

Westover Crossing Homeowners Association
Appendix to Architectural Standards
(Effective April 2024)

The Association’s Architectural Standards are intended to accommodate special desires and needs of the Westover Crossing Members, while at the same time maintaining the architectural consistency and topographical harmony and uniformity originally intended.

Although individual tastes and styles may change or slightly deviate from the originally intended personality and character of the community, there is a need for the Board of Directors of the Association (Board) to establish uniform general rules, regulations, procedures, standards, and enforcement policies to implement architectural and property use restrictions for Members. Please refer to your Declaration of Covenants, Easements and Restrictions, Article IV, Section I, from which many of the following Rules, Regulations and Architectural Standards have been derived.

Exterior Paint and Stain Colors	Request not required
Decks (colors)	Request required
Exterior Masonry	Request required
House Adornment	Request not required
Unit Materials (roof)	Request required
Retaining Walls	Request required
Decks, Stairs, Patios, Porches and Cement Steps (specifications)	Request required
Front Porch Posts & Front Step Railings	Request required
Outdoor Barbecue Grills & Recreation Equipment	Request not required
Trees and Plantings	Request required
• Garden Bed Edging	Request required
Down Spouts	Request required
Gutters	
Exterior Antennas, Cable Wiring & Satellite Dishes	Request required
Air Conditioners, Fans & Attic Ventilators	Request not required
Fireplaces and Radon Exhaust	Request required
Signs	Request not required
Doors & Windows	Request required
Window Coverings	Request not required
Exterior Seasonal Decorations	Request not required
Electric Car Chargers	Request required

Homeowners are responsible for permits, local building code enforcement rules, etc.

Samples can be requested as color can vary by manufacturer.

Homeowner to notify management upon project completion to allow inspection of completed work.

Exterior Paint and Stain Colors - Request not required

1. Unit Exteriors

a. House Numbers: Black

b. Exterior Shutters: Finnaren & Haley's (F& H) "Stormplate" Flintlock Gray (semi-gloss); MAB #277-3A; Winchester/Tuxedo Gray (semi-gloss) or other paint manufacturers with exact color match.

c. Exterior Wood:

Trim (Includes porch posts, door trim, window box trim, angle bay window trim, dentil trim and front stair railings)- MAB, Seashore Latex House Paint-"Westover Sandtone" Color # 137-2312 (satin/semi-gloss) Or other paint manufacturers with exact color match.

Large Flat Wood Surfaces (Includes dormers, long side windows, window boxes, pent and gabled front porches, French doors and garage doors)- MAB, Seashore Latex House Paint-"Westover Sandtone" Color #137-2312 flat or satin/semi-gloss paint may be used or other paint manufacturers with exact color match.

d. Exterior Metal Surfaces:

Front, side and rear hinged metal entrance doors, metal window box roof, angle bay window metal roof (Penn Red) and French doors (sandtone)-

Storm Door- MAB, Rust-O-Lastic Exterior Alkyd Enamel "Westover Sandtone" Color #137-2312(satin/semi-gloss)

Or other paint manufacturers with exact color match.

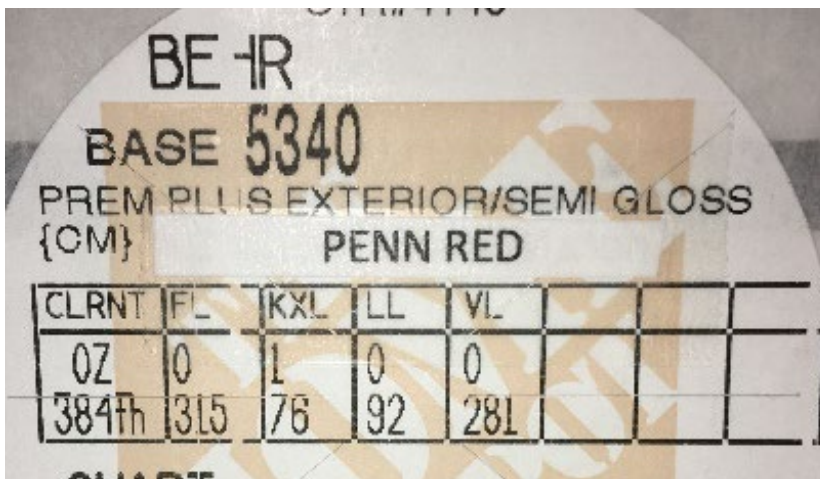
Basement window frame, a/c disconnect box, water and gas meters- MAB Sandtone high gloss for metal

Or other paint manufacturers with exact color match.

e. Stucco:

Color and texture must match the existing clean "Sandtone" color of the unit.





