

# BEAVER RUN KNOLL COMMUNITY ASSOCIATION

631 Lancaster Court  
Downingtown, PA 19335

## ARCHITECTURAL AND LANDSCAPE STANDARDS, RULES AND REGULATIONS DESIGN REVIEW REGULATIONS

Revised February, 2014

### I. General Information

- A. These standards, rules and regulations are based on safety, aesthetic value, development maintenance, and state and local laws, while allowing for personal preferences.
- B. Development of Design Review Standards will continue to be an evolutionary process with refinements added gradually. These standards are not meant to address all situations; any submission presenting details not covered by these standards will be addressed on a case-by-case basis by the Design Review Committee (DRC). The Design Review Committee will be limited to nine (9) voting members.
- C. Nothing contained herein or issued by the Committee is meant to supersede local and state building codes. Such codes must always be met. If a standard or action by the Committee is contrary to such codes, then the codes will prevail.
- D. Plans must be submitted and approved for any and all decks, patios, gardens, and architectural changes. Appropriate local permits must be obtained and a copy filed in the office. When in doubt about any exterior change, submit a plan to the Board for approval.
- E. Variances will be and have been allowed. Any submission which does not appear to meet the standards can nevertheless be approved by a majority vote of the Board of Directors.
- F. BRKCA will not be responsible for damage to sewer lines or problems due to improper plantings, or poor construction on the part of the homeowner.

### II. Guidelines

#### A. Decks. Only ground level decks are allowed with the following specifications:

- 1. Maximum base height of deck is one (1) foot above level of the cement patio at the rear of each unit.
- 2. No trellises or roofs are allowed.
- 3. All wood must be exterior grade, pressure treated.
- 4. Natural wood stain only.
- 5. Landscaping or lattice work must be provided for area between the ground and deck level.
- 6. Dimensions are not to exceed 16 feet from existing patio; not to exceed past shed (slab units only).
- 7. Railings must be exterior grade wood, or composite material, and no higher than 36".  
NOTE: If deck is 30" or more above grade, a railing at least 36" high is required and must be enclosed to prohibit the passage of an object 6" or more in diameter through the railing.
- 8. Gardens around decks must be bordered and mulched; or loose stones/pebbles must be edged, contained, and maintained.  
Living fences can be used to border decks on the sides and must be kept trimmed to 6 feet above deck floor.
- 9. Composite material may be used for deck surfaces and railings must be natural wood tone in color.

#### B. Patios

- 1. Patio brick, cement, paving stones, or slate (stock standard colors) must be used. No painting of brick or slate is allowed.
- 2. Patio Fencing of pressure treated, natural color wood, composite material in natural color wood, or vinyl fencing in natural color wood tones is allowed around patios; maximum height of 36".

No wire fences are allowed.

3. The patio must be set back six (6) inches from each property boundary, and must not exceed 19 feet from existing patio (concrete rear porch), but must be within property line.
4. Gardens around patios must be bordered and mulched, or loose stones/pebbles must be edged, contained, and maintained.

### **C. Doors**

1. Only white (off white) or brown are allowed on all doors.
2. The color of both storm/screen, main house door and trim (front and rear) must match, i.e. if exterior door and trim are brown, interior door must also be brown, etc., however, screen doors are not required.
3. The color of both front doors and porch posts/poles must match.
4. Door frames on houses and other structures will match door and shall be properly maintained/painted.

### **D. Siding/Gutters/Downspouts**

1. Damaged siding/shutter, damaged screens, broken windows, doors, etc., due to storms and the like, are to be repaired or replaced within 30 days of incident. Materials and colors are to match the original color as much as possible.
2. Spouts/gutters are allowed on sheds; materials and colors to match that on the house.

### **E. Privacy Fences**

1. Privacy (good neighbor) fences are allowed. No other fencing is allowed.
2. Dimensions: 6 feet high by 8 feet long.
3. Pressure treated wood, composite material, or vinyl must be used for privacy fencing, and finished on both sides. Allowable colors are white, cream, or natural wood tones.
4. Fences may not be painted. Natural wood color stain is allowed.
5. Living privacy fences permitted 6 feet high by 8 feet long.
6. No wire fences are allowed.
7. Fences of any material and living fences are prohibited around the perimeter of any property.

### **F. Storage Unit Areas**

1. Sheds must be consistent with unit decor including patio. Siding must match unit; doors must be white or brown.
2. Sheds may be installed in basement units only when attached to the basement, not exceeding 1/3 of patio space width, not exceeding perimeter of patio.
3. Trash cans, ladders, canoes, toys, etc. are not to be stored behind the house on the grassy areas.
4. Trash containers and recycling bins are not to be stored on the front or side of the house.
5. Lattices are permitted on the back of basement units from the patio floor to the bottom of the overhang to protect the heat pump. Must be painted to match siding and kept well maintained. Submit plans for approval.
6. Trash cans may be stored behind the sheds of slab units if the area is kept free of grass, weeds and debris.

**G. Sun Control Devices.** Awnings, blinds or sun control devices are prohibited on any unit.

**H. Pets.** Dog houses and dog runs are prohibited.

### **I. Recreation and Play Equipment**

1. No swing sets, outdoor gyms, permanent in-ground sand boxes are permitted, except in the specified tot lots.
2. Recreation and play equipment, to include but not limited to, wading pools, playhouses, bikes and the like, wagons or any other toys, grills and lawn furniture, must be removed from grass/lawn to deck/patio areas and not left out on the lawn overnight.

3. Toys are not to be stored on front porches or patios where they cause a safety hazard or spill over onto the neighbor's porch.

