

Piney-Z Homeowners Association, Inc.
Decision Memorandum 2022-02

Screen Fronts on Fieldcrest Paired Homes

Issue:

Should the Piney-Z HOA Board approve screened fronts for the Fieldcrest paired homes?

Current Condition:

A Fieldcrest resident has requested approval from the Piney-Z HOA Board to install of a screen front to their structure.

Applicable Authority:

State Law: None found.

Articles of Incorporation: None found.

Bylaws: None found.

Covenants & Restrictions: Article V, Section Five, provides that the Architectural Control Committee shall establish standards for exterior materials and colors, in order to provide compatibility and uniformity.

Options / Discussions:

The Fieldcrest paired homes were designed and built without a screened front. To approve some homes to include screen fronts would be contrary to the spirit of our covenants and restrictions which is to promote compatibility and uniformity.

Recommendation:

Do not approve the request from a resident to install a screen front on their Fieldcrest paired home.

HOA Board Decision:

At its October 19, 2021, meeting, the Piney-Z HOA Board voted not to approve screen fronts on Fieldcrest paired homes.