.4. No building house shall exceed the height of the lesser of two and one-half (2½)~~
128 ~~stories or thirty five (35) thirty (30) feet above the adjoining street pavement grade.~~⁹

129

130 ~~1.7 Any addition, alteration, or improvement should be compatible with the design of the~~
131 ~~house. [covered under B2]~~

⁷ See DCR §§6.3 and 6.4

⁸ From Supplementary DCR §3.4; see also Oakbridge Specific Implementation Plan §2

⁹ From Oakbridge Specific Implementation Plan §3

132
133 ~~1.8 Photographs of similar completed projects will aid in the Architectural Review Board's~~
134 ~~consideration. [moved to D1.4]~~

135
136 **B5. Maintenance** [move text here from {C}17]

137
138 **B6. Vehicle Storage** [move text here from {C}20]

139
140 **B7. Landscaping** [move text here from {C}14]

141 142 **Section C: Specific Rules**

143 144 **2. C1. Antennas and Satellite Dish Antennas**

145 ~~No exterior antennas, including satellite~~ Exterior dish antennas, exceeding one (1) meter in
146 their longest dimension are prohibited; those of 1 meter or less are permitted.¹⁰

147 148 **3. C2. Awnings**

149 ~~The owner shall submit to the Architectural Review Board design plans and specifications~~
150 ~~showing ARB must approve the nature, kind, shape, height, materials, and location of the~~ any
151 ~~proposed awning(s). However, awnings, as a general rule, are not felt to enhance the~~
152 ~~aesthetic qualities of a community and are therefore discouraged~~ awnings.

153 154 **4. C3. Basketball Hoops**

155 ~~Basketball hoops are permitted provided that the backboard and the net are well-maintained,~~
156 ~~and that the mounting poles are painted to match the house trim~~ area of intended use is
157 entirely on the homeowner's property.

158 159 **5. C4. Bird Feeders and Bird Baths etc.**

160 ~~Bird feeders, and bird baths, and bird houses~~ are permitted.

161 162 **6. Corners**

163 ~~Cornerboards must be provided on all corners.~~ [covered by expanded C9]

164 165 **7. C5. Decks**

166 ~~7.1 All rules pertaining to additions, improvements or alterations to homes must be followed~~
167 ~~(1.1 through 1.8) 7.2 Deck~~ Wooden deck trim must be painted or stained within one year of
168 construction to match house trim, unless the deck is a treated wood which does not require
169 painting or staining.

170 171 **8. C6. Dog Kennels**

172 ~~Dog kennels and pet runs are not permitted~~ prohibited.

173 174 **9. C7. Doors (Exterior and Garage)**

175 ~~9.1 All exterior and garage doors must be paneled. 9.2 Storm and screen doors must~~
176 ~~coordinate with door color or house trim color.~~

¹⁰ FCC rule (47 CFR §1.4000) prohibits restrictions that impair the installation, maintenance, or use of antennas used to receive video programming. The rule applies to video antennas including direct-to-home satellite dishes that are less than one meter in diameter, TV antennas, and wireless cable antennas.

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~~10. C8. Driveways and Driveway Expansion~~

~~10.1 All driveways must be paved or hard surfaced. 10.2 The owner shall submit to the Architectural Review Board design plans showing the location of the proposed expansion. The material of the proposed Any expansion must be contiguous to the existing driveway and match the existing material, except that pavers are permitted provided they expand the driveway width by no more than 20 inches.~~

~~11. C9. Exterior~~

~~11.1 Pastel colors are required on the exterior of the homes houses and must be the same color for the entire house. 11.2 The exterior siding must be either 4 inch or 5 inch. Corner trim must be provided on all outside walls and windows. [incorporating provisions from {C}6 and {C}28]~~

~~12. C10. Fences~~

~~12.1 No perimeter Perimeter, front-yard, and side-yard fences are allowed prohibited, except for invisible (electric in-ground) fences. 12.2 The owner shall submit to the Architectural Review Board design plans and specifications showing the nature, kind, shape, height, materials and location of the proposed privacy fence. The length Metal and chain-link fences are prohibited. Back-yard privacy screens should be short as possible, as low as practicable but in no case any higher than six (6) feet, and as close to the house as possible. Either a neutral-color manufactured fence or a neutral- or natural-color wood fence, no more than five (5) feet high and at least half open space, may be in back yards only.~~

~~13. Hot Tubs~~

~~The owner shall submit to the Architectural Review Board design plans and specifications showing the nature, kind, shape, dimensions and location of the proposed hot tub.~~