Decks - Request required (repair/replacement)

1. Previously Painted Lumber Decks:
MAB, Seashore Latex House Paint-"Westover Sandtone" Color #137-2312 (flat or semi-gloss with anti-skid additive)

2. Pressure Treated Lumber Decks:
Properly clean deck (power wash if necessary) and apply a semi-transparent stain in a color that is consistent with natural tone cedar or pine wood. Not permitted are colors, including but not limited to, gray, redwood, blue, green, yellow, or brown. Solid color stains or liquid rawhide stains are also not acceptable. Examples of permissible stains include: Wolman F&P Natural or Cedar; Wolman Extreme Honey or Cedar, Behr Natural Seal Plus clear or cedar, Cabot's cedar. If desired, proposed stains may be submitted to the Architectural Review Committee for review and advice.

Note: Homeowners with pressure-treated decks previously painted with Bisque Color #12561 must submit a proposal to the Architectural Review Committee before refinishing/re-staining the deck.

Exterior Masonry – Request required

1. Unfinished concrete foundation walls may have stucco applied to them. The stucco must be consistent with the color and texture of the existing clean original stucco of the Unit. Unfinished concrete foundation walls may also be painted with a masonry paint to match the color on existing clean original stucco exterior walls.

2. Stucco walls may be re-stuccoed to match the cleaned existing stucco of the unit. Color and texture must remain consistent with the existing stucco of the Unit. Stucco walls may also be painted with masonry paint to match the existing original color on the cleaned existing exterior wall of the unit.

3. Painting or staining of brick or concrete is prohibited (with the exception of foundation wall above).

4. Mold and mildew on stucco and concrete porch and steps must be removed as needed.

Unit Materials - Request required

1. Roof Shingles - The upper main roof and den roof shingles must be three-tab solid/uniform black asphalt comparable to Certainteed "Moire Black" 25-year, three-dimensional shingles. Matching roof ridge vents are permitted. Three-dimensional shingles must be used on all window box roofs and front porch roofs. The color must be solid/uniform black asphalt comparable to Certainteed "Moire Black."

Chimney caps are permissible – optional/functional.

Note: The management company must be notified in writing by the homeowner when a replacement roof is completed.

2. Attic ventilators or other mechanical apparatus requiring penetration of the roof shall be as small as possible and must be black in color to be consistent with the roof shingles. Attic ventilators shall be located on the rear side of the Unit's roof and shall be located at least 12 inches below the ridge line.
3. Front porch posts - must be replaced with posts of wood, vinyl or composite materials to exactly match existing post size and style. The square, flat portion at the top of the post must be 24". Posts must be painted in semi-gloss or satin finish "Westover Sandtone" color.
4. Aluminum and/or vinyl siding is prohibited.
5. Composite lumber materials consistent with original lumber dimensions, styles and texture are permitted for use when repairing or replacing exterior wood trim.

No request required (house adornment)

6. Outdoor light fixtures maybe replaced with a brass colonial fixture not to exceed 10 x 18 inches. Solar landscape lights are permitted in landscaping beds only. Low profile deck lights are permitted on inside/underside of deck railing.
7. House numbers - must be 4" black metal, consistent with the existing style. For addresses containing four numbers, numbers should be affixed 2 inches from the top and bottom of the top flat portion of the post. For addresses containing three numbers, numbers should be affixed 5 inches from the top and bottom of the top flat portion of the post. Numbers should be equidistant from one another.
8. One traditional brass door knocker not to exceed 4 x 8 inches is permitted on the front entry door.

Retaining Walls - Request required

1. A Request for Architectural Change form is required for replacement of existing retaining walls. A design and specifications of the materials to be used must be submitted with the Request for Architectural Change.
2. Retaining Walls must be 6" x 6" (inch) pressure-treated lumber and should not be stained but should be power-washed when they become dirty and/or moldy.
3. Fencing on private property is prohibited. Free-standing, 'above grade walls are prohibited.

