



Supplemental Architectural and Site Design Standards

This document has been prepared by the Deerwood Park Architectural Control Committee (ACC) and approved by the HOA Board to promote an aesthetically pleasing rustic home development and to protect property values for all owners.

The standards of design and construction expressed in this document are intended to preserve the natural beauty of the development and the intent of the *Declaration of Restrictions of Deerwood Park* through more clearly outlined information. These Architectural and Site Design Standards are supplementary to the *Declaration of Restrictions of Deerwood Park*; homeowners must also adhere to guidelines in the aforementioned restrictions.

In this supplementary document, new design standards have been added to further enhance the aesthetics of Deerwood Park and to address areas that are typically in question in regards to restrictions and approvals.

ACC APPROVAL IS MANDATORY

Deerwood Park's restrictions state that no structure may be erected or modified within the community without first being approved by the ACC. All owners must fill out and submit a *Construction & Renovation Approval Form* prior to beginning any work. The form, as well as the *Declaration of Restrictions of Deerwood Park*, can be found under the "Documents" tab on the DWP website.

COLOR SCHEMES

A controlled color palette is an essential ingredient of an aesthetically pleasing development.

In an effort to assist homeowners in choosing color palettes that blend with Deerwood Park's natural environment, the ACC and the HOA Board have designated 10 inspirational color schemes for owners to consider. [Refer to "Exhibit A" at the end of this document.](#) Please note that these suggested palettes are for inspirational purposes only and ALL color schemes must be submitted to the ACC for approval via the community's official *Construction & Renovation Approval Form*.

In addition to suggested palettes, the ACC has designated an array of trim and accent colors that are considered to be "earth tone" and harmonious with the surrounding environment. These highlighted hues are designed to give homeowners helpful vision in formulating their own color schemes. [See "Exhibit B" at the end of this document.](#)

Rules of Note Regarding Color Schemes:

1. All color schemes must be submitted for ACC approval.
2. Colors should reflect earth tones, effortlessly blending into the natural environment of DWP.
3. Bright colors should be avoided, but if approved, must be used sparingly.
4. No single paint/stain color may be applied to the entire structure; there should be a minimum one main body color and one trim color.
5. The color palette should be restrained; no more than 3 different paint/stain colors.
6. Roof and stone colors are significant in the color scheme and should be given proper consideration as to how they complement other colors in the palette.
7. At no time may stone/rocks/logs or other natural materials be artificially colored with paint or imitated via artwork of any kind.

EXTERIOR SIDING MATERIALS

The following materials are acceptable, subject to all other design/style choices:

- logs
- horizontal or vertical wood siding
- cedar shakes
- stone (as long as the home also has an equal portion of wood)

The following exterior siding materials are not permitted:

- vinyl (siding/shakes/facia/planking/rails)
- aluminum siding or metal siding panels
- brick
- compressed wood
- T-111
- exposed concrete block or exposed concrete
- mirrored/reflective glazing on window glass
- exterior murals/paintings of any kind

ROOFS

Roof materials can consist of the following, subject to all other design and style considerations:

- dimensional fiberglass shingles
- authentic cedar shakes
- standing-seam metal
- authentic slate

CHIMNEYS

No exposed metal flues are permitted. Chimney finishes are restricted to natural rock/stone or wood. No painted rock is permitted, nor any paintings of rock.

DOORS

Exterior doors (including garage doors) must be appropriate to the home's architectural design.

SOLAR PANELS

Solar panels and their placement are subject to ACC approval.

DECKS & SCREENED PORCHES

The use of any materials other than wood on railing and decking must be approved by the ACC. This includes all types of composite decking, as well as wire railing. Screen colors other than gray must be submitted to the ACC for approval.

AWNINGS & SHUTTERS

Awnings or such canopies shall not be affixed to the exterior of any structure without ACC approval. Exterior shutters must be a natural material; any composite material is subject to ACC approval.

PROPANE TANKS

Propane Tanks of a 500-gallon capacity or greater must be buried, unless unusual circumstances do not permit it. If a tank cannot be buried, ACC approval must be given, and the tank must be covered from view by appropriate landscaping.

SATELLITE DISHES

Satellite dishes are permitted, but must not exceed 18" in diameter. Dishes should be mounted in the least conspicuous location in which an acceptable quality signal can be received. Dishes should be screened from the view of the street, if at all possible. Location of satellite dishes must be submitted to the ACC for approval.

