

DRIVEWAY GUIDELINES

Village at Tinker Creek HOA

Updated 05/07/2025

The Architectural Review Committee (ARC) of the Village at Tinker Creek Homeowners Association has established the following guidelines to ensure that all driveways within the community maintain and enhance the aesthetics and structural integrity of our community. These guidelines are designed not only to enhance curb appeal of the neighborhood but also to ensure safety and functionality for all residents.

MAINTENANCE AND UPKEEP

- Homeowners are responsible for keeping their driveways in good repair, free of cracks, potholes and other damage.
- Any repairs or modifications to the driveway must be approved by the HOA before work begins.

GENERAL REQUIREMENTS

- **Material:**
 - Repairs: Must be of the original material
 - Replacement: Must be of the original material. Asphalt may be upgraded to standard gray concrete if desired. Colored driveways and dirt driveways are not permitted.
- **Dimensions:**
 - Must be replaced according to original dimensions..
 - Width may be increased to match the width of the garage, if desired.
- Driveways must be properly graded to ensure proper drainage and erosion control and prevent pooling.
- Driveways must not extend into drainage or utility easements ensuring proper water runoff.
- Driveways must not encroach other's property. Proximity to other structures or property lines must be adhered to.

CONSTRUCTION AND INSTALLATION

- Before beginning any driveway construction or renovation, homeowners must submit the necessary form, along with a detailed plan to the ARC and BOD for approval. The plan should include materials, dimensions, a start date, and a timeline for completion.
- Driveway construction should be completed by a licensed and insured contractor to ensure quality and compliance with local building codes.
- All driveways must have a defined edge to prevent erosion and maintain a clean appearance.

By adhering to these guidelines, homeowners in the Village at Tinker Creek HOA community can ensure that their driveways contribute to the safe, harmonious and visually appealing environment that reflects the values and aspirations of the community.