~~14. B7. Landscaping [move text to B7]~~

~~14.1 The owner shall submit to the Architectural Review Board landscaping plans. B7.1. The part of any plants which overhang the public sidewalk must be trimmed to a height of at least eight (8) feet off the ground.~~

~~14.2 Front yard and side yards must be sodded. Back yards must be either seeded or sodded. B7.2. The majority of each yard must be grass, neatly trimmed.~~

~~14.3 B7.3. Vegetable gardens are permitted only prohibited in front yards; those in side yards and back yards are permitted. Flower gardens are permitted anywhere on the property provided nothing from the garden obstructs or spills onto the public sidewalk.~~

~~14.4 Plans for extensive changes to existing landscaping must be submitted. B7.4. Hanging or potted plants are permitted anywhere on the property.~~

~~B7.5. Climbing plants such as ivy are permitted provided they do not adhere to exterior walls of the house.~~

224 B7.6. Each owner shall keep his or her lot and landscaping clean, well maintained, and free of
225 debris. This includes, but is not limited to, the seeding, watering, and mowing of all lawns; the
226 pruning and cutting of all trees and shrubbery; and other appropriate care of the grounds.
227 [adapted from {C}17]

228

229 **15. C11. Laundry Poles**

230 Laundry poles are permitted provided that they are removable and well maintained and the
231 laundry is removed daily.

232

233 **C12. Little Libraries**

234 Little libraries are permitted provided they are not on the terrace and have an enclosed space
235 not exceeding two (2) cubic feet.

236

237 **16. C13. Mailboxes**

238 All mailboxes must be standard black rural mailboxes approved by the US Postal Service and
239 mounted on black iron sturdy poles or posts, which may not be embedded in cement or
240 concrete. Each mailbox or post shall display the house number using numbers no less than
241 two (2) inches high by one (1) inch wide, in a contrasting color, on both traffic-facing sides.

242

243 **17. B5. Maintenance of Property** [move house-related text to new B5; landscaping covered
244 under new B7.6]

245 Each owner shall keep his or her lot and house and other structures, minor objects, and
246 surfaces in good order and repair, clean, well maintained, and free of debris. This includes,
247 but is not limited to, the seeding, watering and mowing of all lawns, the pruning and cutting of
248 all trees and shrubbery and the painting or other appropriate external care of the home all
249 structures.¹¹

250

251 **18. New Houses** [all covered under B2 and corresponding provisions of Sections B and C]

252

253 ~~18.1 The owner shall submit to the Architectural Review Board design plans and~~
254 ~~specifications showing the nature, kind, shape, height, materials, and location of the proposed~~
255 ~~new house. The external design, appearance, and location of the new house shall preserve~~
256 ~~and enhance values and maintain a harmonious relationship among the structures and the~~
257 ~~natural vegetation and topography. (Article III, Sections 6.3 and 6.4 of the Declaration of~~
258 ~~Covenants and Restrictions)~~

259

260 ~~18.2 No first floor areas of single family houses, including garages and porches and additions~~
261 ~~thereto, shall occupy more than thirty five percent (35%) of the lot area the house is sited on.~~
262 ~~(Article III, Section 3.4 of the Supplementary Declaration of Covenants and Restrictions)~~

263

264 ~~18.3 No house, including any additions, improvements, or alterations, shall be closer than~~
265 ~~three (3) feet to a side lot line or fifteen (15) feet to a rear lot line. On streets on which public~~
266 ~~sidewalks are installed the minimum setback including any additions, improvements, or~~
267 ~~alterations shall be twenty (20) feet unless a lesser setback is approved by the traffic engineer~~
268 ~~or the traffic official designated by the City of Madison. (Article III, Section 3.4 of the~~
269 ~~Supplementary Declaration of Covenants and Restrictions)~~

270

¹¹ See DCR §7.2

271 ~~18.4 No houses, including additions, improvements, or alterations, shall be closer than ten~~
272 ~~(10) feet to each other. (Article III, Section 3.4 of the Supplementary Declaration of Covenants~~
273 ~~and Restrictions)~~

274
275 ~~18.5 No building shall exceed the height of the lesser of two and one half ($2\frac{1}{2}$) stories or~~
276 ~~thirty five (35) feet above the adjoining street pavement grade. (Article III, Section 3.4 of the~~
277 ~~Supplementary Declaration of Covenants and Restrictions)~~

278
279 ~~18.6 Pastel colors are required on the exterior of the homes.~~

280
281 ~~18.7 The exterior siding must be either 4 inch or 5 inch.~~

282
283 ~~18.8 All exterior and garage doors must be paneled.~~

284
285 ~~18.9 Storm and screen doors must coordinate with door color or house trim.~~

