

ALLWOOD MANOR HOMEOWNERS ASSOCIATION
P.O. Box 98
McSherrystown, PA 17344

Architectural / Grounds Community Standards (CC&Rs)

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Article I -Introduction

- 1.1 PURPOSE:** To protect the environment and the architectural and grounds integrity of our subdivision. This is critical in maintaining an ongoing increase of our respective property values.
- 1.2 GOAL:** To effectively work with the homeowners in order to maintain the overall appearance of this community.
- 1.3 OVERVIEW:** Pursuant to the provisions of the Pennsylvania Uniform Planned Community Act, 68 Pa. C.S. '5101 et. Seq., we are a planned community and we, as a planned community, are required to follow the various articles, guidelines and such as documented in the Declaration of this community and also as established by the Board of Directors. Additional guidelines can be found in various sections of the Declaration, Article IX, Sec. 9.1.1, Architectural Standards & Sec. 9.1.2 Prohibited Uses and Nuisances. Also, within the Pennsylvania Uniform Planned Community Act 68 Pa.C.S. 5101 et. Seq. **This Board will strictly uphold all the guidelines in order to protect the overall integrity of this community.**

Article II -Procedure

2.1 Architectural Change Forms:

- 2.1.1 Architectural Change Forms (ACF) must be used on any exterior modification to the property with the exception being of landscape plants, trees and shrubs.
- 2.1.2 The ACF needs to be approved **prior** to your application for approval from the Township and County.
- 2.1.3 Process is: 1) Association Approval; 2) Township Approval; 3) County Approval.
- 2.1.4 The following are examples of, but not limited to, items that need to be approved through the ACF process: Sheds, Pools, Fencing, Patios, Walkways, Any exterior change to the home itself and so forth.
- 2.1.5 If you are in doubt, please contact the Association for assistance prior to beginning any alterations. Please refer to the Architectural Change Form itself for additional requirements.
- 2.1.6 Failure to submit for approval in advance will result in a \$50.00 fine being assessed. (Approved by Homeowner Vote in 2005)

Article III - Enforcement

3.1.1 Violation Of Standards:

- 3.1.1 We the Board of Directors will strictly enforce any and all violations. The enforcement will be as follows:
- 3.1.2 A general letter will be sent to the homeowner alerting them to the violation(s). This letter will outline the course(s) of action necessary to remedy the situation, and the timeline in which it is to be accomplished.
- 3.1.3 If stated violation(s) go ignored, then the matter will be turned over to the Law firm that represents the Association for legal action. As stated in our Declaration (Article VI, Sec. 6.1.2), if we need to have these violations turned over for legal action, it is the responsibility of the homeowner to cover any and all legal expenses arising from this matter.

- 3.1.4 You do have the right to appeal by submitting a letter to the Board within 5 days of receipt of the first violation notice. Violations of any nature should be taken seriously, and corrective action promptly taken. We need to preserve the integrity of all 296+ homes in this development.

Article IV - Standards

4.1 Additions:

- 3.7.1 Any additions to your home must be of the same or like material as the original. Other finish materials are acceptable if they keep the aesthetic appearance of the exterior in tact with what exists. You **do** need to submit the Architectural Request Form in advance. **Approval is required prior to start of the job.**

4.2 Antennas:

- 4.2.1 Television antennas for local broadcast reception should not be located in the front or corner of the home unless there is no other location from which a signal can be received. These antennas should not be higher than 12 feet above the roofline and kept out of view as much as possible.
- 4.2.2 Satellite dish systems are permitted providing the diameter is less than 39.37 inches (1 Meter) and that, if at all possible, they not be located in the front or corner of the home. Such dishes should be kept out of view as much as possible. It is recommended that the Architectural Change Form be submitted in advance for approval of location.

4.3 Athletic Equipment:

- 4.3.1 Basketball hoops / hockey nets are not permitted on the streets or the sidewalks.

4.4 Clothes Lines:

- 4.4.1 Clothes lines are not permitted.

4.5 Electrical Lines:

- 4.5.1 Electrical lines that are in an open space are prohibited, if your running an electrical service to your shed, then the line must be buried underground.

4.6 Fences:

- 4.6.1 Fences can be made of wood or vinyl in almost any style pending approval by the Architectural Board. The fence must be of equal height. Corner lots have a 5' setback restriction. No fences are permitted to be erected in front of the home. Chain Link and Chicken Wire fences are not permitted. If you have a wood split rail fence and plan to install wire fencing between the horizontal slats, that wire should blend in with the scenery and fence itself. It needs to look good. Please allow proper space between fences and along the property lines to mow the grass. You are responsible for the upkeep along the fence. No weeds, high grass or overgrowth is allowed in this area. (Approved by Homeowner Vote in 2005) Periodic maintenance will need to be performed every few years in order to maintain a nice, fresh look to wood fencing. If the fencing starts to look aesthetically displeasing, a letter will be sent to the homeowner asking that their fence be replaced, or pressure washed and sealed. You do need to submit an Architectural Request Form for approval prior to making your fence purchase.

4.7 Maintenance:

- 4.7.1 Property maintenance and lawn maintenance are extremely important to maintaining a quality standard in our community. Your lawns, grounds and garden areas should be maintained and look aesthetically

appealing at all times. Trimming along sidewalks and fences is required. Any grass or debris that blows into the street needs to be cleaned up the same day. Areas that have plantings and gardens should be kept weed free. Homeowners whose lawns have excessive weeds growing in them will be asked to have their respected lawns treated at their expense. There are no exceptions to these guidelines.

