

VOLC MDR/Guidelines Approved Changes for IPS and ARC. December 2022

(2nd Addition to VOLC Governing Documents)

(Approved December 14, 2022, by the Community)

Topic	Qualifiers/Characteristics Allowed
Generators on Lots	<p>Generators are permitted. County and utility regulations must be followed in every case. An approved ARC request, including an installation drawing showing dimensions and placement relative to the structure of the home, is required prior to installation.</p> <ul style="list-style-type: none"> • Location – must be oriented with the longest dimension parallel to the structure of the home • Should be a maximum distance of 18” from the home unless installation and county code requirements differ • Weekly test runs should be scheduled outside of early morning or the evening hours • Residents must ensure that the installation is completed per the approved ARC request • Grounds shall be restored to the condition in which they existed prior to installation
Repair, replacement or widening of driveways	<p>Driveways may be repaired, replaced or widened with materials in addition to asphalt. This change will require an approved ARC request with a drawing/picture of the change.</p> <ul style="list-style-type: none"> • Written ARC request must include drawing of the design as well as detailed materials and dimensions being used • Widening of driveway cannot extend beyond the garage foundation • Materials/mediums which can be used: <ul style="list-style-type: none"> ○ Black asphalt ○ Natural concrete ○ Stamped concrete – earth tone colors ○ Pavers, bricks or stone (no loose stones) that matches, or is similar to, the colors in the siding or bricks, or that match an already existing paver walkway • Common sidewalks and driveway apron (paved area between the sidewalk and the curb) must remain natural concrete as originally installed • Design must enable use of snow removal and lawn care equipment. Any damage to materials other than asphalt are the homeowner’s responsibility
Roof Replacements	<p>Repair or replacement of roofs is permitted. An ARC request is required to repair or replace a roof to indicate the type of material and color being used. Emergency replacement or repairs with ‘*in kind’ materials may be completed without an ARC request. Asphalt shingles (architectural, three-tab, fiberglass) may be used</p> <ul style="list-style-type: none"> • Metal roofing may be used, details of roofing material and design must be submitted with the ARC request • Color should be complementary to the exterior of the home • ‘*In kind’ means you are replacing it with something identical or nearly identical to the original
Garage Door Replacements	<p>Garage door replacement with doors that are an ‘*in kind’ panel design and construction may be replaced without an ARC request.</p> <ul style="list-style-type: none"> • Currently, garage doors in the VOLC are classic white steel with raised panels (three rows of eight panels and one top row of windows). • ‘*In kind’ means you are replacing it with something identical or nearly identical to the original

Security Cameras	Security cameras are permitted on homeowners' properties <ul style="list-style-type: none">• Security cameras do NOT require an ARC request if placed out of general view on porches, deck areas, front door, etc.• Design of the security cameras should be for residential use (vs. commercial)• Security cameras cannot be installed beyond the owner's property• Security cameras cannot invade others' privacy
Change to Voting Parameters for MDR-Type Changes Only	Currently, for MDR Type changes, we need to get 66% (or 65 yes votes) out of our total of 98 homes for anything to be passed. Changing it to 60% (or 59 yes votes) will allow for absent homeowners, new incoming homeowners, empty homes under a POA, etc. to not have to vote. <ul style="list-style-type: none">• This does NOT impact the voting process requirements for the budget and for the Board elections