286
287 ~~18.10 Cornerboards must be provided on all corners.~~

288
289 ~~18.11 All windows must have cornerboards.~~

290
291 ~~18.12 The roof pitch must be a minimum of 6/12 pitch.~~

292
293 ~~18.13 The color of the roof shingles must be dark gray.~~

294
295 ~~18.14 The chimney must be finished off to match the exterior of the house.~~

296
297 ~~18.15 The owner shall submit to the Architectural Review Board landscaping plans. Front yard~~
298 ~~and side yards must be sodded. Back yards must be either seeded or sodded. Vegetable~~
299 ~~gardens are permitted only in back yards.~~

300
301 **19. Outbuildings (Accessory Buildings)**

302 ~~No outbuildings are permitted. An outbuilding is any structure not attached to the residence,~~
303 ~~with or without a foundation, including but not limited to storage buildings, detached garages,~~
304 ~~housing for pets, free standing energy collection units, wind generators, and satellite dish~~
305 ~~antennas. [restriction moved to new B3; definition moved to A8.4]~~

306
307 **20. ~~Parking or B6. Vehicle Storage on Areas Other Than Driveway~~ [move text to new B6]**

308 ~~Parking or storage of any vehicle, including but not limited to boats, cars, and recreational~~
309 ~~vehicles, on areas other than the driveway is ~~not permitted~~ prohibited, except that not more~~
310 ~~than one (1) motorcycle may be parked on a paved area adjacent to a driveway. Parked~~
311 ~~vehicles may not obstruct the public sidewalk.~~

312
313 **21. ~~C14. Patios and Porches~~**

314 ~~All rules pertaining to Additions, Improvements or Alterations to Homes must be followed. (1.1~~
315 ~~through 1.8) Patios, screened porches, and sunrooms are prohibited except in side yards and~~
316 ~~back yards.~~

317
318 **22. ~~C15. Pools~~**

319 ~~No pools~~ Pools are permitted ~~prohibited~~ except small children's wading pools, which may not
320 remain filled for more than 72 consecutive hours.

321

322 ~~23. Roof (Pitch and Color of Shingles)~~ **C16. Roofing**

323 ~~23.1~~ The roof pitch of the house must be a minimum of 6/12 pitch. ~~23.2~~ The color of the roof
324 shingles must be a dark gray or other muted color. These requirements do not apply to
325 additions or outbuildings. [This language would allow metal roofs but doesn't address tile,
326 slate, wood, or glass roofs.]

327

328 **24. C17. Sandboxes**

329 Sandboxes are permitted ~~provided they are well-maintained~~ in back yards.

330

331 ~~25. Screened Porches~~

332 ~~All Rules pertaining to Additions, Improvements or Alterations to Homes must be followed.~~
333 ~~(1.1 through 1.8)~~

334

335 ~~26. Solar Collectors~~

336 ~~Solar collectors are not permitted.~~

337

338 ~~27. C18. Swing Sets~~

339 Swing sets are permitted ~~provided that they are well-maintained~~ in back yards.

340

341

342

343 ~~28. Windows~~

344 ~~All windows must have cornerboards.~~ [covered by expanded C9]

345

346 OAKBRIDGE COMMUNITY SERVICES ASSOCIATION, INC.

347 Architectural Review Board Procedures

348 Effective Date: February 3, 1986

349

350 ~~The Architectural Review Board is required by the By-Laws to adopt procedures to carry out~~
351 ~~these responsibilities. (Article X, Section 10.3 of the By-Laws)~~

352

353 ~~1. Architectural Review Board Size~~

354 ~~The Board of Directors shall appoint the Architectural Review Board of five (5) members. At~~
355 ~~least three (3) of the Architectural Review Board members shall be chosen from the~~
356 ~~community and at least one member shall be selected from the Board of Directors. The~~
357 ~~director shall be the chairperson of the Architectural Review Board. A quorum shall consist of~~
358 ~~three Architectural Review Board members. (Article VI, Section 6.1 of the Declaration of~~
359 ~~Covenants and Restrictions and Article X, Section 10.1 of the By-Laws) [covered in the~~
360 ~~Bylaws and DCR]~~

361

362 **Section D: Procedures**

363

364 **D1. Designation**

365

366 In this section, “chairperson” also includes any ARB member designated by the ARB
367 chairperson to perform chairperson duties in her or his absence.

368

369 **D2. Application**

370

371 D2.1. An owner shall submit to the ARB plans and specifications showing the nature, kind,
372 shape, height, materials, and location of any proposed construction, installation, or
373 landscaping changes to her or his property, unless it is explicitly permitted under these rules.