Drainage should be considered for retaining wall of excessive height (more than 2 ft)

Decks, Stairs, Patios, Porches and Cement Steps - Request required

1. For any deck construction, a current "Request for Deck Construction" form must be completed and submitted. This form can be obtained from the management company or from the website. Each request must be accompanied by a sketch and detailed specifications.
2. It is the homeowners' responsibility to obtain a building permit and to ensure the proposed change complies with all local and state building codes.
3. All decks must comply with the following specifications (including stairs located perpendicular to the rear wall):
 - a. Inside unit: 16 feet maximum width**
12 feet maximum depth

** Maximum width may be extended beyond 16 feet upon review of the request to accommodate existing conditions.

- b. End unit without den: 20 feet maximum width**
12 feet maximum depth

**Maximum width may be extended beyond 20 feet upon review of the request to accommodate existing conditions.

- c. End unit, with den depending on the placement den:
28 feet maximum width
12 feet maximum depth

**Maximum width may be extended beyond 28 feet upon review of the request to accommodate existing conditions.

- d. For decks with stairs placed parallel to the rear of the deck, the maximum depth may be up to 15 feet to allow for the stair width, yet maintain the maximum deck flooring depth.
 - e. Deck railing height must be 42 inches. Railing must be 2" x 2" vertical, 4"

between rails with balusters or pickets placed at 90 degree angle to deck floor.

f. Deck flooring, rails, and staircases must be constructed of pressure treated lumber, cedar, or composite decking material. (Refer to B.2. of this document for color requirements.) The color of the composite decking material must be similar to the approved stain colors used on pressure treated wood. A sample of the composite decking material must be included with the Request for Architectural Change form.

Approved Trex Colors:

- Trex Transcend Carmel
- Trex Transcend Havana Gold
- Trex Transcend Tiki Torch
- Trex Transcend Rope Swing
- Trex Select Saddle

g. The deck and staircase must not extend beyond the private lot of the Unit.

h. The staircase handrail has to be perpendicular to the ground and rounded and easy to grasp; 1.25 – 2 inch diameter. (*per International Building Code*)

i. Ground level decks may have wood lattice under the deck subject to approval by the Board. The maximum height for the lattice is 4 feet.

4. Privacy screens, of any kind, are prohibited.

5. All concrete patio slabs must comply with the following specifications:

a. Brushed finished, non-pigmented, continuous poured concrete.

b. Maximum width of 19 feet and maximum depth of 12 feet from the foundation of the unit. (enlarging deck requires an architectural change request)

c. Patios must begin at the foundation of the unit and may not extend beyond 12 feet.

d. Clear water- proof sealant is permitted.

e. Painting or staining of patios is prohibited.

f. No floor coverings are permitted on the patios, including indoor/outdoor carpeting and/or Astroturf products.

6. Hot tubs are prohibited.

7. Storage boxes are permitted on rear decks and patios. Plastic stacking storage bins are not acceptable. They are not to exceed 60" x 32" x 24".

Front Porch Posts and Front Step Railings - Request required

1. Railings shall be constructed of pressure treated lumber or composite materials and painted "Westover Sandtone" color (satin/semi-gloss).
2. Supporting posts shall be 4 x 4 inches in width and installed securely.
3. Rails must be two evenly spaced 2 x 4 boards.
4. Railing height must be 34-38 inches.
5. Railing must be only on one side of the stairs.

The handrail has to be parallel to the ground and rounded; easy to grasp; supports should be placed in an upright, vertical arrangement.

Outdoor Barbecue Grills and Recreation Equipment - Request not required

1. Permanent barbecue grills are prohibited.
2. Barbecue grills must be stored on rear patio or deck or inside unit.

****FIRE PITS ARE NOT PERMITTED****

3. Permanent outdoor swing sets, jungle gyms, sliding boards, basketball hoops and backboards and any other permanent recreational equipment are prohibited.
4. All Outdoor recreational and children's play equipment must be temporary, freely movable and storable, maintained in good condition. Bicycles, wagons, strollers and similar items must be stored indoors at nightfall.
5. "Kiddie" pools shall not exceed a depth of 12 inches nor exceed an area of 16 square feet and must be emptied and stored indoors at nightfall.

