

The Villas at Shrewsbury
Architectural Rules and Regulations

March 2022

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A uniformly neat, exterior appearance is essential in maintaining the originally designed character and charm of The Villas at Shrewsbury. The ambience is one of the factors that continue to attract people to our community. In order to maintain such standards, any alterations and/or additions (including color or material) to include but not limited to the entrances, windows, doors, decks, patios, driveways, sidewalks, porches, lighting fixtures, or exterior areas may not be made without the prior written request to the Architectural Committee and approval by the Executive Board.

Each unit owner shall maintain their unit; deck and patio in good repair, condition and appearance in order to ensure the overall standards of the community are met.

Requests for exceptions to the architectural guidelines or requests to perform work on your unit within the guidelines, must be fully approved by the Executive Board before any work may begin. Such changes are managed through the Architectural Review Request Form, which is common to the Landscaping Review Request Form. This form is available on the community's website (tvillas.org) or from the Management Company.

Items for which an Architectural Review Request form must be submitted are indicated by the following symbol in these Rules and Regulations.



Once approved or rejected, the unit owner will receive notification by mail from the Management Company.

To reiterate, the intent of the Rules and Regulations is for uniformity to maintain the highest value of the properties for the community and the residents.

The following specifications are an outline for approval. Although the specifications are outlined, the Architectural and Landscaping Committees and the Board shall have the authority and right to approve alternate materials consistent with the intent of providing quality overall. The decision rests solely with the Architectural and Landscaping Committee and the Board at their sole discretion.

In addition to the fine schedule as outlined in the Rules and Regulations, any project started which has any deviance from the Approval letter or spirit of Architectural/Landscaping Rules and Regulations and/or for which no Architectural/Landscaping Review Request was submitted and approved in advance, may subject the unit owner to disciplinary action and the imposition of a maximum fine of \$250.00 and removal of the unapproved work. This fine supersedes fines imposed per the Schedule of Fines for Rules and Regulations violations.

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1 Architectural Review Request Form

The Architectural Review Request Form is an important document to be completed and submitted prior to any work being undertaken to your property, which does not meet entirely an Architectural Rule and Regulation.

This form is given in Attachment A to these Rules and Regulations. As the form is common to the Landscaping Review Request Form, select “Architectural” or “Landscaping” on the form, or if unsure, leave the category unmarked.

The form consists of three (3) pages:

Page 1 is a summary of the project.

Page 2 is a summary of the recommendation by the Architectural Review Committee and the approval by the Executive Board.

Page 3 gives the notes to guide you in the completion of the form.

You may not start a project which requires approval until you have been notified by the management company.

When the project is completed, you must notify the management company in order for a final inspection and final approval to be given.

When you have been given the necessary approval to start the project, you will have a period of forty-five (45) days in which to start and complete the project. After this period, the approval will expire and you will need to resubmit your application if you intend to return to the project.

You are responsible for obtaining all relevant local and other mandatory building code permits before you can start and these are in addition to those of the community and take precedent. Also, you are responsible for requesting and obtaining the necessary code inspections during the project.

Prior to completing the Architectural Review Request Form, you may consult the Chair of the Architectural Review Committee for overall guidance about the project, if you wish. Such a discussion does not replace the submission of the form and is not an approval for the project. You should not make any binding arrangements with your intended contractor or supplier until you are certain your project has been approved by the Executive Board and you have been notified by the management company.

The Architectural Review Committee examines the request and makes recommendations to the Executive Board. Approvals are made only by the Executive Board.

2 Awnings and Canopies



- a. A retractable awning or a canopy over the deck or patio matching the unit's siding or woodwork not to exceed the length and width of the deck or patio may be permitted following the submission of an Architectural Review Request and subsequent approval.
- b. The awning or canopy will be limited to seasonal use (April to October). The awning must be kept retracted at all other times. The canopy frame may remain assembled but must be secured to the deck, the canvas covering removed and stored at all other times.