FENCES/WALLS

Chain-link and privacy fences are not permitted. Fences shall not exceed a maximum height of 60".

EXTERIOR LIGHTING

The ACC believes that DWP's dark skies and starlight are natural assets to be conserved. Care should be taken to avoid night-sky pollution.

To minimize harmful effects of light pollution, lighting should:

- only be on when needed
- only light the area that needs it
- be no larger than necessary
- minimize blue-light emissions
- be fully shielded and pointed downwards

LED lamps increase light pollution by as much as a few hundred percent compared to other forms of light, according to the International Dark Sky Association. Consider warmer-color, lower wattage lamps instead of cool-temperature bulbs that are harmful to wildlife. A little bit of light in DWP goes a long way.

EROSION CONTROL

Erosion must be managed to protect tree roots and to keep DWP ponds free of silt. Silt Fencing must be installed where needed, and removed by builder when construction is complete.

All drainage shall be routed to avoid damage or erosion on adjacent properties. Drainage pipes are not permitted to lay above ground and litter the landscape. Drainage piping must be buried minimum of 20' from the lot line, with only the last 3' of the pipe daylighted.

MAILBOXES

Communities look more polished and aesthetically pleasing when all mailboxes look alike. For DWP, a metal mailbox on a wood post fits best into the natural environment. No plastic mailboxes are permitted.

FLAGS/BANNERS

Flags shall not be hung from trees, deck railings, or suspended from overhangs. No flag or banner may be displayed that in the sole determination of the HOA Board may be construed by others as offensive. Flags or banners should not be larger than 15 square feet.

CLOTHESLINES

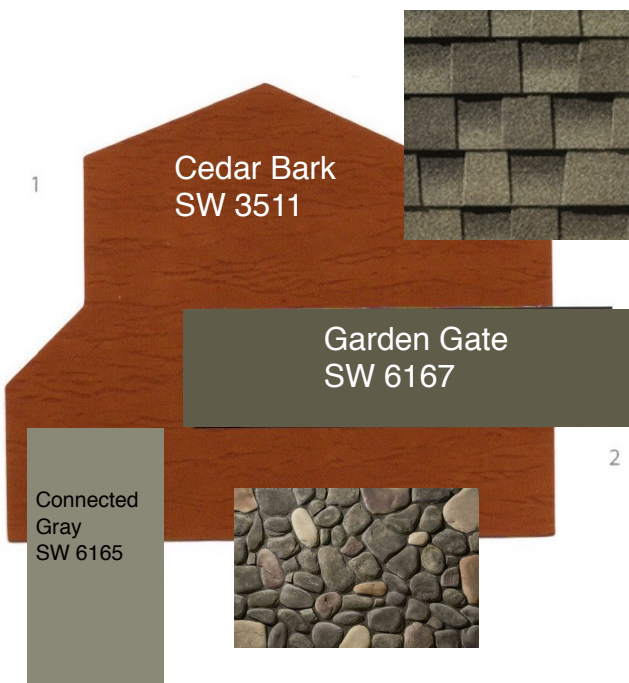
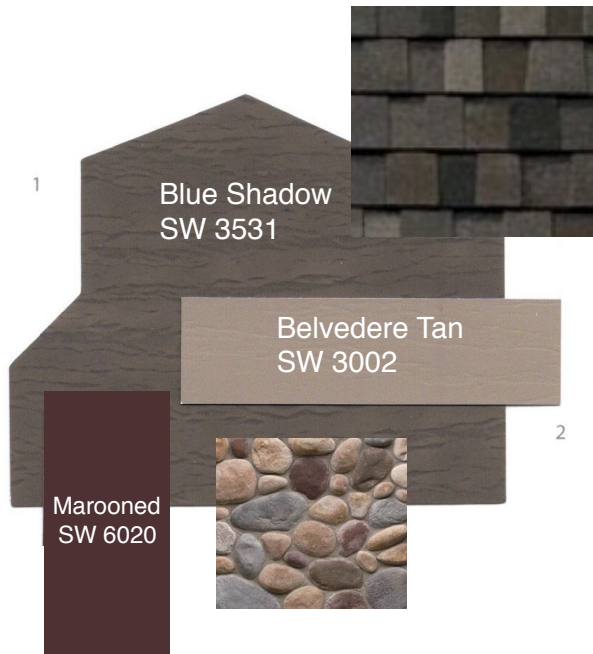
No clotheslines are permitted on any home site.

