

INVERNESS NORTH HOMEOWNERS' ASSOCIATION, INC  
ARCHITECTURAL CONTROL GUIDELINES

2024 Revision

Amendment No. 2  
August 22, 2024

This amendment provides updates to Amendment No. 1 to clarify wall siding material options for homes with cedar shake siding. It also updates siding the color chart for alternate siding materials.

This amendment also provides guidance on shed replacement options.

**New Siding Materials**

Amendment No. 1 addressed modification of the allowed materials for siding replacement. The original siding material on the community homes is T1-11, which is a plywood panel. These changes are implemented based on an engineering study commissioned by the HOA on the existing siding. The study recommended using alternate siding materials for replacements. These materials are now approved. They are expected to be more durable.

Currently, the guidelines state:

14. Wood Siding - Original wood siding is T1-11 plywood. Replacement siding shall match this and be painted to match the color scheme detailed in the painting section of this document.

The new wording is:

14. Wood Siding - Original wood siding is T1-11 plywood or cedar shakes. Replacement siding shall be T1-11, cedar shakes or any of the following alternate materials:

- 1) LP SmartSide
- 2) Vinyl, such as Alside-Charter Oak or CertainTeed
- 3) Fiber Cement Siding, such as Hardie Panel (Sierra 8 or Board/Batten) or Allura
- 4) Azek (PVC)

The selected material shall match the original scheme of the T1-11 siding. That is, the material shall have grooved vertical seams or strips to match the style of the original T1-11 siding. The synthetic materials on this list are provided in a variety of colors, which generally do not require painting. The color should be selected to closely match the color scheme of the original siding. The color chart below can be used to assist with color selection.

### INHOA Siding Color

Original Siding Color	Hardie Panel	Alside Charter Oak	Allura	CertainTeed
Deep Tan	Khaki Brown	Tuscan Clay	Accessible Beige	Savannah Wicker
Cream	Navajo Beige	Vintage Wicker	Creamy	Light Maple
Medium Brown	Timber Bark	Flagship Brown	Virtual Taupe	Natural Clay
Gray/Green	Mountain Sage	Coastal Sage	Evergreen Fog	Granite Gray

Walls with cedar shakes may be replaced with currently approved alternate roofing material such as Enviroshake synthetic shakes or asphalt shingles. Asphalt shingles for walls will only be approved in conjunction with a concurrent roof replacement with asphalt shingles, for a harmonious appearance. In this case, only weathered wood color asphalt shingles are approved to preserve architectural continuity with the existing cedar shake walls.

### Original Backyard Sheds

Currently, the guidelines state:

5. Existing Backyard Sheds - Shed roofs must conform to roof specs as defined in item #4. Siding must be identical to the siding on the house.

The new wording is:

5. Existing Backyard Sheds - Sheds may be rebuilt to match original T1-11 wood construction, including the cedar shake roofing. Shed roofing may be replaced with alternate roofing material per the roofing guidelines. Newer synthetic materials for pre-fabricated sheds are now available that will also be considered. These should have the appearance of the original wood sheds with simulated wood finishes and have a neutral color that is compatible with the existing community color scheme. Pre-fabricated wooden sheds will also be considered. The maximum size of a new shed will be 8 ft by 10 ft.

All original sheds with joint party walls shall be the responsibility of the respective owners. Replacement or repair shall be granted by each owner to the joint property owner.