3 Clothes Line

No clothes lines or similar devices are allowed outside any unit, on the deck, porch, patio or common areas.

4 Color Palette

The exterior colors of your property are governed by the Executive Board and are limited to those in the following Chart of the Villas at Shrewsbury Exterior Color Palette. Included are the colors of the exterior trim, foundation, front door, garage door, gutters and downspouts, roof, shutters, siding, and soffits and fascia.

Duron (now part of Sherwin Williams) paints are available only in the York, PA store located on Memory Lane.

The following local supplier can match the Duron paints originally specified for the community: Home Depot.

Chart of the Villas at Shrewsbury Exterior Color Palette

| Exterior Color Scheme | T - 1 | T - 3 | T - 4 |
|------------------------|--------------------------------------|------------------------------------|-------------------------------------|
| Exterior Trim | Duron W/B Almond 2 #5731 | Duron W/B Almond 2 #5731 | Duron W/B Almond 2 #5731 |
| Foundation | Duron Mastic Desert Sand | Duron Ryan Homes Cameo 2AC | Duron Mastic Pebblestone Clay |
| Front Door | Duron Georgetown Green #979 | Duron Carolina Slate #999 | Duron Farm House Red #948 |
| Garage Door | Almond | Almond | Almond |
| Gutters and Downspouts | Almond | Almond | Almond |
| Roof | Weathered Wood | Weathered Wood | Weathered Wood |
| Shutters | Duron Georgetown Green #979 | Duron Carolina Slate #999 | Duron Farm House Red #948 |
| Siding | Desert Sand | Cameo | Pebblestone Clay |
| Soffit/Fascia | Almond | Almond | Almond |

These Equivalent Colors are acceptable matches for the original Duron colors.

| Equivalent Colors | T - 1 | T - 3 | T - 4 |
|----------------------|--------------------------------|-----------------------------|----------------------------------|
| Exterior Trim | | | |
| Home Depot | Behr Wax Sculpture PPU - 17 | | |
| Foundation | | | |
| Home Depot | Behr Misty Cove MS - 48 | Behr Viejo White MS - 25 | Behr Sand Stone MS - 43 |
| Front Door | | | |
| Home Depot | Behr Secluded Woods S 420-7 | Behr Dark Denim S 510-7 | Behr January Garnet HDC-CL-11 |
| Shutters | | | |
| Home Depot | Behr Secluded Woods S 420-7 | Behr Dark Denim S 510-7 | Behr January Garnet HDC-CL-11 |



5 Decks and Patios

- a. All decks and patios are limited to a maximum width of the unit wall to which the deck or patio is attached/adjoined and to a maximum depth not to exceed 16 feet. Decks and patios shall not be attached/adjoined to the morning room except that a 4 feet extension may be considered along the morning room depending upon construction and location of the unit.
- b. **Steps/stairs, if applicable, must be either incorporated within the footprint described paragraph (a.) or follow the following guidelines:**
 1. Stairs/steps are allowed on the garage side of the deck or patio as long as they do not fall more than 4 feet beyond the permitted footprint width. (Figure 1)
 2. If the stairs/steps when built would exceed the 4 feet length, then a landing area may be built, not to exceed 4 feet by 4 feet, to allow the stairs/steps to extend along the side of the deck parallel to the deck depth. (Figure 2)
 3. The construction of the landing area with the stairs/steps shall not exceed the 16 feet permitted depth of the deck.
 4. When submitting the Architectural Review Request, if you plan for a mulch bed area around the stairs/steps and landing area, to ensure ease of lawn maintenance, the plan must be submitted.
- c. Decks should be similar in shape and materials to the original decks installed by Ryan Homes. Railings may be white vinyl, black aluminum balusters, stainless steel balusters, pressure treated wood or composite materials matching the rest of the deck structure. Other materials such as black aluminum railing systems using straight pickets or spindles may be considered by the Architectural Committee and the Board with **pre-approval** by the Board dependent on whether or not they meet township code requirements and conform to community's standards.

