

## What Qualifies as a Modification?

- Modifications encompass any change or addition to a property which is not considered part of standard maintenance and upkeep.
- Standard maintenance and upkeep includes projects such as re-painting or replacing existing siding, trim, shingles, etc. by matching their existing material and color. This regular maintenance is *\*not\** considered a modification since there is no deviation from original material or color and thus a modification form would not be required.
- The Greene Farms 6 & 7 HOA Board has provided a list of over 200 colors which are pre-approved for use in such cases where a homeowner wishes to change the appearance of their residence by choosing a non-original color scheme. This list of complimentary colors can be found under the 'HOA Documents' section of our website and applies to any trim, siding or roofing of the home. As long as such color changes are selected from this pre-approved list there is no need to submit a modification form. The list provided is from Sherwin-Williams but owners may purchase their paint from any retailer so long as it is an exact color match to one or more of the colors provided.
- Any deviation from original material, color (outside those which are pre-approved), or further structural changes to the property or landscaping would constitute a modification and therefore requires submission and approval of a modification form. If there is any question whether a project would be considered a modification or not, please contact the Board prior to starting so that we can assist you.

## Rules, Regulations and Guidelines for Common Modifications

All Modification Requests must be Approved by the Board of Directors before work can commence.

\*DECK, PATIO or SUN ROOM – Plans with clear dimensions should be provided along with the modification form.

\*FENCE - Wooden privacy fences should be "shadowbox" type with post on the interior not to exceed six (6) feet in height located only within the rear yard of the Lot, behind the rear building line.

\*SHED - See Shed Specifications under HOA Documents.

\*OTHER - Additional projects on property not listed above, property alterations, paint color changes (outside of pre-approved colors), roof/shingle materials change, and landscaping redesigns should all be discussed with the Board prior to submission of a modification form.