

## MAINTENANCE FAQ's

As a new homeowner, no doubt you'll want to put your personal touches on your home. Here are a few of the most frequently asked questions. **Additional restrictions may apply so refer to the website for full information.** In addition, you may always feel free to reach out to the Board or to CAM if you need additional information.

### PAINT/SIDING:

- 1) I want to paint my house. Do I need approval? **YES**. There is a list of approved colors which may be found on the website. In addition, you will need to complete an ARB application and submit to the ARB Committee or to CAM and receive approval before starting the work.
- 2) I need to touch up/repaint my house. Do I need approval? **NO**, as long as the original paint color approved and the area to be repainted is not more than 100 square feet.
- 3) I want to paint my door a different color than what is listed. Do I need approval? **YES**. Please provide a sample of the color you would like to paint your door, along with an ARB application. You must submit it to CAM and receive approval before the work starts.
- 4) I want to put vinyl siding on my house. Do I need approval? **YES**. Siding colors must be chosen from the approved list of paint listed on the website. You must submit an ARB application along with a sample of the proposed siding to CAM and receive approval before starting the project.
- 4) I have wood rot. Do I need to get approval before repairing? **NO**, as long as you are staying with the same materials and color previously approved, and the area is less than 100 square feet. If it is more you will need to submit an ARB and get approval before starting the work.

### ROOFS:

- 1) I'm replacing my roof. Do I need approval? **YES**. All roofs must be laminate shingles with a minimum 30-year warranty and must be weathered wood. Please submit an ARB application along with a sample of your roof material/color and get approval before starting the project.
- 2) I need to repair or replace shingles or a section of my roof. Do I need approval? **NO**, as long as the roof was previously approved.

### FENCING/DECKS:

- 1) I want to put up a fence. Do I need approval? **YES**. Please refer to the ARB guidelines on the website [Lakeridgemeadows.org](http://Lakeridgemeadows.org) for a complete description of approved materials and specifications.
- 2) I want to replace or stain my deck. Do I need approval? **YES**. In addition to an ARB application, stain colors must be approved by the ARB committee.
- 3) Sheds are prohibited.

### WINDOWS:

I want to replace my windows. Do I need approval? **YES**. Vinyl windows must be white or off-white.

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### HARDSCAPING:

Do I need approval? **YES**. Patio extensions, driveway extensions, pergolas, fire pit designs, waterscape designs, and landscaping involving natural stone, pavers, brick, tile, concrete or any similar hard materials must be submitted to the ARB Committee for approval. An application and sketch showing the landscape design, drawn to proportion and showing the house and property lines, should be submitted. The drawing should also include placement of plants/trees/shrubs, if any. Homeowners are permitted to trim existing trees without an ARB application.

### SATELLITE DISHES:

While the FCC regulates satellite dishes not exceeding 1 meter (39") in diameter, an ARB Application must still be submitted before installing any satellite dish in order to ensure compliance with the DCCRs and the FCC. It is recommended that the satellite dish be attached to the house and be placed in an inconspicuous place.

### TRASH SERVICE:

We have contracted with Constable Sanitation to provide trash, recycling and yard waste services. Regular trash day is Wednesday, however, in the event of a holiday, trash will be delayed one day. This service is paid for through your annual neighborhood association dues.

### PETS:

Lee's Summit requires all pets to be on a leash. Please be considerate of your neighbors and pick up after your pet when you go on a walk. Residents are limited to two (2) pets over 6 months of age per household. Any pet that whines, howls or barks in an excessive fashion may be considered a "public nuisance." Please keep pets indoors after 10 p.m.