- d. If the unit owner uses the area under the deck for storage, then lattice panels must be installed. The lattice panels must be white or brown with a diamond pattern and match the railing color of the deck. The lattice must not be more than 1 1/16-inch diamond and must be installed around the perimeter of the deck and attached from the deck floor to a height no greater than 2 inches from the ground. Guide channels must be used to finish any edges of the lattice panel which are visible from the common area.
- e. The area under the deck must be maintained to the same or better condition than that provided by the landscaping service. This area is the sole responsibility of the unit owner. If this area, because of the deck's height, cannot be easily maintained by cutting the grass and/or trimming the grass and weeds, then the unit owner must take more permanent steps to eliminate the growth of the grass and/or weeds. The use of white stone or mulch is approved for this purpose. If stone is used, a suitable edging strip must be used to prevent the stone from encroaching into the common area and potentially coming into contact with the mowing equipment.
- f. Privacy panels or ground level screening may be approved following the submission of an Architectural Review Request form.
- g. No deck or patio shall be enclosed.
- h. All decks and patios must be maintained and conform to the overall appearance standards within the community.
- i. All decks and patios must have an Architectural Review Board approval before any construction may be started. Board approval does not take the place of required municipal or other government approval.
- j. Submit work orders or estimates with materials itemized and all dimensions.

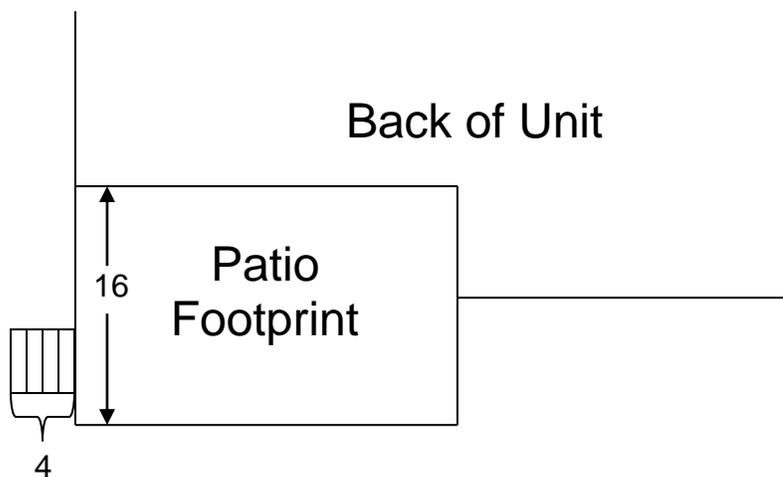


Figure 1

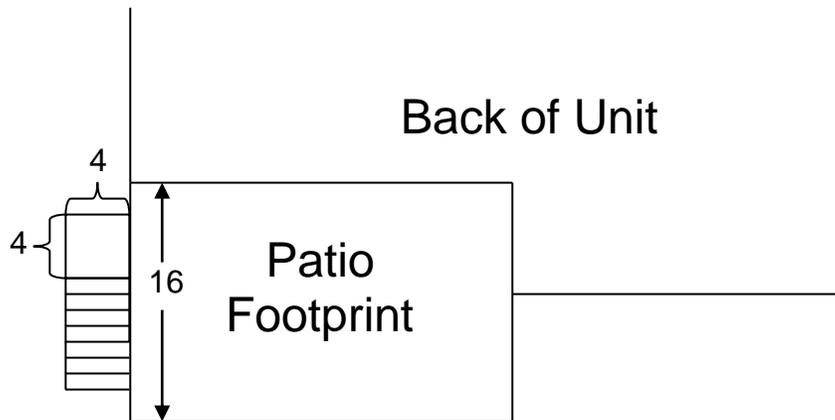


Figure 2

6 Decorations

- a. Seasonal Items: Decorations such as wreaths and swags can be attached to the front door. Other items including light strings and standing or hanging figures can be appropriately displayed between the fifteenth of November and the fifteenth of January. Only the lamp-post pole itself can be decorated. Do not cover the sensor or lamp fixture.
- b. Non-Seasonal Items: Candles displayed in the windows must be white or clear. Front porches may be furnished and decorated with benches, chairs and potted plants. No items are to be attached to the lamp posts or displayed in the common areas.