Trees and Plantings - Request required

1. Trees

Westover Crossing wants to maintain the look of mature landscaping. For this reason, no trees can be removed without prior Board approval. The Board will approve removal of trees that present a health and safety problem. The Board may also approve the removal of fruit bearing trees. All tree removals will be at the owner's expense. Whenever a removal is approved, it will be accompanied by a requirement that the tree be replaced by a new planting of an approved tree species that is at least six feet tall from soil line to top. The request must state the location of the existing and proposed replacement tree, the species, and the reason for the requested removal. A sketch indicating the location of the tree to be removed and the location of the replacement tree must also be included. The Architectural Review Committee will review the application and send its recommendation to the Board.

The base of the tree must be mulched in an approximate 3- foot diameter mound.

2. **Plantings**

- a. All units without a garage must have a front foundation garden including a minimum of two flowering and/or evergreen shrubs or trees. Flowers may be planted in these existing beds. The front foundation garden must extend across the entire length of the front foundation.
- b. Landscaped gardens are permitted on the sides and across the back of the Units, patios and ground level decks. These gardens must not exceed 3 feet in depth. Landscape bed edging is permitted; Architectural Request Required.
- c. Any additional flower/shrub beds must be submitted for approval.
- d. Replacement or new shrub plantings, such as azaleas or boxwoods, must be at least 20" high after planting. Alberta spruce or a similar type of evergreen must be at least 36" high after planting. A sketch must accompany the Request indicating the locations of existing structures and shrubbery and the location of any new plantings.
- e. Flower beds lining the walkways or parking pads are prohibited with the exception of homes with garages. These homeowners may plant flowers (no bushes or trees) along the front walkway in beds of up to 18 inches wide.
- f. Low profile bed edging is permissible as to not interfere with landscapers. Black or neutral edging; Brick not permitted. *Architectural Request is required.*
- g. Temporary plants in pots and baskets must be properly maintained and removed by the first frost.
- h. Window boxes are prohibited.
- i. All landscaping must be natural and properly maintained. Use of Artificial plantings is prohibited.
- j. Any new, freestanding plantings that form a hedge, or are intended to be a privacy screen are prohibited.
- k. Trees and shrubs that obstruct or impair the vision of vehicular traffic shall be cut back or removed by the Owner.
- l. If a portion of the lawn, shrubbery, and or plantings on any Private Yard or Lot becomes damaged or in need of maintenance, the Owner must repair the damage or maintain the area in disrepair. Any shrub that is planted must remain within the boundary of the existing bed and must be the appropriate size through maturity. Dead trees and shrubbery must be removed and replaced by the homeowner.
- m. In-ground fruit bearing trees, plants and shrubs are prohibited.
- n. The cultivation and or growing of vegetables on any Lot or Private Yard is prohibited
- o. Solar lights are permitted in the landscaped beds . They are to be placed in the bed as to not interfere with landscaping.
Landscaping Stones of any type are not permitted along walkways, driveways, or around trees or in flower beds. Stones or rocks may not be used as single border for decorative purposes.
- p. Low profile deck lights are permitted on inside/underside of deck railings.

3. End Units with apparent soil erosion on the side of the unit may use three inch (3") river rock landscaping stones to remedy the problem. River rocks may be placed at a not to exceed 8" maximum border in order to prevent soil erosion. This guideline is for end units with side landscaping (bushes, flowers
4. Other erosion problems will be considered upon request. A proposal and a sketch must be submitted to the Architectural Review Committee for consideration and must receive Board approval.
5. Three inch (3") river rock landscaping stones may be placed around air conditioner compressors located in the rear of the unit provided that the river rocks do not extend out from the base of the compressor more than twelve inches (12")

Down Spouts - Request required

Downspout extensions should or should be black, if placed in a mulched area, painted "Sandtone" to match the existing downspout or green, if placed on the grass. Downspout extensions extending onto the lawn should be placed when rain is forecasted and removed after the weather event has passed.

Gutters – must be replaced with like units and painted sandtone. Low profile gutter guards are permitted (no dome units allowed).

