

Attention: Skyview Ranch Residents

On behalf of the Skyview Ranch Homeowners Association (SVRHOA) today, I am posting some of the **proposed** changes to the Architectural Controls (AC's) in the Community.

Please provide feedback on the proposed changes by August 31, 2020 by emailing: [skyviewranchhoa@outlook.com](mailto:skyviewranchhoa@outlook.com).

The board will review the feedback and release their position on changes to the AC's **however, until a special meeting of the residents occurs and the new AC's are voted on and approved, the proposed changes are not legal.** The HOA will not be acting on complaints with respect to the AC's until the new AC's are voted on and approved.

To start, I would like to summarize some of the proposed AC's with which we have heard the most concern from residents:

Materials allowed in the community:

- 1) Currently under the AC's section 3.2.2, the section only discusses vinyl siding/Fiber/Cement Board (James Hardie), the SVRHOA is considering Stucco as an allowable material. In addition propose removing the words "noticeably" and "vinyl" from the first sentence.
- 2) Currently under AC's section 3.2 and Section 6 Roof (materials/style/colour) The SVRHOA is proposing to allow any brand and any colour of asphalt or rubber shingle. No other materials would be permitted.

Colors allowed in the community:

**1) Siding colours:**

Currently for vinyl there are 4 brands in the AC (Gentek, Mitten, Royal and Waterford) and select colours. The SVRHOA is proposing to expand the allowable colours and one new brand as summarized below. If you would like to use the same color from another brand, this would not be a concern.

<b>Brand</b>	<b>Current Colours allowed</b>	<b>New expanded Colours</b>
Gentek	Approved; Linen, Almond, Antique Ivory, Sandalwood, Wicker, Pebble, Storm, Sage and Canyon Clay. Pearl & Dover Gray on a lot-by-lot basis.	White; Sandstone; Maize; Monterey Sand; Amber; Pearl; Dover Grey; Chesapeake Gray; Juniper; Rockport Brown; Smoked Timber; Espresso; Meadow Fern; Rockwell Blue; Midnight Surf; Marine Dusk; Hudson Slate; Windswept Smoke; Iron Ore; Majestic Brick
Mitten	Approved; Bone, Sandcastle, Sandalwood, Lite Maple, Hearthstone, Brownstone, Ash, Stratus, Clay, Sage, Grenadier Green, Khaki Brown, Aviator Green. Satin Grey, Flagstone, Mountain Gray and Academy Grey on a lot-by-lot basis	No new colours on this brand, however if there is a <u>very</u> similar colour on another brand it is proposed that the resident could use that colour.
Royal	Approved; Linen, Driftwood, Country Almond, Hickory, Heather, Harvard Slate,	Shamrock; Granite; Redwood; Natural Cedar; Cocoa; Wedgewood; Midnight Surf;

	Sand, Wicker, Aspen, Clay, Flagstone (formerly Sage Green), Meadow Green. Sterling, Gray, Charcoal Gray and Estate Gray on a lot-by-lot basis	Marine Blue; Urban Bronze; Walnut, Storm; Tree Moss; Toasted Almond; Rockslide; Ironstone; Weathered Grey; White; Cypress; Pebble Clay; Vintage Cream; Brownstone; Estate Grey; Cobblestone; Sable
Waterford	Approved; Almond, Tan, Sand, Sandstone, Khaki, Clay, Pine and Classic Linen. Heritage Gray, Gray & Slate on a lot-by-lot basis	No new colours on this brand, however if there is a <u>very</u> similar colour on another brand it is proposed that the resident could use that colour.
KayCan	Not a current brand	White; Linen; Wicker; Bisque; Khaki; Sandalwood; Pebblestone; Willow Green; Mocha; Prestige Beige; Ivory; Slate Grey; Flagstone; Stonecrest; Clay; Sage; Mahogany; Pecan; Cabot Brown; Brick; Cabot Red; Castlemore; Manor; Evergreen; Java Brown; Boulder Gray; Spice; Cabot Red; Midnight Blue

Currently for James Hardie there are a limited amount of colours allowed under the AC's, the SVRHOA is proposing to expand the allowable colours as follows:

Brand	Current Colours allowed	New expanded Colours
James Hardie	Approved; Cobble Stone, Monterey Taupe, Sandstone Beige, Timber Bark, Khaki Brown, Woodstock Brown, Acorn, Dusty Green, Mountain Sage. Light Mist, Iron Gray and Heathered Moss on a lot-by-lot basis	Artic White; Navajo Beige; Timber Bark; Rich Espresso; Heathered Moss; Light Mist; Pearl Gray; Slate Gray; Boothbay Blue; Evening Blue; Deep Ocean; Aged Pewter; Night Gray; Iron Gray; CountryLane Red.

Currently Stucco is not an allowable material. If the residents vote in favor of Stucco, the SVRHOA would propose colours as follows:

Material	Current Colours allowed	New expanded Colours
Stucco	None	The same colours as allowed under the vinyl siding colours above.

## 2) Trim, Window or Door Colours:

In section 6 of the AC's there are limitations to colours. The SVRHOA is proposing to reduce the limited colours to purple, green, orange/rust and nothing neon (bright) colours.

### **3) Fascia Colours:**

In section 6 of the AC's there are limitations to colours. The SVRHOA is proposing to remove the colour Blue as restricted colour.

### **4) Rainware Colours:**

In section 6 of the AC's there are limitations to colours. The SVRHOA is proposing to allow the additional colours White, Ivory, Blue and Burgundy, and add a restriction to not permit: neon (bright) colours.

**Here are a couple links to resources:**

- HOA Architectural Controls: <https://skyviewranchhoa.ca/legal/#architecture>
- Commentary from local contractor: <https://big5.ca/vinyl-siding-vs-wood-siding-vs-hardie-board-siding-vs-stucco-pros-cons-for-each/?fbclid=IwAR0QFZkL-PbRMslqZQfcvym6ilo3IKk4Zlrf0JV0ZRvtnBI6aC2XpVRUIHI>
- James Hardie's comparison between their product and stucco <https://native.jameshardie.com/calgary>