

THE FOLLOWING LIST OF REQUIREMENTS NEEDS ARCHITECTURAL REVIEW BOARD (ARB) APPROVAL:

- Any change to the exterior of the residence including doors, windows, new siding, etc.
- Any re-painting of the exterior of the residence even when using “existing” colors.
- Any re-roofing of the residence (cedar shakes are no longer allowed due to fire regulations).
- Any addition to your residence including garages, porches, storage sheds, retaining walls and entrance posts at edge of driveway.
- Any stand alone or attached structures including garages, storage sheds, retaining walls and entrance posts at edge of driveway.
- Cutting or trimming of trees or native shrubs more than 10 feet from the residence. The natural ground cover including wildflowers and ferns should be maintained.
- The addition of trees and shrubs around the house and lot do not need approval. However, if a major landscaping plan including extensive plantings, permanent walk-ways, changes in driveways, retaining walls, etc., is planned, it should be submitted for approval.
- Wintergreen Pacific LLC has a 30-foot easement into any lot adjoining the golf course or ski slope. Any activity in this area including cutting, landscaping or the addition of a structure needs the approval of Wintergreen Pacific LLC as well as the ARB.
- The ARB will work with you to maintain any views from your lot. However, any pruning or cutting must be approved. We encourage filtered views while maintaining the tree canopy. Topping of trees is prohibited.
- Your new owner packet from WPOA should have included guidelines for 911 address signs and mailboxes for Stoney Creek residents. Any deviation from these guidelines should be approved by the ARB.
- Fences are allowed for pet control. However, the design, location and materials must have ARB approval.
- Any excavation or change in the contours of the lot, including changes in the driveway or parking pad, drainage ditches, etc. must be approved. Each new home has an approved water management plan, and modifications of this plan can result in water run-off problems for you or your neighbor.
- Many lots adjoin Wintergreen “Open Space” which is the common area owned by all property owners. These areas are protected for the benefit of all residents. There should be no cutting of vegetation, creation of pathways or other alterations to these areas without prior approval.

ARB HOT TOPICS

- Screening of HVAC/Propane Tanks (Part II, Paragraph 4 of the General Covenants)
- Replacement Window colors (White windows are not allowed on the Mountain)
- Difficult Building Lots (see below)

As Wintergreen is built out, fewer desirable lots are available for construction. New homes are being built on lots that present significant siting issues including siting of home, driveways, location of garage, exposed foundation, off-street parking and set-backs. The ARB

currently requires that the owner meet with an ARB representative before final plans are presented for approval for new construction. Many owners and builders are waiting to do this until after detailed plans have been developed and this can cause delay in the approval process due to siting issues. If you are planning to build a new home on a steep lot or one that presents other siting issues, you are strongly urged to meet with an ARB staff member as early as possible to discuss the siting of your home before starting the review process. The ARB representative may recommend applying for preliminary approval before final plans are developed. This will help to avoid situations where the owner spends considerable time and money developing plans that may need to be modified or may not be approved as presented. And, as an additional reminder. No tree cutting for any reason is to be done without prior approval by the WPOA/ARB. Please call 434-325-8537/8533 if you are contemplating any tree trimming or cutting or to report this violation.