Exterior Antennas, Cable Wiring and Satellite Dishes - Request required

1. No exterior antennas will be installed which are visible from the street.
2. No cable wiring will be installed which is visible from the street.
3. Satellite Dishes:
 - of eighteen (18) inches or less in diameter are preferred
 - placement in the least obtrusive location possible is preferred. The following locations should be explored in the order listed (on the rear roof below the roof peak, on the rear deck surface, on the inside of the rear deck railing below the rail line, within landscaped beds to the rear of the unit, within landscaped beds on the side of the unit, within landscaped beds in the front of the unit
 - be located a recommended distance of two (2) feet from any adjoining property
 - must match the color of the home structure ("Westover Sandtone" if placed on the stucco or black or grey if placed on or near the ground, on the deck or on the roof) so long as painting the device will not void the manufacturers warranty
 - must be for the personal use of the resident(s) of the unit only and limited to one (1) per unit
 - Owner shall provide a notice of his/her intent to install a Satellite dish prior to installation. Notice is subject to review of the Architectural Review Committee and Board.

**Air Conditioners, Fans and Attic Ventilators-Request not required
Fireplaces and Radon Exhaust-Request required**

1. Replacement central air-conditioning compressor units may not exceed 37"W X 37"D X 40"H in size, and shall be located in the rear of the Unit or on the site of the original compressor. If the compressor is moved to a site other than the original, approval of a Request for Architectural Change is required. The compressor pad will be replaced with concrete, vinyl or PVC pad.

2. Window unit air conditioners and fans are permitted in dormer windows only and shall be installed no earlier than May 15th and shall be removed from the window no later than October 15th•

3. The color of any portion of a window unit air conditioner visible on the exterior of a unit shall be consistent with the "Sandtone" trim color or other neutral color. Air conditioners and fans must be properly installed.

4. Gas fireplace vents that are visible from the exterior must be no larger than the existing dryer vents.

5. Radon Exhaust – A diagram of the proposed radon remediation plan must be submitted with the Request for Architectural change form. Upon completion, unit is to painted Westover Sandtone.

Signs - Request not required

1. Signs, decals or posters of any character or kind that are visible from the exterior of any Unit, including but not limited to "For Sale" and/ or "For Rent" signs, shall not be erected, posted or displayed upon, in or from any Unit, structure, Lot, Private Yard or Common Area

2. "Open House" Signs:

a. One (1) "Open House" sign may be located at the front entrance of the community and/or in front of the Unit for sale/rent no earlier that 6:00 am on the day of the open house and shall be removed the same day no later than 6:00 p.m.

"Open House" signs shall not exceed 3 'x 3' feet in size.

b. Any "Open House" sign displayed at the front entrance of the Community shall be located only on the Common Areas and shall not be placed upon or in the center island or in any flower beds.

3. Security decals are permitted only on exterior ground level windows and shall not exceed 4" x 6 " inches in size.

Doors and Windows - Request required
Window Coverings - Request not required

1. Prior to installation, the proposed windows/doors must be reviewed by the Architectural Review Committee and subsequently approved by the Board. A "Request for Architectural Change" form, signed indemnity agreement, sample of the window/door frame color, and a brochure showing the proposed window/door style, along with a window checklist should be included with the request to the Architectural Committee.

2. Storm Doors - Mid-view, full-view, triple-track and self-storing doors are permitted. Glass must be clear. Tinted, etched, decorative or stained glass panels are not permitted. Door color must match "Westover Crossing Sandtone" paint color described in "colors" section B, 1, d.

3. Front, Side and Rear Hinged Metal Single Entry Doors - must be replaced with doors consistent with the existing original doors in the community.

a. Front doors must be painted "Westover Crossing Penn Red" color as described in "colors" section B. 1. d.

b. A traditional brass door knocker not to exceed 4 x 8 inches is permitted on the front entry door.

c. Rear and side doors must be painted "Westover Crossing Penn red" color as described in "colors" sections B. 1. c and d. French doors are sandtone or Penn Red; storms are sandtone;; sliders are dark brown/bronze; everything else is Penn Red.

4. Sliding or French Style Patio Doors - The use of grids is optional for either style door. If used, the grid pattern must be a 3 over 5 door style and must match the exterior color of the door. French doors must be painted "Westover Crossing Sandtone" color as described in "colors" sections B. 1. c and d. Sliders must be similar to original dark brown/bronze color of the existing metal sliders.

