

Crestwood Village

DESIGN REVIEW COMMITTEE

YARD ART POLICY

June 20, 2023

AUTHORITY. The Declaration of Crestwood Village allows the Association to adopt and enforce reasonable rules, regulations and restrictions governing the use of lots to preserve or enhance the quality or appearance of the Neighborhood [*Section 2.4.1(j)*]. The Declaration states that no additions to the exterior of any building shall be installed, placed or maintained on any lot except in compliance with plans and specifications which have been approved in writing by the Design Review Committee. [*Section 7.3.1*]

The Declaration further states that in order to achieve uniformity and coordination within the neighborhood, the Design Review Committee shall consider appearance, quality and harmony of design, materials and colors in relation to surrounding structures, landscape, and the neighborhood as a whole. The Design Review Committee may reject plans or specifications for poor design quality, incompatible design elements, inappropriate design treatment, or design found to have an adverse effect on the character of the Neighborhood. In recognition of the fact that the overall impact of improvements involves issues of taste and judgment, the Design Review Committee has the right to reject plans and specifications if it believes that the overall aesthetic impact of any improvement or addition is detrimental to the Neighborhood. [*Sections 7.3, 7.4*] The Design Review Committee's interest in reviewing site and building designs is to assure that a high quality of compatible development is consistently achieved. [*Section 7.9*]

Section 8.1.6 of the Declaration states that no sculpture, fountain or other yard ornament, or permanent lawn furniture may be installed, placed or maintained on the exterior of any building or on any lot without the prior written approval of the Design Review Committee. (Outdoor furniture placed on decks or patios is exempt.)

PURPOSE. The Association received several complaints about the proliferation of exterior decorations in Crestwood Village, many of which were not approved by the Design Review Committee. To address concerns and to maintain a consistent and harmonious appearance for the neighborhood, the committee has established policy guidelines to limit display of outdoor decorations.

OBJECTIVES:

- The objective of this policy is to foster perception of a verdant landscape throughout the neighborhood, free of visual clutter created by an over-abundance of decorative objects. It seeks to achieve harmony of design and materials in relation to surrounding structures and landscaping in the neighborhood as a whole.

- Rather than be an arbitrator of taste, the Design Review Committee has adopted the philosophy that “beauty is in the eyes of the beholder” and seeks to establish a policy that allows latitude for individual self-expression.

POLICY GUIDELINES:

- Outdoor objects subject to review and approval include, but are not limited to sculptures, fountains, bird baths, bird feeders, weathervanes, wind wheels, trellises, name or address plaques or monuments, planters, decorative pots, wind chimes, and decorative outdoor furniture within landscape beds.
- Outdoor objects subject to DRC approval are generally limited to objects located in landscape beds. Objects on porches, patios and decks are not subject to review or approval unless such objects are so large, or materials so bright or colorful that they detract from the natural landscape.
- Objects are most restricted in front and side yards visible from the street, and back yards visible from the trail. A maximum of three objects visible from the street or the trail are allowed, however, groupings of two or three similar or matching objects (such as flowerpots) may be considered a single object for the purposes of this restriction.
- No furniture or decorative objects are allowed in turf areas due to the likelihood of damage by mowers and trimmers. To facilitate snow removal, flowerpots and other decorations shall be removed from driveways and sidewalks during the winter season.
- Decorative objects in earthtone colors and natural materials which blend with the environment are encouraged. Bright colors, shiny or mirrored surfaces, and kinetic objects are discouraged.
- Birdfeeders are not allowed in front and side yards.
- Decorative objects shall not exceed five feet in height unless a specific variance is provided.
- Plastic flowers are prohibited.

PROCEDURE FOR SUBMITTAL AND APPROVAL

Please submit an application for review and approval of yard art or other exterior decorative objects to the Design Review Committee using forms available on the HOA website. Submit photos when available, and describe size, colors, materials and proposed location for each object. The DRC is allowed thirty days for review and response.