SEASONAL DECORATIONS

Seasonal decorations must be removed within 30 days of the end of the holiday.

Exhibit A:
ACC Inspirational Color Schemes
— Body, Trim, Accents —

These color palettes are for inspirational purposes only and should not be considered as no-fail color schemes. Natural lighting and surroundings are monumental factors in how colors look. Colors that work on one lot may not be suitable to another.





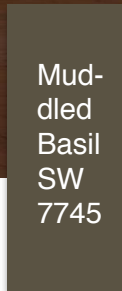
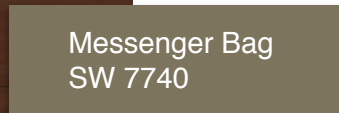
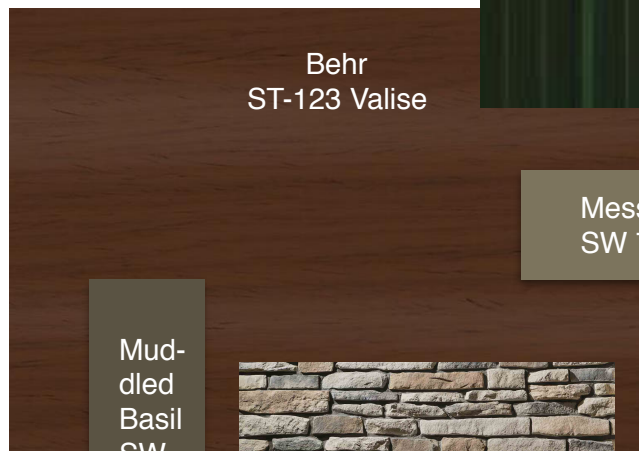
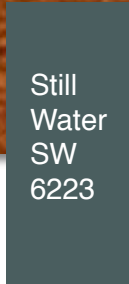
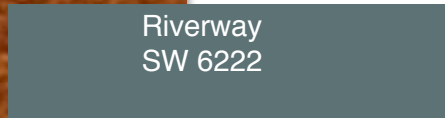
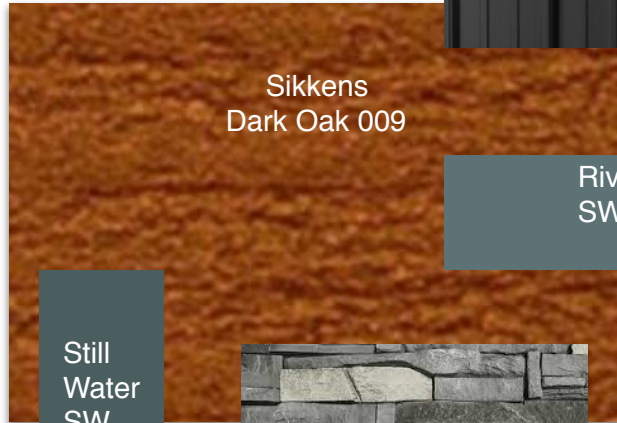
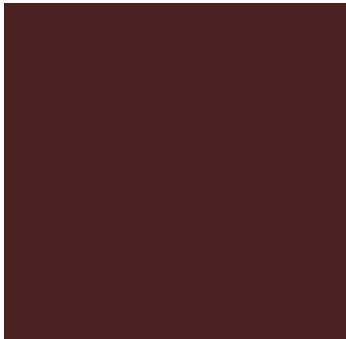


Exhibit B:

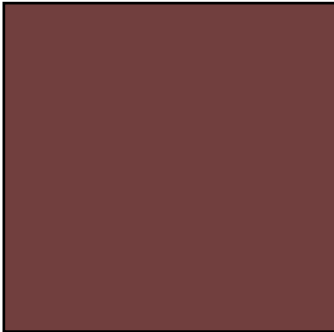
Earth-Tone Colors for Rustic Palettes

These colors are for inspirational purposes only and should not be considered as no-fail colors. Natural lighting and surroundings are monumental factors in how colors look. Colors that work on one lot may not be suitable to another.