7 Doors

- a. Front doors, if replaced, must be the same style, design and color as the original door. They must conform to all applicable building codes for minimum size and must be hinged.
- b. Storm doors may be installed on the front door and shall be a “full view” style door. Storm doors may have exchangeable glass and screen panels. If the door has a vertical sliding glass/screen panel for seasonal changes, the mid-height divider must be minimal. Storm doors must be almond in color to match the exterior trim. Any removable screen or glass panel must be stored during the off-season.



8 Driveways



- a. With both the Board and Township approval, properties with a single one-car garage, a 7 to 7.5 feet width extension may be allowed. This will facilitate moving a second car from the street. The width will be dependent upon unit location, distance from adjacent unit and utility box locations. Advanced approval of specific plan is required.
- b. Extended width driveways are not permitted for properties which have two-car garages.
- c. Driveways should be periodically resealed for appearance and to maintain longevity. Driveways that are broken, crumbling or deteriorating must be repaired or replaced. If a unit owner is notified that their driveway pad is in need of repair, they will be given 6 months to make the necessary repairs. After this time period, if the violation is ongoing, fines will be imposed.

9 Exterior Walls

- a. No items are to be hung on any of the exterior walls with the exception that a homeowner may hang one 3 feet by 5 feet U.S. flag attached by a flag pole to the front of the unit. Any flag other than the U.S. flag must have prior approval by the Executive Board.
- b. If any siding is replaced it must conform to Section 4 - Color Palette.

10 Fireplaces



- a. Gas fireplaces are permitted.
- b. Any installation must meet all State and local Township requirements and receive the necessary building permits.
- c. New fireplaces must use the existing unit's source of gas and no external tanks are permitted.
- d. For vented fireplaces, the external venting must match the look and style of existing exhaust stacks or rear vents (basement installations only).
- e. If a stack is used, it must be located on the rear portion of the roof and may not be framed to the outside of any exterior wall.
- f. Before installation, an Architectural Review Request must be submitted and approved.

11 Foundation Walls

Foundation walls must be maintained and painted using a suitable concrete paint. When painting is necessary the color must conform to Section 4 - Color Palette. The entire foundation wall below the siding and the grade level must be uniformly painted.

12 Garages

- a. Doors - All garage doors must be the same design, style and color as the original doors used in the unit. The color must conform to Section 4 - Color Palette.
- b. Windows - Windows are permitted in garage doors. The windows must be located in either the top/upper panel or located in the 2nd panel area from the top within the garage door and fill all 4 panels. For 2 car garages, both doors must have windows if the owner elects to have windows.

13 Grills/Outdoor Heaters/Firepits

Barbecue grills of any fuel type shall not be permitted to be operated less than four (4) feet from any exterior wall of the unit. Under no circumstances should grills be operated in garages, under decks, and under awnings or canopies. When hosting an event where prior approval has been given by the Board, grills may be used in the common areas. Any ash from the grill should be disposed of in a safe manner in an appropriate container and not stored on the deck or in the garage until cold and inert. Outdoor heaters and firepits are not permitted on decks, patios and common areas.

14 Light Fixtures



At the time when a unit owner wishes to replace an exterior front or rear light fixture:

- a. If you choose the original brass fixture (see Figure 1) the style, shape and design should remain the same as the original. No request form is needed.



