

## Updated Architectural Guidelines for Preston Point March 2023

Preston Point is a community promoting a coherent neighborhood. The neighborhood is of an age where current or new homeowners may be thinking about upgrades or changes to their properties. To help support Preston Point homeowners in this transition we have created the following guidelines.

When you are planning to update, repair or replace items on your property, we ask that you follow these guidelines.

### EXTERIOR PAINT

1. All exterior paint changes must be submitted through an 'ARC Request' using the Preston Point web site.\*
2. The requested change must include:
  - Paint Brand:
  - Paint Color:
  - Paint Code number:
3. A small sample should be painted on the home for ARC committee review

### LANDSCAPING AND LAWN

1. All grass must be of the same type on the property front lawn. Multiple grass types are no longer permitted. Warm season grasses such as Zoysia, Centipede and Bermuda are best options for this area. If you have an irrigation system fescue can be an alternative.
2. Weed and dirt are not an accepted alternative to grass.
3. Trees, shrubs, and flower beds must be surrounded by mulch or pine straw.,
4. Foundations should be landscaped with year-round shrubs. Shrubs should not be higher than bottom of main floor windowsill.
5. Overgrown bushes and trees must be trimmed or replaced. Dead bushes and trees must be removed.
6. Yard decorations must be limited and tasteful; no artificial plants are permitted.
7. The land adjacent to your backyard fence or alleyway must be weeded and maintained.

### GARBAGE AND RECYCLING CANS

1. Garbage and recycling cans must be hidden behind fence or screening, so they are not visible from street or alley way.

### DEBRIS

1. During any landscape and home improvement projects any debris should be placed in a dumpster or out of view from the street.

### PROPERTY FENCE

1. Wood fences should be stained or painted regularly and rotted boards must be replaced immediately.
2. Please see 'Fence Guidance for Preston Point' for more information. \*

### SOLAR CELL AND ELECTRIC VECHICALS (EV)

1. Please see 'Solar Cell and EV Guidelines for Preston Point'\*.

### REGARDING CONTRACTORS:

1. We ask that you use contractors that are insured and from a reputable company.
2. Make sure that the contractor does not block walkways, alleys, and streets.
3. Be respectful of your neighbors and let them know if you will have crews working on your property to ensure that they can prepare accordingly.

### GUIDELINE UPDATES

Because this document can be updated without prior notification, make sure you are always using the latest version. For more information refer to the Preston Point website.\*

\*[www.grandchestermeadows.com](http://www.grandchestermeadows.com)