- 4.7.2 Dumping of cut grass on the property is not permitted. Storage of any material or debris around fencing, pools, patios and sheds is not permitted.

4.8 Pools:

- 4.8.1 Various Rubber Pools are not permitted. Example: Blue Blow-up Rubber Pools.
- 4.8.2 Above Ground Pools are permitted providing that you submit in advance the Architectural Change Form for approval. The siding of the pool must be a tasteful design and resemble the decor, style and color of your home. Proper safety measures must be followed as established by Conewago Township and Adams County. Pool areas are to be maintained and remain clutter free. Over the course of time we noticed that debris and various materials have been stored around the pool area. Please note that this is not permitted.
- 4.8.3 In Ground Pools are permitted providing you submit in advance the Architectural Change Form for approval, same standards apply as with Above Ground Pools. The pumping mechanism should be hidden from view.

4.9 Sheds:

- 4.9.1 Sheds are permitted, however strict requirements must be followed. Maximum size allowed is 12x16 or 192 square feet and the height is not to exceed 10 feet. The colors of the shed must match the colors of your home, siding/siding – trim/trim, the shingles should also match as well. There are no exceptions to this standard. You do need to submit an Architectural Change Form prior to making a purchase. After you receive approval from the Architectural Board, you can move forward with the purchase. With respect to our green space, only one shed (out building of any nature) is permitted on each lot. You are not permitted multiple storage containers.
- 4.9.2 Metal Sheds are not permitted.

4.10 Trash:

- 4.10.1 Trash should be placed at your curb sometime in the evening prior to collection. In the event that the trash disposal company leaves behind any trash, it is your responsibility to remove it from curbside that same day and store it out of view until the next scheduled pick-up date. Trash of any kind is not allowed to be stored in view or stored alongside of your home or shed. Trash cans must also be stored out of sight at all time
- 4.10.2 Dumping on any farmland, wet land or vacant lot is not permitted and will be subject to legal action by Conewago Township and the respected owners of such land. If you observe anyone dumping cut grass or debris in these areas, please contact the Police.

4.11 Vehicles:

- 4.11.1 Motor homes, boats, campers and utility trailers are permitted to be parked at the residence provided they are not longer than the side of the home. In order for you to keep the said vehicle/trailer at your home, you must have installed a paved surface that runs off of your driveway to along the side of your home or on a separate pad behind the home, providing it does not back to another home. This paved surface must match your driveway material (cement, asphalt, etc.). Along that paved surface you must then install a row of pines or evergreens in order to hide the said vehicle from the next-door neighbor. The plantings act

as a wall, so to speak. The plantings should be just as tall or a little taller than the overall height of the parked vehicle. Small plantings are not acceptable due to the many years it will take to grow to the approved height. We do understand that some of these vehicles are work vehicles and as long as they are kept in a neat and clean manner, they will be permitted provided a letter is submitted to the Association for approval. The area between the home and vehicle should be kept clean and storage of any material or debris is not permitted. The Association reserves the right to refuse any vehicle/trailer based on size and/or overall condition and/or we receive complaints from fellow homeowners. You will need to submit the Architectural Change Form prior to having the paved surface installed.

Note: Motor homes, boats and campers may be present at your residence without the installation of a pad and plantings for a maximum of three (3) consecutive days. This will allow for periodic maintenance, preparation for a trip, clean up after a trip or visitors staying with you. This does not mean that the vehicle can be there for three (3) days, gone for one (1) and then back for three (3) more days. The Architectural Committee reserves the right to define excessive.

4.12 Solar Energy Installation System

4.12.1 Solar panels or collectors are permitted provided they meet the following requirements.

1. All panels will be flush mounted as close as possible to and maintain the same angle as the existing roof.
2. The color of the panels and trim of the support structure will be limited to black, gray or other non-reflective metallic material as provided by the manufacturer.
3. Only commercially or professionally made devices are allowed. "Homemade" devices will not be permitted.
4. The highest point of a solar panel will be lower than the ridge of the roof where it is attached.
5. Piping and electrical connections will be located directly under and/or within the perimeter of the panel and invisible from all street angles.
6. All painted surfaces will be kept in good repair.
7. No other lot owners will be required to cut or remove any plants, trees or structures to accommodate the solar panels of their neighbor's home.
8. Solar panels will be roof-mounted only. If the solar panel system to be installed will be used to heat water, the solar energy panels shall be certified by the Solar Rating and Certification Corporation or other nationally recognized certification agency. Certification must be for the solar energy panels themselves and for the method of installation.
9. If the solar panel system to be installed will be used to produce electricity, the solar energy panels shall meet all applicable safety and performance standards established by the National Electric Code, the Institute of Electrical and Electronics Engineers, accredited testing laboratories such as Underwriters Laboratories, and applicable rules of agencies of Pennsylvania regarding safety and reliability.
10. The following items must also be submitted with the application:
 - a. A sample or illustrated brochure of the proposed solar unit, which clearly depicts the unit and defines the materials used;
 - b. Construction drawings for the proposed installation, drawn to show the location and number of collectors, attachment to roof structure, and location of any other exterior system components;
 - c. Calculations showing the number and area of the collectors required.