Figure 1



Assembled Depth: 7 inches
Assembled Height: 29 inches
Assembled Width: 7 inches

- b. If you choose **NOT** to replace the original brass fixture, the finish will be limited to black, brass, antique brass and bronze. The glass must be clear. For front lights the total length of the fixture must be between 18 inches and 29 inches in total length. For rear lights the size should be similar to the fixture being replaced.
- c. If you choose **NOT** to select the original fixture style, you must submit an Architectural Review Request, as well as a picture of the fixture, with the specific details and specifications for approval.
- d. If the mounting plate is changed it must match the siding and be compatible with the mounting base of the replacement fixture.
- e. If the garage is fitted with two exterior lights; both light fixtures must be identical in style, shape, design and color.
- f. If any other exterior lighting is added, such as floodlights to illuminate the rear deck or patio, or any form of security/proximity sensor is to be added, you must submit an Architectural Review Request for approval.

15 Lower-Level Exits



- a. Lower level exits either from below grade or directly from the basement of the unit require the submission of an Architectural Review Request and approval.
- b. Depending on the construction of the rear of the unit, the exit door may be a single hinged door, a sliding door or a Bilco type or similar style door.
- c. The above grade doors may be almond or white in color. The doors may have grills.
- d. Existing single rear doors if replaced should be of a similar style, design and color of the existing door.
- e. When a Bilco style door is used, the stairs should be perpendicular to the unit wall to which it is attached. The color of the Bilco door should conform to the foundation wall as specified in Section 4 - Color Palette.
- f. Replacement of an existing rear exit door onto a deck or patio should conform to the existing style, design and color.

16 Miscellaneous

Bicycles, scooters, play sets, wagons, skateboards, and any other sports equipment including portable or permanent basketball hoops shall not be parked or stored on driveways, porches, decks, or patios but shall be kept inside the individual units and not on any common areas. Sandboxes and wading pools will be permitted only on decks and patios. Motorized riding toys or unlicensed vehicles (including dirt bikes, 4-wheelers, ATV, motorbikes, etc.) are not permitted to drive on the roads or open common elements within the TVAS community.

17 Radio and Television Antennas



No radio or television aerials or antennas shall be installed outside any unit.

One small dish receiver (DSS type) is permitted provided it is placed in such a manner to minimize its visibility from the street. It is the responsibility of the unit owner to inform the installer of this requirement. In addition, the installer should be made aware of the need to lay and clip all external cables in a tidy and unobtrusive manner and that no cables are to be laid over the surface of any common area.

Any change to an existing dish which alters the appearance, size or location of the dish receiver must be submitted on an Architectural Review Request for approval.

Unit owners may not have more than one dish receiver on their unit.

18 Railings



For added safety, unit owners may install railings from the front porch to the front path (sidewalk). An Architectural Review Request must be submitted, as well as a picture of the proposed railing, meeting the following specification:

- a. The railings must be either aluminum or wrought iron.
- b. The 1" post should be core drilled into the existing concrete and anchored with concrete and epoxy.
- c. The posts should be capped with 1-3/4" aluminum or wrought iron caps.
- d. The 1/2" by 1/2" aluminum or wrought iron balusters should connect the top and bottom rails.
- e. The railings should be finished with an oil base primer and a minimum of two coats of black finish. (minimum)
- f. The approved railing design must not only parallel the steps but continue along the front edge of the porch to the unit exterior wall structure.
- g. Each unit railing must be custom designed for the unit by the contractor who must personally measure each step and porch configuration to ensure proper implementation and fit.
- h. Contractors who have completed approved work in the community include Hess Ornamental Iron and Geier's Construction and Iron Works.

19 Roofs



- a. Replacement: Replacement of roofs may be undertaken following the submission of an Architectural Review request for approval. The following replacement shingle has been designated for use by the unit owners.



