

# Villages Entryways Standards

**Contact the Property Managers office for information. Written authorization is required for any changes outside your condo.**

The ARC is tasked with maintaining a harmonious neighborhood. Each Village Association owns all property within its boundaries except the interior of each condominium unit and is tasked with maintaining the Common areas and Limited Common areas within their respective Association.

Associations may establish standards more restrictive than the ARC Standards, but they may not allow Standards to be more lenient than the ARC Standards.

After inspection of all Village ground floor entryways, compilation of existing conditions, and consultation with the Village Associations' Boards, the ARC establishes the following Standards:

- Pavers and concrete stain must not extend past the drip line. The drip line is identified as the protruding roof edges. On inside units, the drip line is considered as the center protruding roof edge closest to the outside wall of the storage unit. If necessary, a faux expansion joint may be added to the sidewalk as a completion line. For questions, contact Property Management.
- Entryway sidewalk stains or epoxy colors must be selected from the pre-approved list available in the Property Management office. Non-skid texture is required.
- Pavers must match, be removeable, be a neutral color consistent with surroundings, nonskid/rough texture and properly secured with paver base and edge-to-edge installation or grouted.
- Damaging or changing existing sidewalk concrete is prohibited. No modification may permanently alter or impair the sidewalk, surfaces or landscape.
- Owner is responsible for cleaning and maintaining their pavers and/or concrete stain.
- Door mats must be of a standard size and not exceed one per door (front entry and storage.)
- No affixed carpet, tile or decking in entryways.
- Wood mulch placed by the Association and pavers are the only materials authorized in any garden/plant area.
- Lava rock, chipped granite, seashells, river rock or similar hardscape materials are not allowed. River rock may be allowed with authorization for drainage only.

- For existing tile and/or pavers owners are responsible for all maintenance and must ensure flush or beveled edging.
- Where two units share a garden area, (beneath steps) any pavers must be properly installed and flush with the ground.
- Newly installed unauthorized or inappropriate ground covering materials whether placed or affixed after April 14, 2026 that have not gone through the approval process and do not meet current Standards, must be removed at owners' expense. Reference ARC Handbook Standards 2.3.10 General Manager/ARC Property Tours.
- Pavers may be installed in end unit circular plant beds and may not extend beyond the outside edge of the center column. Plants must remain intact in front of the column. Half-height diamond vinyl or wood lattice may be added to screen the pavers. Diamond vinyl or wood lattice of full height may be added between building and storage unit. Lattice must be painted the same color as nearby wood trim color.
- No furnishings, sports equipment or any other items shall be placed in walkway areas so as to obstruct walkways, doorways or steps. Common areas such as greenbelts, sidewalks, walkways, stairways, landscaped areas, and grassed areas, shall be used only for the purposes intended and no articles or trash belonging to unit owners or guests shall be kept in such areas temporarily or otherwise. OGPOA Rules and Regulations (April 2016.)

Modifications that are currently in place but do not meet current Standards are 'grandfathered' and may remain in place so long as they are properly maintained.

The above standards become effective on April 14, 2026. If any circumstances arise that require removal, replacement or repair of a 'grandfathered' condition, it is the responsibility of the owner who will then be required to comply with the current Standards using the established modification approval procedures.