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DERWOOD STATION HOMEOWNERS ASSOCIATION NO. 2, INC.

## **ARCHITECTURAL GUIDELINES**

**Statement of Architectural Principle: The architectural style of Derwood Station, as created by the original developer, is two-story quasi-Colonial.\* As such, the primary architectural elements are:**

**Masonry (brick or stone) and/or horizontally-straked siding (clapboard, lap, etc)**

**Shutters on principal windows (excluding dormers)**

**Shingled roof (slate, asphalt or wood)**

**Therefore, modifications, renovations, and alterations to a house should be consistent with these architectural elements (to the extent that they are visible from the street).**

**\* In contrast to various other architectural styles such as ranch, modern, Mediterranean, Scandinavian, Federalist, prairie, Gothic, etc.**

**This document supersedes and replaces all previous Architectural Control Committee (ACC) guidelines, prior to [May 18 2006]**

In Accordance with Declaration of Covenants (Liber 5848 Folio 787 to 790) Paragraphs 1, 2, 4 and 5, certain improvements to your property require application and approval of the Architectural Control Committee (ACC).

The ACC issues these Guidelines in order to give blanket approval to certain improvements, to identify improvements specifically prohibited, and to provide a sample of the types of improvements that require an application to be submitted to the ACC. Please remember that the ACC is not trying to constrain the residents. It is only attempting to protect everyone's investment in the community by maintaining a pleasant environment. If you are considering an architectural modification and are unsure if it requires an approval by the ACC, please contact an ACC member.

Procedures for requesting approval of architectural modifications and for appealing decisions made by the ACC are in the Procedure for Requesting Architectural Modification in DSHOA No. 2, dated **May 18, 2006**. A copy of the current form, dated **May 18, 2006** is attached. This assures that a signed copy of the application will be returned to you quickly and that the original can be kept on file by the Association Manager. Please follow the directions listed on the application form in filling out your request.

### **BLANKET APPROVAL:** (No written permission necessary)

1. Any plants, shrubs or trees **located in any existing garden beds**; vegetable gardens that are not located in the front of the house or within 10 feet of a street or sidewalk.
2. Decorative borders made of stone, brick or wood that do not exceed the following heights: 12" if the enclosed area is not contiguous with the house; or 3' above grade if the enclosed area is contiguous with the house.
3. Storm doors that are colored white, black, brown, or the same color as the adjacent door, shutters or siding.
4. Replacement garage doors, which must be similar to the original equipment and white or the color of the trim, shutters or siding; **top panel windows permitted.**

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5. Replacement front doors white, **natural wood or wood veneer**, or the color of trim, shutters or siding; may include windows.
6. Replacement windows, similar to original equipment in appearance, (double-hung with grills **or without grill for all windows on the front of the house, street facing**) and are white or the color of the trim.
7. Deadbolt locks, peepholes, door knockers and doorbells.
8. Seasonal or holiday decorations, providing that they are not put up for display prior to 6 weeks before the appropriate holiday and are removed no later than 4 weeks after the holiday.
9. Painting of doors, shutters and trim their original color **or as close as possible**.
- 10. Residing with aluminum or vinyl to their original color or as close as possible.**
11. Shutter additions to the back and side windows that are of the same color and style, and that are proportionate to those on the front windows.
12. Electric roof attic fans when located on the rear portion of the roof and colored black, aluminum, gray or brown.
13. Firewood piles that are neatly stacked on the side or rear of the house; piles should not be placed against the house or other wooden structure to limit the possibility of termites.
14. Swingsets and sandboxes in side or rear yard that are properly maintained and set back at least 15 feet from the side property line and 10 feet from the rear property line. Properly maintained means no visible rust, damage, or missing parts and is greased or oiled in such a manner as to reduce any noise (squeaking, grinding, clanging, scraping, etc.)
- 15. Low voltage lights may be installed along driveway, sidewalks, or patios.**
- 16. Chimney caps are allowed.**
17. Simple mailboxes and posts, house numbers, and permanent non-seasonal decorations that do not exceed total dimensions of 4 square feet, that are in good taste, and that do not detract from the appearance of the neighborhood.
18. Small saucer-shaped or Direct Satellite Service antennae, no more than 36 inches in diameter. All mounting hardware must be properly maintained with no visible rust. Saucer-shaped antenna may not extend higher than 4 foot above the highest point of the roofline. The DSS antenna may not be visible from the street. All wiring must be neatly secured and be as inconspicuous as possible.
19. Garden hose holders.
20. Lattice skirting beneath existing decks.
21. Replacement light fixture of brass finish and glass, colonial style, maximum of 100 watts, incandescent, and not to exceed dimensions of 20"hx8wx8"d.

