

ASHBOROUGH EAST ARB REVIEW POLICY CRITERIA

*for exterior feature changes or modifications to properties in Ashborough East
(with criteria for after-the-fact review and finding when ARB review has been avoided)*

The requirement for ARB review in advance of exterior changes to properties is clearly stated in the Ashborough East Covenants and Bylaws as follows:

“No construction, reconstruction, remodeling, alteration or addition to any structures, building, fence, wall, road, drive, path, or improvement of any nature shall be commenced without obtaining the prior written approval of the Association as to location, plans and specifications. As a prerequisite to consideration for approval, and prior to beginning the contemplated work, two (2) complete sets of building plans and specifications must be submitted to the Association. The Association shall be the sole arbiter of such plans and may withhold approval for any reason, including purely aesthetic consideration. Upon giving approval, construction shall be started and prosecuted to completion, promptly, and in strict conformity with these plans. The Association shall be entitled to stop any construction in violation of these restrictions.”

(Per ARTICLE VII – General Provisions - Approval of Plans by the Association (with authority to the Architectural Review Board per Article VI, Section 1, paragraph e.) as posted to the community website at www.ashborougeast.org)

AVOIDANCE: If a homeowner does not seek ARB review and obtain ARB approval prior to making changes (due to unawareness of the above requirement or an intentional desire to avoid review), the following criteria are applied by the ARB to compel an after-the-fact review and finding:

1. **VISIBILITY:** Is the feature change street-visible? If visible, ARB review is appropriate.
2. **PRELIMINARY ARB CONTACT:** Did homeowner contact the ARB in advance of making the feature change to discuss or ask questions about change-related permissions? If no contact has been made, ARB concern and follow-up is appropriate.
3. **PERMANENCY:** Is the feature change temporary (holiday-related, temporary-event-related, etc.) or permanent? If permanent (i.e., non-holiday or non-temporary-event-related), ARB review is appropriate.
4. **SIZE and SCALE:** Is the feature change large? Is the size of the new element almost as large, as large, or larger than other permanent existing features of the house (windows, doors, dormers, etc.)? Does the scale of the feature change match the proportionate scale of existing architectural elements and detailing? If large, or out-of-scale with existing features, ARB review is appropriate.
5. **CONTEXT:** Does the feature change match the context of the existing architectural elements of the house facade? Does it match the context of surrounding houses? Does it look like it would have been built at the same time as the house? If different from existing context, ARB review is appropriate.
6. **COLOR:** Does the feature change use the same colors as existing façade colors? If different from existing colors (i.e., not matching the same palette; non-harmonious, or clashing with existing colors), ARB review is appropriate.
7. **DETAILING and MATERIALS:** Does the architectural detailing of the feature change match the architectural detailing of existing façade features? Do the materials used in the change match the existing façade materials? If detailing and materials do not match existing features, ARB review is appropriate.