

Updated 08/28/2026

**Exhibit A to CCR
Village at Tinker Creek HOA
Original date October 7, 2014**

**GENERAL RESTRICTIONS, Article II, Section 23 (also Improvements and Alterations
Article II, Section 6)**

D. ARCHITECTURAL REVIEW COMMITTEE (AKA Architecture Control Committee)

The homeowner is required to submit in writing the Architectural Change Request form) to the ARC to review ANY and ALL changes related to the architecture, building, design, color, placement, etc. including all outward (front, back, sides) changes on the physical property. Following are some guidelines to help understand the intent. It is not intended to restrict lifestyles but to benefit a common unity within the Village at Tinker Creek. Failure to obtain proper written approval before homeowner makes any property change may result in the BOD requiring a reversal or stop of work being continued. Approval requests will be reviewed as quickly as possible but within 30 days of submission.

• **House Color (paint, vinyl, wood, window shutter, house trim)**

There is no specific list of approved paint colors to choose from; however, each house color (same color or new color) is to be submitted for ARC approval.

- Color must be in good taste.
- Color should be a choice that will blend and enhance the neighborhood and your individual street.
- Color cannot be the same color as the surrounding houses (next door or across street).
- Brick is not to be painted or covered with other material.
- Shutter and trim colors on house must be aesthetically pleasing to the house and street and neighborhood.

• **Doors (Front, Sides, Back) on house**

- Front doors — Color and design should be aesthetically pleasing to the house and street and neighborhood.
- Storm doors are permitted with clear view and a simple, well-built design. Bars/gates, designs are not permitted. Open glass and white are permitted.
- Back doors and side doors should be white or cream facing out.

• **Footprint (size of house)**

- There should be no changes to the footprint of the house. No additions or add-ons allowed without written request to ARC and approval by ARC.
- A change to the original design of the front of the house such as porches added, increased in size or enclosures of front porch are not permitted.

- **Roof**
 - Material and colorations must be like original roof so the aesthetics remain consistent with the neighboring houses, street and neighborhood.
- **Fencing**
 - Any fencing to be added to the property, including a fence around a HVAC unit must be submitted for approval. This would include something to hide a garbage can as well. As a reminder, garbage containers are to be kept inside the garage except on scheduled trash pickup days.
 - Edging around a garden bed is not considered fencing if it is 4 inches or less above ground.
- **Mailbox and post**
 - The mailbox and the post must be similar in design to what is currently on your street.
 - The USPS.com (<https://www.usps.com/manage/mailboxes.htm>) website has a document of their requirements including the maintenance of the mailbox and post.
- **Outside House Lights**
 - Light fixtures on the front, sides, back of a house must be aesthetically appealing and blend with surrounding houses, street, and neighborhood. Changes must be approved by ARC.
- **Pools and Hot Tubs**
 - Swimming pools (above ground, in-ground) will not be permitted.
 - Any “kiddie” pools are not to be left out overnight.
 - Hot tubs may be considered but with restrictions. Submission for approval by the ARC must be made by the homeowner. Restrictions will include the hot tub must be close to the house itself, safeguarded by enclosures to ensure private usage, be of limited height, consideration for the view from the neighbor’s point of view, noise from the use of unit and behavior of participants. A hot tub is for the use of the homeowner as a therapeutic need.
- **Playground Equipment**
 - Playground equipment such as swings, sandboxes, slides are not permitted on a homeowner’s property.
- **Routine Maintenance and Repairs**

For general upkeep, routine maintenance and repairs, no Architectural Change Request form is necessary when using the same color paint, same materials and same style.