**J. Antennas/Satellite Dishes**

1. Antennas and cable wires are prohibited on the exterior of any unit.
2. DSS satellite dishes are allowed. Plans for size and location must be submitted for approval.

**K. Permanent Barbecues are not allowed without the express written permission of the Board of Directors.**

**L. Hose Storage. Hose storage can be changed on the homes without DRC approval.**

**M. Exterior Lighting**

1. Changes must be approved, in writing, by the Board of Directors.
2. Exterior light fixtures may be white, black or brass.
3. Exterior lighting shall not be directed in such a manner as to create annoyance to the neighbors. Such lighting shall be limited to the rear area of the dwelling unit except as provided by the builder in the original design of the unit.
4. Exterior GF outlets are permitted on the front of the house.

**N. Holiday Decorations which are not a nuisance shall be permitted.**

1. Fall decorations must be removed in a timely fashion and not allowed to rot.
2. Winter decorations may be installed the Saturday before Thanksgiving and removed by January 31<sup>st</sup>.

**O. Clotheslines may be used on a non-permanent basis. They must be removed each day at the end of use.**

**P. Exterior Chimneys/Stovepipes No exterior chimney or stovepipe for a wood stove, fireplace, or other heating device shall be erected, except in compliance with the following regulations:**

1. A request for such installation showing the location, height and material of the proposed structure must be submitted to the Board of Directors for approval.
2. Exterior construction shall be of brick, finished stucco over block, or metal stovepipe covered by a false brick chimney sleeve.
3. Copy of final inspection by building inspector indicating authorization to operate the heating device shall be submitted to the Board and a copy kept on file.

**Pellet Stoves have been approved with the following stipulations:**

1. Request for stove must be submitted to the Design Review Committee for approval.
2. The neighbors will not be bothered by fumes/smoke from the exterior pipe.
3. BRK is assured that the exterior pipe, as specified, will work so that an extension will not be needed.
4. The exterior pipe must be painted to match the siding.
5. The pellets are NOT to be stored on the front porch.
6. The exterior of the house will be maintained by removing any soot/dirt/repairing siding at the end of the heating season.
7. Any changes to the original exterior specifications must be re-submitted for Board approval.

**Q. Gardens Minor landscaping or planting, in general, do not require Board/Committee approval, i.e. flower gardens and shrubs planted within approved gardens.**

1. Boundaries are determined by that of existing structures (building, sheds, slabs, patio, etc.), property lines and common grounds of each individual unit.
2. All measurements are approximate.
3. All gardens must be bordered, mulched, and maintained.

- a. Landscape ties/pressure treated lumber. NO railroad ties are allowed.
- b. Decorative borders such as, but not limited to, brick, stone, concrete, wood, lattice, etc. not to exceed 1 foot in height.
- c. Border plants or shrubs not to exceed 2 feet in height.
- d. Wire fences (such as, but not limited to, chicken wire) are not permitted.
- e. Borders may be natural, no structures are need
4. Plant height is restricted to the lessor of the following:
  - a. 6 feet (excluding trees) (see decks).
  - b. Height from ground to first floor window sill, except to the top of the octagonal powder room window on units with the kitchen in the front.
  - c. Height from ground to lowest part of shed roof.
  - d. Height from ground to second story gutter on side of end units.
  - e. Height of arborvitae from ground to second story gutter.
5. Plants may be staked by wooden or wire stakes as provided at nurseries, tomato cages or trellis provided it does not create a safety hazard.
6. All gardens are to be planted and kept in an orderly manner, and not be permitted to become overgrown. All gardens are to be kept free from weeds and be neatly cultivated and maintained at all times.
7. Corn is prohibited. Sunflowers or other plants of similar shape or form are allowed to be planted in back yards or the sides of end units.
8. All gardens are to be reaped and cultivated after growing season is over, or by November 1st, whichever comes first. Mums and fall/winter plants do not have to be removed by Nov. 1st.
9. No vegetables are permitted in front yards; they are to be confined to back of house only.
10. Any areas that do not meet regulations are to be restored to healthy growing grass by any means necessary to obtain that goal, such as, but not limited to: grading, seeding, and sodding.
11. Under no condition or at any time will gardens and plants or any other alterations be approved or allowed on common ground unless prior specific approval has been granted by the Board of Directors.
12. Trees, shrubs, and plants permanently planted in the ground are part of the landscape and will need approval for removal.
13. Infested trees/shrubs must be treated. If dead, they must be removed as soon as possible but not later than 90 days and replaced with a new tree or shrub, or the area restored to healthy growing grass.
14. Gardens may be planted when attached to existing basement unit patios to a maximum of 16 feet. They must be bordered and mulched.
15. Gardens may be extended to a maximum of 5 feet on all sides of end units.
16. Gardens behind sheds on slab units have been approved to a maximum of 8 feet only, or to the edge of property line, whichever comes first.

#### **R. Real Estate Signs**

1. Real estate signs of any type are allowed on the front of the homeowner's property. No signs are permitted on the back of the property.
2. Signs may contain the real estate company and agent names and the phone number only; a container for flyers may be attached to the sign.
3. No signs are permitted on common ground except during open house times, then removed.

#### **S. Walkways**

1. Concrete walkways must be maintained, and cracks, or depressions in concrete that exceed two (2) inches (tripping hazard) must be repaired .
2. All metal railings on walkways must be maintained in stable condition.
3. All walkway railings must be of metal construction, similar to original BRK design, and painted black

#### **T. Outside Area of Home**

1. Outside area of home must be well maintained and kept free of trash, clutter and debris.
2. Outdoor furniture must be kept in good repair.