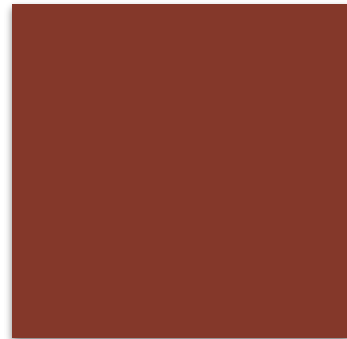
BOLD REDS THAT ARE EASY ON THE EYES



**SW 2802
Rockwood Red**



**SW 7585
Sundried Tomato**



**SW 6335
Fired Brick**



**BM HC-184
Cottage Red**



**BM HC-182
Classic Burgundy**

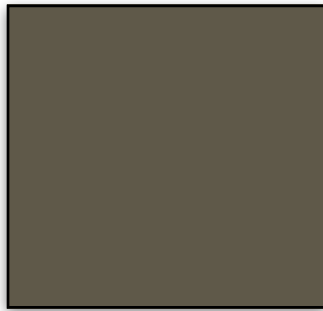


**SW 7593
Rustic Red**

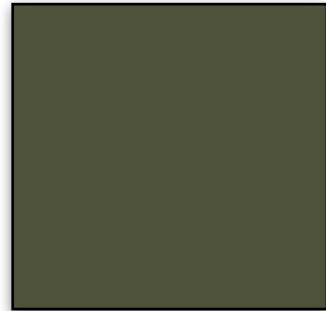
SOOTHING GREENS



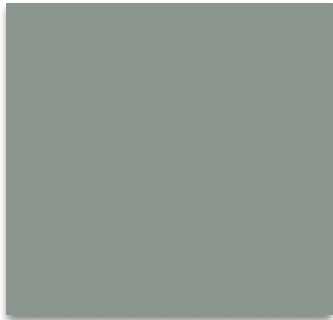
BM 1575
Rainy Afternoon



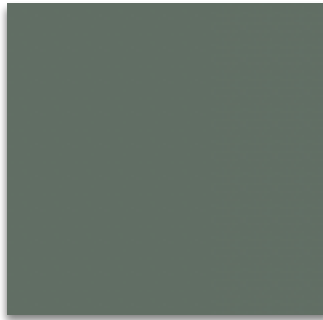
SW 6167
Garden Gate



SW 6181
Secret Garden



BM 1574
Rushing River

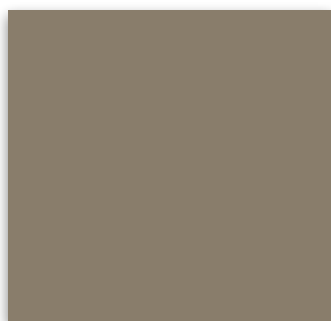


BM 700
Enchanted Forest



BM 461
Rosepine

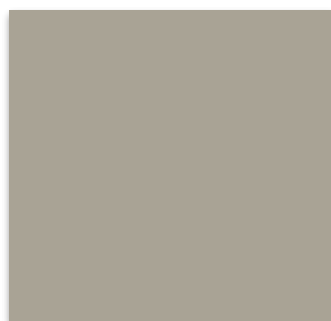
WARM GRAYS



SW 7032
Warm Stone



BM HC-163
Duxbury Gray



BM HC-105
Rockport Gray



BM HC-170
Stonington Gray



BM HC-108
Sandy Hook Gray



Magnolia Home
Americana Egg

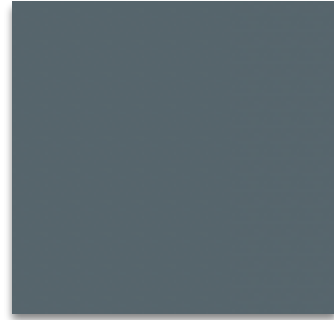
BEAUTIFUL BLUES



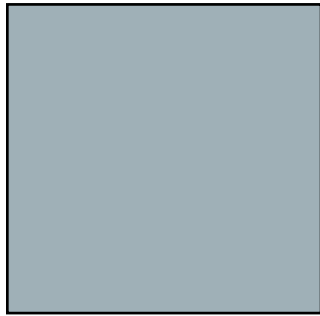
BM 2135-30
Nocturnal Gray



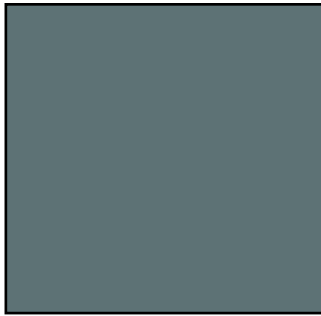
BM HC-156
Van Deusen Blue



SW 9635 Stargazer



Pittsburgh Paints
Smokey Mountain Blue



SW 6222 Riverway



SW 6244 Naval