ARC REQUIREMENTS

The table below explains what improvements are exempt from ARC approval, which ones do need ARC approval, and which ones are not allowed. **Effective 4/1/26,** there is a change to this information. This supersedes information in our Declaration and Plat Covenants.

Exceptions *These **Do Not require** submission of a Request for Change form or approval from ARC*	**Needs Approval** ***Must submit** a **Request for Change form** and it must be approved before work can begin*	**Not Allowed** ***Not allowed** in Meadowlark; if submitted, will be denied*
Flower Beds: • Flowers, shrubs, mulch, small ornamental trees, and decorative edging installed within 6 feet of a home's foundation; also around mailboxes, so long as the plantings do not block your address or flow into the sidewalk or street; also around utility boxes in your yard, so long as they do not inhibit a service technician's access to the box. • Replacement of existing trees so long as they are planted in the same place. New or additional trees must be approved. **Exterior:** • Replacement of existing satellite dish so long as it is located at least 10 ft. from the front of the home; old one is to be removed.	**Exterior of House**: **New:** • Any New improvement, such as, but not limited to, storm doors, security doors, retractable awnings, decorative fixtures, room additions, new satellite dish. • A second satellite dish. **Replacement:** • Replacement or painting of existing doors, windows, shutters, gutters, downspouts, fascia, trim, siding, garage doors and roof *(must be the same or as close as possible to the original colors).* • Any Color Change to existing items. *See list of Paint Colors on the previous page.* • Replacement of, but not limited to, existing pergolas, patios, awnings, patio dividers and fences. • **Effective 4/1/26,** in addition to New improvements, all Replacements and Color Changes must be submitted to ARC for approval, to guarantee that the approved color scheme and standards of the community are met. **Lot Improvement**: • New improvements such as, but not limited to, trees, decks, pergolas, patios, retaining walls, fences, fountains, walkways, pavers, drainage, irrigation systems. • Replacements of any of the above.	• Large or Permanent Swimming pools, sport hard courts, permanent basketball goals, non-retractable awnings, satellite dishes that do not meet the requirement of being on front of home within the 10 ft. guideline. ♦**IMPORTANT!** *Homeowners who make improvements without seeking ARC approval must still complete the Request for Change form. It will be reviewed by ARC and if found to be non-compliant, the homeowner may be asked to remove it.*