

The Villas of Asbury Policy

Olathe, KS

ARCHITECTURE REVIEW GUIDELINES

The Villas of Asbury Homeowners Association Board of Directors with the recommendation of the Architecture Review Committee have approved guidelines for the items listed below. Each item requires the homeowner to submit an ARC Request form to the ARC committee or managing agent prior to the installation. The request must abide by the following guidelines and include a picture of the item(s). Approval of the request will be determined by the Board of Directors.

Exterior Lighting Policy provides for homeowners who wish to install additional exterior lighting to improve security or enhance the patio and/or landscaping. The ARC request form must include a picture of the exterior lighting.

1. Low voltage landscape lighting with only white light, no flashing, glaring or revolving lights
2. All lights pointed toward the ground not shining on any area of a building
3. A maximum of 6 fixtures that are black or dark green are permitted, up to 18 inches in height
4. The lights must be placed in a landscaped bed, not in the grass, and should be concealed as much as possible to minimize visibility during the day from the street or sidewalk
5. Homeowners shall keep the light fixtures and bulbs in good repair, in an upright and straight position
6. The HOA will not be liable for any damage to the fixtures caused by contractors, Board members, Managing agent or any others providing services to the Unit or Unit owner
7. The HOA reserves the right to require reconfiguration or removal if it is determined that the lights cause annoyance to neighbors

Patio Ceiling Fan Policy provides for homeowners who wish to install an exterior patio ceiling light/fan

1. Fixtures must be neutral in color: white, beige, black or brushed silver and mounted flush with the patio ceiling
2. Low wattage, white bulbs must be used to avoid annoyance to neighbors
3. A single light attachment may be added to an existing or new patio fan with no extensions

Storm Door Policy provides for homeowners who wish to add a storm door to the property.

1. The door should be neutral in color (almond, beige, white, brown) to match the Unit door frame
2. The style should be Aluminum, 100% Full View or Self Storing
3. The Hardware should be Silver, Chrome, Pewter, Gold or Brass in color

Effective Date: 11-19-2015 (New)
Replaces Prior Policies: Exterior Lighting & Patio Fan 3/25/2009;
Window Film 3/25/2009; Storm Door 5/20/10
Approved by AV Board: 11-19-2015

Window Film Policy provides for homeowners to install window film on the windows and doors to control heat and UV light. Black Out film is not permitted.

Samples of acceptable shades are available from the HOA or the ARC committee and are usually in the small file cabinet in the Clubroom.

Wrought Iron Railing Policy provides for homeowners who wish to install wrought iron railing at the entrance to their Unit or a metal grab bar for safety reasons

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