

# **Sun Peak Landscaping/Exterior Projects Require HOA Review**

## **Major Landscape Redesign or Overhaul**

- Complete front or backyard redesign
- Transitioning from lawn to drought-tolerant landscaping (xeriscaping)
- Changing the primary ground cover (e.g., turf to mulch, gravel, or synthetic turf)
- Installation of irrigation or drip systems as part of redesign

## **Tree Work**

- Planting of large trees (size, species, and placement)
- Tree removal (especially protected or mature trees)
- Trimming or topping trees beyond routine maintenance

## **Changes to Plant Selection and Layout**

- Installation of plants (e.g. hedges, shrubs) used as property dividers
- Replacing lawns with native, edible, or pollinator-friendly plantings
- Dense planting that may block views, sunlight, or airflow to neighboring properties

## **Hardscape Features**

- Retaining walls (height, materials, location)
- Edging or curbing around flower beds or lawns
- Raised planter beds (especially in front yards)
- Rock or gravel features
- Installation of decomposed granite, bark, or other non-living ground covers

## **Irrigation & Drainage**

- New irrigation systems
- Changes to grading that affect water runoff
- French drains, swales, or dry creek beds

## **Landscape Lighting**

- Path, driveway, or landscape lighting
- Motion-sensor or solar lights in landscaped areas
- Spotlights or colored LED lighting

## **Lawn and Synthetic Turf**

- Artificial turf installation
- Lawn removal/replacement (with sod, seed, or alternative material)
- Contouring or berms in lawn areas

## **Screening & Privacy Features**

- Hedges or shrub rows used as visual or sound barriers
- Landscape berms or mounds
- Decorative screens or lattice integrated with landscaping

## **Exterior Home Improvements**

### **Exterior Painting & Finishes**

- Repainting or changing house paint color (including trim, doors, shutters)
- Applying new exterior finish (stucco, stone veneer, siding)
- Painting or staining fences, decks, or gates

### **Doors, Windows & Shutters**

- Replacing front doors with new styles or colors
- Adding/removing or changing shutters
- Window replacements (frame color, type, grid design)
- Installing skylights or solar tubes

### **Roof, Gutters & Drainage**

- Roof replacement (material or color changes)
- Installing vents, or skylights
- New or replaced gutters/downspouts
- Gutter guard systems (if visible)

### **Garage, Driveway Entry & Pathways**

- Replacing or repainting garage doors
- Driveway expansion or resurfacing (e.g., stamped concrete, pavers)
- Concrete resurfacing or refinishing
- Installing driveway gates or columns
- Entry walkways or front step modifications

### **Structural Additions & Modifications**

- Room additions, bump-outs, or second stories
- Enclosed patios, sunrooms, or screened porches
- Bay windows or architectural projections

## **Porches, Decks & Overhangs**

- New or modified porches, decks, or balconies
- Pergolas, awnings, shade sails, or patio covers
- Changing deck materials or configurations

## **Mechanical, Utility & Renewable Energy**

- Solar panel systems (roof or ground-mounted)
- HVAC unit installation or relocation (if visible from exterior)
- Antennas or satellite dishes

## **Fencing, Railings & Screens**

- Fence installation or changes (height, material, location)
- New or modified gates (decorative, electronic, etc.)
- Railing replacements (balconies, stairs, decks)
- Privacy screens or decorative lattice