374

375 D2.2. The preferred method of applying to the ARB is electronic submission. However, a
376 paper application may be mailed to the ARB chairperson or hand-delivered in person to any
377 ARB member.

378

379 D2.3. Applications should contain either a completed copy of the application form most
380 recently approved and publicized by the ARB or the equivalent information and one (1) copy
381 each of the plot plan, the landscaping plans, blueprints for additions and outbuildings, and
382 plans for fences and privacy screens. The blueprints or plans should include dimensions and
383 materials. Samples of the materials should be submitted if possible. [adapted from {D}2.2]

384

385 D2.4. Photographs or renderings of similar completed projects may be submitted to aid in the
386 ARB's decision. [consolidating {B}1.8 and {D}2.3]

387

388 **2. D3. Receipt of Applications**

389

390 ~~2.1 Applications can be received by any Architectural Review Board member. The member~~
391 ~~receiving the application reviews the application for completeness.~~

392

393 ~~2.2 Applications should contain the application form, which is attached to this Resolution, and~~
394 ~~three copies of the following:~~

395

House Additions	Decks/Porches/Patios	Decorative/Privacy Fences
Plot Plan	Plot Plan	Plot Plans
Blueprints	Blueprints or Plans	Plans
Landscaping Plans	Landscaping Plans	Landscaping Plans

400 ~~The blueprints or plans should show the dimensions and the materials. Samples of the~~
401 ~~materials should be submitted if possible. [covered by D2.3]~~

402

403 ~~2.3 Photographs of similar completed projects may be submitted to aid in the Architectural~~
404 ~~Review Board's decision. [covered by D2.4]~~

405

406 ~~If the application is complete, the Architectural Review Board member registers it with the~~
407 ~~chairperson.~~

408

409 D3.1. Within one week of receiving an application, the chairperson shall notify the applicant
410 that her or his application has been successfully received, review it for completeness, and, if it
411 is incomplete, notify the applicant of its deficiencies.

412

413 D3.2. The 30-day review period begins at the time a complete an application is received.

414

415 **3: D4. Review of Applications**

416

417 ~~3-1. D4.1. The Architectural Review Board ARB shall review the each application to determine~~
418 ~~if it complies with the Declaration of Covenants and Restrictions DCR and the Architectural~~
419 ~~Control Rules (ACR).~~

420

421 ~~3-2. The opinion of the immediate neighbors may be sought by the Architectural Review~~
422 ~~Board concerning any application.~~

423

424 ~~3-3. D4.2. Action on an application requires the a majority of the members vote of the~~
425 ~~Architectural Review Board ARB.~~

426

427 D4.3. The ARB is specifically empowered to authorize reasonable exceptions to the ACR and
428 to rule on items not specifically addressed in the ACR, provided it can show good cause and
429 acts in accordance with adopted guidelines and procedures.¹²

430

431 **4: D5. Timing**

432 The applicant must be given a response within 30 days after receipt of the completed
433 application, or else the application is automatically approved.¹³ ~~The construction Construction~~
434 ~~on an approved project must begin within one (1) year of acceptance. After one year approval~~
435 ~~and be completed within three (3) years of submission or else a new application must be filed.~~

436

437 **5: D6. Notification of Architectural Review Board ARB Decisions**

438

439 ~~5-1. D6.1. Notices to the applicant shall be in written or electronic form.~~

440

441 ~~D6.2. If an application is approved, it shall be marked "approved" and signed by a majority of~~
442 ~~the members of the Architectural Review Board and and returned to the ARB shall so notify~~
443 ~~the applicant.~~

444

445 ~~5-2. D6.3. If an application is not approved, the Architectural Review Board ARB shall give the~~
446 ~~applicant prompt notice of the decision and the reasons for rejection. The Architectural~~
447 ~~Review Board shall make an effort to explain to the applicant how the application could be~~
448 ~~made acceptable.~~

449

450 **6: D7. Appeal of an Adverse ARB Decision of the Architectural Review Board**

451 The applicant may appeal an adverse decision of the Architectural Review Board ARB to the
452 Board of Directors. ~~The Board of Directors~~ , which may by a two-thirds ($\frac{2}{3}$) vote of the
453 ~~directors~~ reverse or modify the decision of the Architectural Review Board ARB.¹⁴

454

455 **7: D8. Records**

456

457 ~~7-1~~ The chairperson shall ~~maintain a log book with~~ retain for three (3) years from the date the
458 each application was received a copy of the application and all accompanying documents, all

¹² See DCR §7.1(c)

