

Architectural Standards and Guidelines of the Hambleton Cove Homeowners Association, Inc.

These architectural standards and guidelines are provided to all property owners of the Hambleton Cove Homeowners Association. Please refer to them before proposing or making any changes to the exterior of your townhouse or lot. Authority for these standards and guidelines resides principally in Article V and Article VIII of the Declaration of Covenants, Conditions, and Restrictions.

GENERAL: the Architectural Committee must approve any and all changes to the exterior of a townhouse or other structure. The only exception to this is that repairs to a townhouse or other structure using the same design, material and color do not have to be approved.

REQUESTS FOR APPROVAL: all requests must be made to the Architectural Committee in writing. Requests should give detail of shape, height, materials, color, location, kind, dimensions, and relationship to adjacent neighbors that could be affected by a request. It is recommended that an owner consult with their neighbor(s) prior to making a major change request. The Architectural Committee will respond to every request within 60 days after submission.

PROHIBITED ITEMS: fence, wall, hedge, clothesline, doghouse or other type of pet shelter, tent, pool or spa as described in the Declaration of Covenants, Conditions, and Restrictions.

STANDARDS AND GUIDELINES

SIDING: cedar lap siding is the standard for the community (stain color on file with Architectural Committee).

ROOF SHINGLES: charcoal grey asphalt shingles to match the existing shingle is the standard (brand on file with Architectural Committee).

GUTTERS AND DOWNSPOUTS: aluminum to match the existing size and color is the standard.

FRONT PORCH TILE: existing is the standard.

FRONT PORCH DECORATIVE ITEMS: items such as the decorative chairs or benches manufactured for the purpose of entryways are acceptable. Items such as coolers, woodpiles, etc., which are not manufactured as decorative entryway items are not suitable to be displayed on the front porch and entryway.

FRONT ENTRANCE WALKWAY: poured concrete slab is standard.

STORM DOORS: storm doors shall be anodized aluminum, contain no grills of any kind, be the same color as the window casing, and be of the type, color, and design approved by the Architectural Committee.

FRONT DOOR COLOR: the standard color for the front door is the color of the siding.

WINDOWS: the windows that were installed, as part of the original construction of the townhouse are the standard (Peachtree brand), or other manufacturers approved by the Architectural Committee.

DECKS: decks are permitted. Decks cannot extend beyond the shorter of the unit owner's rear privacy walls. Pressure treatment lumber is the standard deck material.

DECK STAIN: clear sealer, semi-transparent, grey, cedar, or natural are acceptable.

PATIO: patios may be installed. A patio cannot extend more than 21' from the rear wall of the house. A patio cannot extend beyond the owner's lot line under any circumstance. Patio landscapes cannot extend into the common area. A patio can be constructed of slate, flagstone, brick, or pavers.

FOUNDATION WALLS: Painted the same color of siding.

AWNINGS: grey/taupe colored awnings **that closely match the color of the siding** (note: grey and taupe do not match the siding anymore) are the standard in the community. Awnings will only be approved for installation on the back of the house.

LANDSCAPE: an owner is responsible for what is growing on his/her property. An end unit owner is responsible for landscape planted within four feet of the outside end wall. Landscape plantings or trees, shrubs or any other material should not block the view of a neighbor or encroach on a neighbor's property. Under no circumstance should an owner landscape beyond his/her own property line.

BUILDING ADDITONS: building addition or expansion requests are discouraged. Anyone thinking of making such a request should ask to meet with the Architectural Committee in person to discuss the idea. Since any building addition or expansion will require an architect drawing and permits, it is important that no money be spent on these items prior to a preliminary discussion. Submissions will be considered on a case by case basis and may require association membership review.

EXTERIOR LIGHT FIXTURES: currently installed light fixtures are the standard in the community.

HOLIDAY LIGHTS: holiday lights are permitted. Holiday lights should not be installed more than twenty-five (25) days before a holiday and should be taken down within the

(10) days after the holiday. An owner or group of owners is not permitted to place holiday lights in the common area. Holiday light installation does not need prior approval of the Architectural Committee as long as the installation falls within these guidelines.

HOUSE NUMBER AND NAMEPLATES: the 4” solid polished brass house number is the standard in the community. Nameplates and other decorative items that designate address to name ownership are discouraged.

We understand that there are some violations existing to our architectural guidelines; however, such violations will not be permitted or approved in the future. If you have such a violation and are able to correct it, it would be appreciated.

Prepared by the Architectural Committee and approved by the Board of Directors July 31st, 2010; Edited October 24, 2014.