Frequently Asked Questions about Architectural Matters

Q: What do I need to do to get something reviewed?

A. Fill out an Architectural Request form. It can be found in the directory in the colored pages or on the website www.parkcrossing.net (on the left side of the home page).

Q. I want to remove some trees, what do I have to do?

A. Fill out the Architectural Request form and mark the trees that you want to remove with ribbon or paint. Prior approval is required to remove any trees measuring at least six inches in diameter (at a point two feet above ground level), any flowering trees (regardless of their size) and any shrubs. Approval is not needed when the tree or shrub is located within ten feet of a house or when the tree has been damaged or must be removed due to an emergency.

Before the removal of any damaged tree or tree measuring less than six inches in diameter, it must first be inspected by the Architectural Control Committee (ACC) to verify that it qualified for removal, unless the tree is located within ten feet of a house.

Q. I want to put in a fence, what do I have to do?

A. Submit the Architectural Request form with a plot map of your property. On the map, outline where the fence is going to be installed. Privacy (wooden), split rail, brick, stone or wrought iron are approved styles for fences. Painted fences must be painted the same color as the house trim on the house. Paint and stain colors are to be submitted with the request form. The maximum height of the fence is six feet. More fence specifications are on the Architectural Guidelines on website www.parkcrossing.net.

Any fence bordering Park Crossing Drive or other streets in Park Crossing shall be accompanied by plantings such as evergreens designed to screen the fence year-round from the view of street within two growing seasons following the installation of the fence. The landscape/plantings will be consistent (in number, type and placement) with the plantings recommended by the Park Crossing Landscape Plan. All plantings shall be installed no later than 30 days after the fence is installed unless otherwise approved in writing.

Q. I want to paint my house, what do I have to do?

A. If you are repainting or re-staining in the same color as that of the existing surface, no approval is needed. If you are changing the color, please submit a paint sample for review with your Architectural Request form.

Q. I need a new roof, what do I have to do?

A. Replacing shingles (or other roof covering materials), gutters, siding or other building material with the same type and color of materials as those of pre-existing material, no approval is needed. If you are replacing the roof shingles with architectural shingles in black or gray tones no approval is required.

Q. How long does it take for ACC approval?

A. The ACC has up to 30 days from receipt of the request to approve or disapprove the plans and specifications.

Q. What are the Architectural Guidelines?

A. The Architectural Guidelines were established by the Park Crossing community to reflect the interests of our neighbors in maintaining the integrity of the original community design and to enhance the quality of life within Park Crossing by protecting the property values, safety, and health of all residents. As in any community, there are varying levels of opinion about whether architectural standards are too restrictive or too relaxed. Many times, these opinions are expressed by a homeowner when first seeking approval for a project or when the homeowner's neighbor has started an approved project. However, most of us in the neighborhood agree the guidelines and past Architectural Control Committee volunteers have been effective in preventing disputes and in protecting the rights of everyone within Park Crossing. If you have an opinion on the guidelines or their enforcement, please drop a short note or e-mail to Jocelyn Zuehlke and she will forward to the ACC Committee for review. It's everyone's neighborhood and constructive suggestions are welcome.