

# The Villages of Rancho Del Oro Homeowners Association, Inc.

## Pre-Approved Improvements

The following improvements are pre-approved by the Board of Directors of The Villages of Rancho Del Oro Homeowners Association, Inc. These improvements do not require approval by the Architectural Review Committee but does require the submission of a Pre-Approved Architectural Application.

### Fence Painting/Staining

Painting or staining fences using a transparent or semi-transparent stain which does not appreciably change the natural color of the wood.

### Vinyl Fences

Vinyl fences are considered a pre-approved improvement only if they are five feet (5') or six feet (6') in height, are white in color, and are a privacy-style fence. Any proposed variation in height, color, or style will required architectural approval from your respective Architectural Review Committee.

### House Painting

Painting houses using a color identical to the current color of the portion of the house being painted (e.g., trim or stucco) or from the available pre-approved color schemes (see instructions on pg. 3).

### Landscaping

**Front Yard: Included:** Minor landscape replacements or removals.

**Not Included:** Major renovations or hardscape installation; tree installation or removal.

**Back Yard: Included:** Any installation or change to landscaping or hardscape which does not extend above the top of the back-yard fencing and does not involve grading changes.

**Not included:** Installation or change to any water-oriented improvements (e.g., pools, spas, ponds, or fountains); tree removals or installations.

### Satellite Dish

Installation of a satellite dish shall be pre-approved, contingent upon the satellite dish being installed by a professional contractor, with all local and state laws and permits followed. The satellite dish must be placed on the rear of the home, or if on the side of the home, behind the fence line. Any other placement requires approval from the ARC prior to installation.

### Solar Panels

Installation of Solar Panels shall be pre-approved, contingent upon the solar panels being installed by a professional contractor, with all local and state laws and permits followed. Any exposed conduit shall be painted to match the color of the exterior of the home.

### Vinyl Windows

Installation of Vinyl Windows shall be pre-approved, contingent upon the windows being installed by a professional contractor, with all local and state laws and permits followed. Pre-Approved exterior frame colors are White, Black, and Tan. Pre-Approved are clear windows only.

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## Pre-Approved Improvement Form

Please complete and send this request form to the Community Association Manager along with one set of your preliminary plans for the improvement (unless the form is submitted electronically).

_____ Name	_____ Phone	_____ Email
_____ Address		

Proposed Construction Dates: Start: \_\_\_\_\_ Finish: \_\_\_\_\_

Type of Pre-Approved Improvement(s), (check one or more):

Fence Painting ( ), House Painting ( ), Landscaping ( ), Solar Panels ( ), Satellite Dish ( )  
*Attach plans* *Attach plans* *Attach plans*

Vinyl Fence ( ), Vinyl Windows (Certain Colors Only) ( ), Wooden Fence Replacement ( )

I understand that pre-approval of my satellite dish is granted on the condition that the dish be mounted at the rear of the home, or, if on the side of the home, behind the fence line. Any other placement requires approval by the ARC prior to installation. \_\_\_\_\_ Homeowner Please Initial.

**\*\*\*\* Important to note that for Fence Replacement approval for shared Neighbor Fences, EACH homeowner MUST submit the request on separate forms. Files are maintained by address for future homeowner's reference and responsibility.**

Description and Location(s) of Improvement(s):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Certification: I certify that all improvements listed above are included as Pre-Approved Improvements in Exhibit E of the ARC procedures in effect on the above listed date. I also certify that no improvement(s) to my property are planned or will be started which requires approval by the ARC unless I have first obtained ARC approval.

I acknowledge that if painting my home, I may not paint the same color as adjacent or facing homes. I acknowledge that any improvement to my unit made under the authority of this form but which is not listed in Exhibit E is subject to action by the Association requiring its modification or removal, with all costs of enforcement of ARC procedures and the Supplementary Rules charged to me.

In accordance with the Supplementary Rules & Regulations, Section 3.19, "All improvements must be completed within one (1) year after the date of approval, unless otherwise specified in writing by the ARC or the Board. If not so completed the Board or the ARC may void the approval and require a new submission for review.

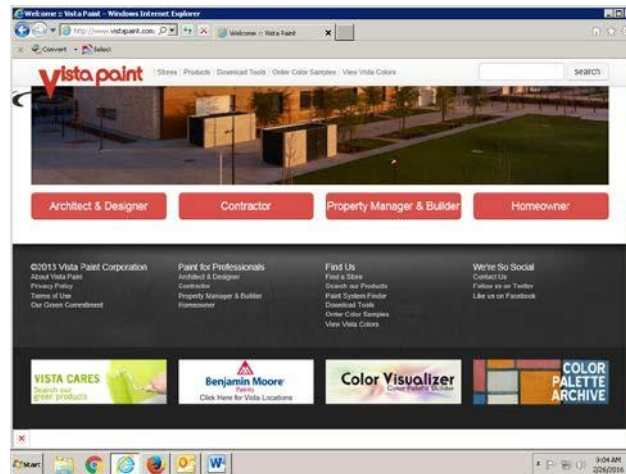
\_\_\_\_\_  
Homeowner's Signature

\_\_\_\_\_  
Date Signed

# VISTA PAINT COLOR ARCHIVE

## Easy as 1 • 2 • 3

Log onto [www.vistapaint.com](http://www.vistapaint.com) and click the “Color Palette Archive” link located at the bottom of the home page.



**Step 1:** Enter the city and state or zip code and click “Search” button. Choose your association from the list that comes up (Villages of Rancho Del Oro).

**Step 2:** Select from the “Approved Color Schemes” listed to view colors.

**Step 3:** Once you have chosen your desired scheme you can view it in a pdf format, order color chips online, or visit the local Vista Paint store to pick up swatches. The pdf will also include special notes.