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22. Security bars on basement windows provided that they are painted black, brown, white or to match siding, trim or foundation color.

23. Incandescent flood lights provided that the direct light does not infringe on any neighbor's property.

24. **Concrete driveways.**

#### THE FOLLOWING WILL NOT BE APPROVED

1. Window air conditioners and permanently affixed window fans.

**NOTE:** Window air conditioners are temporarily allowed for a period not to exceed 14 days in the event your existing central air unit is broken.

2. Any antennae not described in the Blanket Approval section.

3. Metal-post clothes line sets.

4. Painting of decking or fencing (natural wood stains are acceptable).

5. Exterior storage of construction materials not intended for immediate use on the premises.

6. Sheds larger than 9'h x 8'd x 8'w (sheds this size or smaller must still be approved by the ACC).

7. **Removal of shutters in the front of house.**

8. **Storage of boats, trailers, etc. in front or side of house.**

#### EXAMPLES OF ITEMS REQUIRING APPROVAL

All items not listed above require ACC approval. Some examples are:

1. Decks

2. Patios

3. Porches

4. Sidewalks and walkways

5. Driveway modifications

6. Additions of or extensions to the house

7. Fireplaces, chimneys and stovepipes

8. Window boxes

9. Changing the color (painting, staining, scraping, sanding) of any exterior item, **including siding/shutters**

10. Fences

11. Exterior lighting or modifications to original exterior lighting not conforming with the above blanket approvals.

12. Alterations to contours of the land.

13. Swimming pools

14. Awnings

15. Pet houses, bee hives, hutches, etc.

16. Sheds and any outbuildings

17. Clothes lines

18. Solar heating devices

19. Bug Zappers

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20. Freestanding flag poles

21. **Roof mounted solar panels**

22. **Addition of new windows, doors, or skylights.**

23. **Replacement of a window with a door or vice-versa**

24. **Replacement of a larger front door.**

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¶ Effective: January 1, 1996¶ Approved:¶ Secretary:¶

**COLOR PACKAGES** for Derwood Station Homeowners Association No. 2 Houses

Package #: As developed by Magruder Corporation  
Siding: Alcoa Aluminum Rustic 419 Siding (4NCRA, .019") **or vinyl**  
Trim: Alcoa Aluminum **or vinyl**  
Shutters/Door: McCormick Paint **or vinyl**  
Brick: Unknown  
Roof: **Shingles (slate, asphalt, or wood)**

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# 1.		# 6.	
Siding	Sandtone	Siding	Grey
Trim	White	Trim	White
Shutters	Fairfax Brown (222)	Shutters	Copplestone Grey (215)
Brick	Rust (396)	Brick	Antique White
Roof	Brown	Roof	
# 2.		# 7.	
Siding	Sandtone	Siding	Blue
Trim	Almond/Wheat(108)	Trim	White
Shutters	Harness Shop Tan (104)	Shutters	Black
Garage	Wheat (108)		
Brick	Beige (247)	Brick	Antique White (351)
Roof	Brown	Roof	Black
# 3.		# 8.	
Siding	White	Siding	Almond
Trim	White	Trim	Almond
Shutters	Caramel (221)	Shutters	Kings Arms Grey
Brick	Rust	Brick	Beige (247)
Roof		Roof	Grey
# 4.		# 9.	
Siding	White	Siding	Almond
Trim	White	Trim	Wheat
Shutters	Old Colonial Red (225)	Shutters	Sage Green (115)
Brick	White w/red (117)	Brick	Antique White (351)
Roof	Black	Roof	
# 5.		# 10.	
Siding	Grey	Siding	Tan

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Trim Wheat  
Shutters Hearthstone (216)  
Brick Antique White (351)  
Roof

Trim Wheat  
Shutters Red  
Brick Beige  
Roof

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NOTE: This is created from partial information gathered from various sources. If you have any additional information, please call Gary Palmer at 948-6194.

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