Architectural Shingles

1. The Architectural shingles, although appearing to have notches, are a solid piece across the length of the shingle and weigh between 340 and 440 lbs. per square. They have a three-dimensional surface which gives them a distinctive appearance.
 2. The design of the Architectural shingle makes them ideal for high wind environments and is rated for winds up to 120 mph. The shingle should be Shake style.
 3. The color of the Architectural shingle must be **Weathered Wood**. If capping shingles are used in particular designs of ridge vents, they must be Weathered Wood in color to match the main roof.
 4. Recommended manufacturers are GAF/Timberline, and Certain Teed Corporation or other equivalent manufacturers.
 5. Unit owners are solely responsible for ensuring that their roof structure is warranted by the roofing contractor to be capable of supporting the weight of the Architectural shingle. Neither the Executive Board nor the Architectural Review Committee make any warranty to the unit owner that their structure is in the appropriate condition to support the weight of the Architectural shingle.
 6. It is recommended that at the time you elect to replace your roof that you replace all the roofs of your unit (the main house; the garage; the dormer(s); and the morning room) at the same time. At this time, all the ridge vents should be replaced.
 7. In the case when the morning room roof must be replaced prior to the replacement of the unit's main roofs, the other roof must match in style and color when replaced.
- b. Repair: If at any time a repair to a roof is required either as an emergency or as a routine repair following minor damage, there is no need to submit an Architectural Review Request for approval. A repair is defined as: work to be done on a minor part of a roof limited to an area of 3 ft. by 3 ft.; replacement of a vent pipe seal; replacement of a can style roof vent; caulking around seals; replacement of ridge vents with a different style which meets the color requirement (Weathered Wood); and minor repairs to the flashing. If you are uncertain about your intended repair, you may consult the Chair of the Architectural Review Committee for clarification, via the management company.

20 Sheds

Outside storage sheds are not permitted on the premises.

21 Sidewalks



- a. The sidewalk from the front porch to the driveway shall not be obstructed or used for any other purpose than access to and from the unit.
- b. Replacement of the front sidewalk using brick or other pavers may be permitted with the prior recommendations/guidelines of the Architectural Committee and the approval of the Executive Board following the submission of an Architectural Review Request. An appropriate color compatible with any existing exterior brick or with the front porch and steps should be specified in the request for approval. Already approved walkway material may be extended onto the front porch and steps using the same color and style with Architectural Committee recommendation and Board approval.
- c. The painting of the cement/concrete surface of the front porch to cover peeling, chips or repaired cracks on the surface must be done with a suitable exterior walkway paint for which the color must be cement or very light gray. No Architectural Review Request is needed unless a change to this rule is sought.

22 Siding



- a. Replacement of the vinyl siding for repair or maintenance purposes may be undertaken following the submission of an Architectural Review Request for approval.
- b. The color of the siding is to conform to Section 4 - Color Palette. Should the color be unavailable, the request should specify the nearest matching color.
- c. The style of the existing siding should be maintained. The siding style (profile) must be Double 5" Dutch lap available in either Mastic Mill Creek or Liberty Elite. If the existing style is not available a close alternative should be selected and specified in the request.
- d. Unit owners shall submit a sample of the replacement siding in the color and design specified in the request.

23 Windows



- a. All replacement windows must be of the same size, design and color of the windows used in the original construction of the unit. Replacement of existing windows does not require an Architectural Review Request.
- b. Additional windows may be added to a unit and requires approval by the Architectural Committee. An Architectural Review Form must be submitted to the management company. These windows and their replacement must be consistent with size, design and color and placement of windows within the other units in the community. Locations other than those already included in other units within the community will be considered but must be in keeping with size, design, and color of other windows.
 1. Window air conditioners may be installed only in the rear of the unit in second floor bedroom windows.
 2. Window air conditioners will be limited to seasonal use. (April to October)
 3. Window air conditioners must be removed by November 1st and stored at all other times
- c. Dormer windows may be replaced with single panel window which does not open, provided it replicates the existing appearance and size. If the unit has two dormers, both windows must match and be of the same type. An Architectural Review Request does not need to be submitted.