

**Lancaster at Kings Ridge Neighborhood Association, Inc.**  
**Lancaster Architectural Guideline**

**Master Board Guideline – PAINTING DRIVEWAYS, WALKWAYS, ALCOVES  
& PATIOS 3.1**

**Lancaster requires the following:**

- A. All driveways, walkways, alcoves, and patios must be cleaned and well maintained including but not limited to removal of weeds, mold, and debris.

Adopted April 13, 2020

**B. Lancaster Driveway Expansion Joint Replacement**

- A. This is a Lancaster rule only and does not involve the Kings Ridge Architectural Compliance Committee (ACC).
1. 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.

**Lancaster at Kings Ridge Neighborhood Association, Inc.**  
**Lancaster Architectural Guideline**

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