The following conditions must be met when installing replacement doors described above in lines #1, 2 and 3:

- Replacement door exterior colors must match the colors specified in Colors section of these regulations and standards.
- Overall exterior door frame dimensions must match existing frame dimensions for wood and masonry installations.
- No capping of any kind may be used.
- Existing metal and wood frame and wood trim must be removed and replaced.
- Exterior wood trim must match the original style, dimensions and colors of the wood trim around the original, existing door.
- Door trim must be caulked to stucco and/or brick using caulk that matches the Sandtone color.
- Stucco and brick must be repaired or replaced or to match existing color and texture.

5. **Vinyl replacement windows**, vinyl clad wood replacement windows or metal replacement windows must be consistent in size, color and style to the existing windows and must be approved by the Board prior to installation. The Request for Architectural Change form must be accompanied by a sample of the vinyl frame and a brochure showing the proposed window style and specifications.

The following conditions must be met when installing replacement windows described above in lines # 4:

Your contractor must recognize that all windows are custom, and not standard stock.

- Replacement double hung window exterior color must match the new original color of the existing dark brown metal windows.
- Existing aluminum frames and sashes must be removed and replaced.
- Overall exterior window frame dimensions must match existing frame dimensions for wood and masonry installations.
- Windows having full or half screens are permitted.
- Windows must be 6 over 6 double hung windows, with no exterior grids.
- No capping is permitted. No capping of any kind shall be used on windows, window frames and/or wood trim.
- Stucco must be repaired or replaced or to match existing color and texture.
- The window frames exterior surface must be caulked to the stucco, brick or wood trim using caulk that matches the dark brownish bronze window frame color.
- Windows installed into wood window box openings must not change the original style and dimensions of the wood trim around the window box.
- The Basement Hopper window may be replaced with vinyl replacement hopper window matching the "Westover Sandtone" color.
- Exterior storm windows are prohibited.
- Window and deck awnings of any kind are prohibited.

6. **Window Coverings**

The use and covering of the interior surfaces of windows by draperies, shades, lavalieres, shutters, blinds or by other items visible on the exterior of a Unit shall be subject to the following rules and regulations:

- The covering of exterior windows with newspaper, bags, boxes, sheets or other items determined by the Board to be inappropriate for use as a window covering is prohibited.
- Window coverings that are boldly colored, and/or which contain or display promotional materials or lettering, are prohibited.
- Window coverings shall only be solid white, off-white, beige or pastel/pale colors.
- Shutters installed on the interior, visible from the exterior, must be stained in natural, light-colored wood grain colors or painted solid white, off white or beige.
- Rattan or rattan-like shades or blinds are permitted and must be consistent with light-colored natural wood.

7. **Garage doors (Request Required)**
 1. The door can be wood or steel.
 2. It must be 4 over 4 flat panel (wood) or raised panel (steel) design painted Westover Sandtone. *Glass is not permitted.*

8. **Exterior Seasonal Decorations- Request not required**
 1. Exterior Winter Holiday decorations may be displayed only during the period from Thanksgiving Day through the third week of January.
 2. Traditional holiday decorations other than those displayed between Thanksgiving through the third week of January may be displayed only 30 days prior to the holiday and must be removed within 30 days of the observance of the holiday.
 - Free-standing flagpoles are prohibited.
 3. Free-standing bird feeders shall be permitted, not in excess, provided they comply with the following:
 - Feeders shall be maintained in good repair so as to adequately contain the birdseed;
 - the feeders and areas beneath are kept clean, including ground spill;
 - the feeders are at least five feet above ground and located at least ten (10) feet from the
 - neighboring Owner's Property;
 - the feeders do not interfere with the Association's landscaping responsibilities; and
 - the feeders do not create/cause a nuisance to Owner's neighbors.
 4. Personal property and belongings, including but not limited to, toys, Statues, sculptures, replicas or any other ornament of any kind or character are prohibited on the lawn areas.
 5. The Board reserves the right to require the removal of any decoration, object, statue, sculpture, replica or any other ornament which, in its sole discretion, the Board deems inappropriate.

9. **Electric Car Chargers (Request Required)**
 1. The unit must not exceed 20x16x17. You can use an "all in one unit" or a "two part installation."
 2. Only one charging station per house.
 3. If the homeowner has a garage, the unit must be installed inside the garage.
 4. Non-wall mounted units are to be installed within the flower bed or close to it.
 5. The unit is not to interfere with landscaping.
 6. When not in use, the cord is to be mounted on the unit so as not to be a trip hazard.
 7. The homeowner is responsible to obtain all permits.