¹³ From DCR §6.4

¹⁴ See DCR §6.4

459 ~~relevant notes made by the ARB, the a record of any action taken, and the date the applicant~~
460 ~~was notified of the decision. The chairperson shall also keep a file on each application. The~~
461 ~~file shall contain the application form, one copy of all documents submitted, and all relevant~~
462 ~~notes made by the Architectural Review Board.~~

463
464 ~~7.2 The chairperson shall maintain a minute book which shall contain the minutes of all~~
465 ~~meetings of the Architectural Review Board.~~

466
467 **8. Amendment of Architectural Control Rules**

468
469 ~~The Architectural Control Rules may be amended by a two-thirds vote of the Architectural~~
470 ~~Review Board following a public hearing for which proper notice has been provided and~~
471 ~~pursuant to an affirmative vote of two-thirds of the Board of Directors. (Article VII, Section~~
472 ~~7.1(b) of the Declaration of Covenants and Restrictions) Notice of the public hearing shall be~~
473 ~~provided in writing to each member at the address last appearing on the books of the~~
474 ~~Association or at the address supplied by the member for the purpose of notice. Notice may~~
475 ~~be contained in the Association newsletter, which is delivered to the residence of each~~
476 ~~member, delivered personally or delivered by mail. Notice shall specify the place, day and~~
477 ~~time of the meeting and the purpose of the meeting. (Article II, Section 2.7 of the By-Laws)~~
478 ~~[covered in the Bylaws]~~

479
480 **NOTES FOR FUTURE REVISORS**

481
482 These Architectural Control Rules (ACR) are and must remain subsidiary to the Declaration of
483 Covenants and Restrictions (DCR) and Supplementary DCR (SDCR). Some ACR provisions
484 have been taken from those documents, and a change to one of them must be accompanied
485 by a change to the other. Matching provisions are as follows:

486
487 ACR §A1 ← DCR §6.2 491 ACR §B2.1 ← DCR §§6.3 & 6.4 495 ACR §D4 ← DCR §6.4
488 ACR §A2 ← DCR §6.3 492 ACR §B4 ← SDCR §3.4 496 ACR §D6 ← DCR §6.4
489 ACR §A3 ← DCR §6.4 493 ACR §B5 ← DCR §7.2 497
490 ACR §A4 ← DCR §7.1(b). 494 ACR §B7.6 ← DCR §7.2 498

499
500 ACR §C1 complies with the FCC rule (47 CFR §1.4000) that prohibits restrictions that impair
501 the installation, maintenance, or use of antennas used to receive video programming. The
502 rule applies to video antennas including direct-to-home satellite dishes that are less than one
503 meter in diameter, TV antennas, and wireless cable antennas.

504
505 ACR §B3 recognizes that Wisconsin Statute 236.292(2) prohibits restrictions on solar
506 collectors.

1 Issues Where the Board Seeks Guidance from the Members

2
3 **B3.** At present, we **claim** that all outbuildings are prohibited, apparently ignoring the fact that
4 hot tubs qualify. We're proposing to allow utility sheds:

5
6 (b) A utility or storage shed of no more than one hundred (100) square feet in area and
7 eight (8) feet in height is permitted in back yards only. It must be at least ten (10) feet from
8 any lot line and may house inanimate objects only.

9
10 Do we also want to allow gazebos and pergolas?

11
12 **C2.** At present, awnings are “discouraged” but not outright prohibited. We're proposing to
13 remove the discouraging words and just go with the following:

14
15 ~~The owner shall submit to the Architectural Review Board design plans and specifications~~
16 ~~showing ARB must approve the nature, kind, shape, height, materials, and location of the any~~
17 ~~proposed awning(s). However, awnings, as a general rule, are not felt to enhance the~~
18 ~~aesthetic qualities of a community and are therefore discouraged awnings.~~

19
20 **C10.** What should we do about fences in general, but specifically this proposal:

21
22 Either a neutral-color manufactured fence or a neutral- or natural-color wood fence, no more
23 than five (5) feet high and at least half open space, may be in back yards only.

24
25 **C13.** How insistent should we be about visibility of house numbers, specifically this proposal:

26
27 Each mailbox or post shall display the house number using numbers no less than two (2)
28 inches high by one (1) inch wide, in a contrasting color, on both traffic-facing sides.

29
30 **C14.** Should we allow certain add-ons if they're not readily visible from the street:

31
32 Patios, screened porches, and sunrooms are prohibited except in side yards and back yards.

33
34 **C16.** Under “Roofing” do we want to allow metal, tile, slate, wood, or glass roofs as well as
35 shingles? The proposed language allows for non-shingle roofs only on additions and
36 outbuildings:

37
38 The color of the roof shingles must be a dark gray or other muted color. These requirements
39 do not apply to additions or outbuildings.