

# Parkstone Estates Homeowners Association

## Architecture and Landscape Guidelines

*Please note that these guidelines do **not** authorize modifications to your home. Before proceeding with any project, you must complete, review, and receive approval using a Change Request form.*

### *Hardscape*

#### Driveways and Walkways

##### Replacing or Adding

- Replacing concrete or brick with the same footprint
- Additions to the driveway cannot be wider than the garage
- Driveways cannot be closer than five feet from the neighboring property line.

##### Required Repairs

- Slab settling or dropping more than ½ inch
- Cracks spread more than ¾ inch at any point

#### Entrance Stairs

##### Issues that need attention or repair:

- Cracks
- Dropping from your home
- Detaching from your home

#### Stucco

##### Issues that need attention or repair:

- Cracks spread more than ¼ inch at any point

#### Foundation Plastering / Parging

##### Issues that need attention or repair:

- Visible cracks spread more than ⅛ inch at any point
- Visible deterioration or holes that spread more than 2 inches at any point

#### Street Curb and Gutter

The HOA is responsible for repairs

### *Solar Panels*

#### Standards

- Solar panels must meet or exceed specifications in Utah Code Title 57 Chapter 8a Part 7

#### Roof Mounted

- Panels must not extend beyond the roof line
- The panel frame, support bracket, or visible piping and wiring must be the same color as the shingles

#### Ground Mounted

- The panels must not be visible from the street that the lot fronts

#### Change Request Review

- The homeowner who submits a solar energy system installation Change Request is liable for any justifiable costs or expenses incurred by the Association during the review process.
- Use the *Solar Energy System Checklist* available in the Architecture Section of the [www.DraperParkstone.com](http://www.DraperParkstone.com) website

#### *Property Lines*

- Due to the principle of Boundary by Acquiescence, any change request that requires architectural modifications will adhere to the established precedence for the property. Our Parkstone lot boundaries have remained unchanged since their initial establishment during the 1996-1999 construction. Over time, the county assessor's property measurement tools have evolved to include satellite and drone technology, leading to discrepancies between the County parcel viewer and the survey markers on the property curbs.
- [Salt Lake County Assessor Parcel Viewer](#)

#### *Exterior Paint*

- Homeowners can choose a color scheme from the approved palette or match the current color of their home.
- A six-foot-square paint swatch on the home is required as part of the approval process.

#### *Fencing*

##### Shared Fence Approval

- The Architecture Committee must grant prior approval before implementing any changes.
- The party requesting the change will bear the financial burden of any associated expenses unless otherwise agreed to in writing between the neighboring property owners.

##### Fence Material

- Six feet (72-inches) tall panels
- White vinyl privacy style
- No decorative additions are visible from the street.

#### Options

- Original Parkstone Style
  - Rail Style Option - 5" flat or block
- New Industry Standard
  - Rail Style Option - 8" deco style

#### Gates

- A minimum of four feet wide to allow for most push lawnmowers.