

# LANCASTER ARCHITECTURAL GUIDELINES

Approved and Adopted by the  
Lancaster Board of Directors on Monday, April 10, 2017.

## **Pursuant to the Kings Ridge Amended and Restated Community declaration of Restrictive Covenants**

Lancaster is required to adhere to the Kings Ridge Community Association Architectural Guidelines Standards and Criteria. These guidelines, forms, and instructions are located on the Kings Ridge website, ([click here](#)) These Guidelines and procedures must be followed with respect to all Architectural change to the exterior of the property including landscaping.

In addition to following the Kings Ridge guidelines for all architectural changes Lancaster may impose conditions concerning the same subject matter which are more stringent, and which shall govern. Following are the additional architectural requirements required by Lancaster.

NOTE: When utilizing the Lancaster Rules two copies of these rules must be attached, in addition to the Master Board requirements.

## **HOUSE NUMBER REPLACEMENT 2.21**

Lancaster requires the following:

- b. Option 2 A solid white PVC board frame 7/8" thick routed out to accommodate three green ceramic tiles of approved green color and numbers of a white reflective character.

Adopted April 10, 2017

## **LANCASTER**

## **DRIVEWAY EXPANSION JOINT REPLACEMENT 3.1**

1. This is a Lancaster rule only and does not involve the Kings Ridge Architectural Compliance Committee (ACC). Provide a description of a commercially available product which includes material, color, and specifications. Complete, sign, and return attached Lancaster application form to one of the **NARC** members.
2. **Do not start work without NARC approval.** After NARC approval the proposed work shall start within 45 days and shall be completed within 30 days. Extensions may be granted, by the NARC, upon written request. Maintain expansion joints in good condition, at all times, in perpetuity.
3. The Lancaster and Kings Ridge associations shall not assume any responsibility for any damages resulting from resident's choice of material, installation, or repair.
4. Homeowner shall control the work and conduct of all contractors on the site.
5. Homeowner shall immediately remedy any damage to the site and adjacent premises caused by any contractor or worker. Failure to take such action in a timely manner will be cause for the Lancaster association to correct said damage at homeowner's expense.
6. Neither the Lancaster neighborhood association nor the Kings Ridge Community Association, Inc., shall have/assume any responsibility or warranty for the modifications to the existing home site.
7. All painted expansion joint material must match one of the driveway colors, or the bare concrete color. All painted or clear coated joint material shall be maintained in good condition, in perpetuity.
8. **Approved** joint materials are:
  - a. Treated wood (clear coated or painted)
  - b. Pea stones (clear coated or painted)
  - c. Flexible concrete/cement with sand mixture (clear coated or painted)
  - d. Flexible extruded vinyl, rubber, or polyether material (similar driveway color or painted)
9. **Unapproved** joint materials are:
  - a. PVC piping, road tar, sand only, liquid caulking, large gravel, or dirt or any unenclosed loose material/product.

Adopted: Nov 12, 2018

**LANCASTER DRIVEWAY EXPANSION JOINT  
- APPLICATION FOR APPROVAL -**

Name: \_\_\_\_\_ (print) Address: \_\_\_\_\_

Phone: (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_ Email (optional) \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**- NARC Action -**

Approved \_\_\_\_\_ Not Approved \_\_\_\_\_

Signature(s) \_\_\_\_\_ Date: \_\_\_\_\_

Adopted: Nov 12, 2018

**REAR YARD PATIOS 3.4**

Patio and porch furniture is permitted in the patio and porch areas only. Patio furniture, or any other furniture, cannot be left unattended outside the patio and porch areas. Adopted April 10, 2017

**PLANT BEDS 4.7(4) Variations in Mulch Type and Color**

Pursuant to Section 9, Lancaster Covenants, the Lancaster Board of Directors, the Association, shall contract with lawn service to maintain the lawns, i.e. cut, edge, fertilize, mulch, landscape as initially installed by the developer, trees and sprinkler systems on each Home site. Mulching, color and type as determined by the Board of Directors shall be applied at least once a year by the Association or lawn maintenance contract. Homeowners may elect to refurbish this mulch at their own expense throughout the year, providing the same color and type of mulch. No Lancaster ARC application required. Changes in the color or type of mulch are subject to Kings Ridge ACC Rule 4.7 and require approval by the Lancaster ARC. Upon approval by Lancaster ARC Homeowners installing mulch in variation to that provided by the Association shall do so at their own expense independent from the above. Further, Homeowner shall be responsible for timely submitting a work order requesting lawn maintenance to skip their home when mulch is installed by the Association. Homeowner will hold the Association and/or lawn maintenance harmless and indemnify them regarding any inadvertent application of mulch on their property by Association and/or lawn maintenance and/or due to any failure by the Homeowner to timely submit a work order.

Adopted Jan 8, 2018

#### **TREES 4.10**

Canopy Tree Approved for Lancaster: Winged Elm, *ulmus alata* (height 45-70' and width 30-40'). In the event of a disaster or emergency, as determined by the Board, the Lancaster Association will pay for yard clean up, cutting, and stacking for City pick up of any damaged canopy trees, including from roadways or driveways with a cap of \$1000 per tree.

Adopted April 10, 2017; Amended February 12, 2018

To view all Guidelines, ([click here](#))