Issue	2020 Design Standards	2026 Design Standards	What changed
Who decides modification requests	**2020 p.1, §D.1:** Applications are submitted to the ACC. The ACC has up to 50 days to review and **"render a decision."** Decisions can then be appealed to the Board.	**2026 p.5, §§D.2–D.4: Every** modification request is forwarded to the Board after ACC review. Approval is communicated only when the ACC finds it compliant **"and the Board concurs."** Design Standards	**Major change.** ACC went from decision-maker, subject to Board appeal, to a first-level reviewer whose approval requires Board concurrence.
Appeal structure	**2020 p.1, §D.1:** ACC renders the initial decision; homeowner may appeal that decision to the Board and request a hearing.	**2026 p.6, §D.6:** An owner may appeal either an ACC or Board decision by asking the **Board** for reconsideration. Design Standards	**Major procedural change.** The Board is now involved before the initial final decision and also hears reconsideration.
ACC authority over exceptions/variances	**2020 p.4, §H:** "Exceptions…may be allowed by majority vote of the members of the ACC" for undue hardship or circumstances of a particular lot.	**2026 pp.12–13, §§H.1–H.3:** ACC may only **recommend** an exception/variance; **"Only the Board of Directors has the authority to approve or deny"** it. Design Standards	**Major transfer of authority from ACC to Board.**
Fence materials	**2020 p.4, §F.12:** Fences may be **wrought iron or wood** of a type approved by the ACC.	**2026 p.9, §F.12: "Only wood privacy fencing is permitted."** Wrought iron, aluminum, vinyl, split rail, etc. are prohibited unless the Board grants a variance. Design Standards	**Major substantive change.** A material expressly permitted in 2020 is expressly prohibited in 2026 without a variance.
Privacy-fence requirement	**2020 p.4, §F.12:** No requirement that a fence be a privacy fence; wrought iron was expressly permitted.	**2026 pp.4 & 9:** "Privacy Fence" is defined as a solid wood fence substantially screening the yard; styles with significant visibility aren't privacy fencing. Only wood privacy fencing is permitted. Design Standards Design Standards	**Entirely new restriction.** This is directly relevant to an open/farmhouse-style fence.
Fence survey on replacement	**2020 p.4, §F.12: All** fence modification requests must be accompanied by a boundary survey.	**2026 p.10, §F.12:** Survey required for new fences, but **not required** when replacing an approved fence in the same location/footprint/configuration. Design Standards	Requirement was **relaxed** for like-for-like replacements.
Sheds	**2020 p.2, §E.4:** "All sheds must be wooden – no vinyl." Maximum height 10 feet and predetermined plans required.	**2026 pp.6–7, §E.4:** Allows certain **dual-wall HDPE sheds**, establishes a 10×12-foot maximum for HDPE sheds, foundation/anchoring requirements, etc.	**Substantive change.** Non-wood sheds that were previously prohibited are now expressly permitted under specified conditions.
Garbage-can timing	**2020 p.3, §F.10:** Cans could be placed outside **the day before** trash pickup and brought in the next evening.	**2026 p.9, §F.10:** Cans cannot be placed curbside before **5:00 a.m. Wednesday** and must be returned by **9:00 p.m. Wednesday**, with a 16-hour maximum. Design Standards	**New and considerably narrower time restriction.**
Exterior/pressure-washing obligations	The 2020 standards do not contain the extensive §F.13 cleaning/pressure-washing regime appearing in the new document.	**2026 pp.10–11, §F.13:** Requires exterior cleaning of homes, driveways, walkways, sidewalks, curbs, fences, etc.; Board may issue violations and potentially arrange cleaning and charge the owner where permitted. Design Standards Design Standards	**New homeowner obligations and enforcement mechanism.**
Flags	The 2020 Design Standards do not contain the detailed flag provision now included.	**2026 p.11, §F.14:** One U.S. flag up to 12 sq. ft. may be displayed without ACC approval; other/additional flags require approval. Design Standards	**New detailed architectural rule.**