

ARCHITECTURAL CONTROL STANDARDS

These standards are approved by the Board of Directors and are effective as of April 2026

Authority and Purpose of Architectural Standards

The Covenant, Controls and Regulations (CCRs) give the Wedgewood Owners' Association the responsibility to help keep our neighborhood looking its best (Article 6). Although the CCRs grant the Association authority over the exterior appearance of all units, they do not provide guidelines for specific changes. To make things easier for everyone, the Board of Directors created these guidelines to clearly explain what's expected and to offer a straightforward, consistent process for reviewing exterior updates. Our goal is to help you feel confident about your projects and to keep Wedgewood a beautiful, welcoming community.

These standards are **not retroactive**. Some existing updates may not meet the current standards and Owners will not be required to modify previously approved updates. All **future** changes will be evaluated using these standards to help maintain a cohesive and attractive neighborhood.

Per Article 5.1 of the CCRs, The Owner of each Lot is responsible for all exterior maintenance, including but not limited to the maintenance, repair and replacement of all exterior painting, siding, roof, doors, windows, garage doors and openers, mailboxes, air conditioning condensers and related appliances, fencing, patios and decks, personalized landscape, flowers, and other similar exterior fixtures.

Architectural Control Request Form

All exterior updates require written approval via an Architectural Control Request (ACR) form from SMG BEFORE starting any changes.

Obtain an ACR form from the management company either through their online portal at www.smgomaha.com or by calling 402-575-5525. Make sure to include as much detail as possible on the form, including pictures or drawings if available.

Driveways

- Driveways must be concrete; asphalt overlays are not permitted.
- Crack fillers must be white or light gray; black filler is prohibited.

Fences/Decks

- Special consideration should be given to fences & decks along 120th Street to present a consistent appearance. Fences should be “dog-eared” style. Both decks and fences should be stained with cedar color stain (either CWP or TWP). All other wood fences and decks may be stained or left natural.
- Signs and decorative pieces should be placed on the inside of fences, so the exterior appearance stays consistent throughout the neighborhood.
- Chain-link fencing is not permitted; Fencing in front of any unit is not allowed.

Trees, Shrubs, and Landscaping

- Trees or shrubs may not be planted on common areas or private property without approval from the Board of Directors and Architectural Control Committee.
- The Association assumes responsibility for trimming and removal of all trees on common areas and on private property (an Owner's lot).
- Lawn service provides overall weed control by applying pre-emergent, grub and broadleaf control,

Owners should help with weed control by spot treating weeds in the lawns as needed between these treatments.

- The Association does not maintain landscaping or flower beds within fenced areas.

Flower Beds

- Flower beds on private property are the responsibility of each Owner. Weeds must be controlled and removed, as they can spread into the lawns.
- Flower beds in the common areas are maintained by volunteers. If you see weeds in the common area flower beds, please pull them and dispose of them.
- Statues, sculptures, and decorative yard art should be kept to a minimum and are only allowed in flower beds, not allowed in yards.

Painting and Exterior

- Signs and decorative pieces on the exterior of units must be approved by the Board before being added to the unit.
- Siding, chimneys, and facia must be repaired or replaced when worn or aged.
- All units should be painted in a color that is consistent with colors recommended by the Board. The Architectural Control Committee has color samples.
- Trim may match the house color or may be a complementary color, but the choice must be consistent across the entire building.
- Vinyl siding must be superior quality, match approved color options and include the entire building.
- Units in duplex buildings must be painted the same color. In fourplexes, units on either side of the fire wall must be the same color but can be a different color than the units on the other side of the fire wall.
- **Permits for any improvements or changes are the responsibility of the homeowner to secure prior to starting the project. Wedgewood HOA will be held harmless for any and all work performed or hired by the homeowner.**

Windows

- In multi-unit buildings, window style and color should be as consistent as possible across all units.

Garage Doors

- In multi-unit buildings, garage doors should be consistent in style and color.

Roofs

- Shingles may be asphalt, fiberglass, or another material approved by the Board of Directors and Architectural Control Committee.
- All units in a multi-unit building must use identical shingles in both material and color.

Outdoor/Patio Structures

- Any gazebo, pergola, awning, canopy, tent or other structure may only be constructed with prior approval of the Board via an ACR form.
- Outdoor/Patio structures are not covered by the HOA master group insurance. Any damage to these structures or caused by these structures, are the responsibility of the Owner.

Construction on Common Property

- Except for privacy fences, no structure (such as sunrooms, decks, etc.) may extend onto common areas.