

Waterfall Architectural Guideline Changes

Approved by the Board of Directors (March 2012)

The [Architectural Guidelines](#), as originally written, require that all additions, changes, and deletions to a home or the property be approved by the architecture committee. To help reduce the burden imposed on owners, the Board of Directors has approved the following changes to the architectural guidelines.

ITEMS THAT NO LONGER REQUIRE ARCHITECTURAL APPROVAL

The following items do not require architectural approval:

- **Flowers** – Installing or replacing in an existing bed.
- **Shrubbery** – Installing or replacing in an existing bed.
- **Mulch Material** – Installing any of the following approved materials in existing beds and natural areas: Pine Straw, Shredded Bark, Wood Chips, Lava Rock, and Colored River Rock. Any other types of material require prior approval. Marble chips or white rock **WILL NOT** be allowed.
- **Gutters** – Must match fascia color.
- **Irrigation Systems** – Must not create drainage problems for neighbors.
- **Back Yard Items** – Behind a privacy fence and not seen by neighboring lots or from the street. Must be kept in good condition.
- **Basketball Goals** – Portable, free-standing goals are allowed in the driveway only. Must not obstruct sidewalks or streets. No goals attached to home. No permanent goals. Must be maintained. Unkept goals are subject to violation.
- **Mailboxes** – Replacement of the mailbox does not need prior approval. Must be the black traditional (T1) mailbox (i.e. the smaller of the rural boxes offered). See picture below.



- **Mailbox Posts and Paper Box** – Replacing mailbox posts and paper box do not need prior approval. They must be the same design as originally installed by the builder. Contact MJS at 743-0600 or the board of directors via the Waterfall website ([Contact Page](#)) for additional replacement information. The post and paper box must be painted with the approved paint color—Sherwin Williams Country Squire 6475. Paint is sold by Sherwin Williams, but can be mixed at any paint supplier with the color name and number.
- **Strom Doors / Front Doors** – Should complement the current trim or door color of your home.
- **Exterior Lighting** – Flood lights and landscape lighting does not require approval as long as it does not impose on your neighbor (e.g. shine in neighbor's window). **Lamp posts still need approval.**
- **Swing Sets** – Wooden swing sets only. They must be behind a privacy fence and kept in good condition.