

CROWNE MEADOWS HOMEOWNERS ASSOCIATION, INC.

ARCHITECTURAL REVIEW COMMITTEE

ARCHITECTURAL GUIDELINES

(Refer to Declaration of Covenants, Conditions and Restrictions, Article VI, Section I. Architectural Review)

SPECIFIC WRITTEN APPROVAL REQUIRED: None of the following exterior alterations may be taken upon any lot without prior written approval. (See Exterior Alteration Application)

Section 1. Landscape

- a. Miniature shrubbery 4 ft. height (maximum)
- b. Trees 3-8 ft. height (maximum)
- c. Rose bush 4 ft. height (maximum)
- d. Trellis/Lattice for rose bush

Section 2A. Patio

- a. Brick or cement
- b. Must be fenced in if exceeds what builder provided

Note: may not be used for storage of toys, or recreational equipment – excluding patio furniture

Section 2B. Decks

- a. County permit required for all decks
- b. Ground level decks only on two story homes
- c. Clear stain or cedar stain only
- d. Trellis' are acceptable with application
- e. No screened in decks
- f. Stain should be applied at least once a year

Note: may not be used for storage of toys, or recreational equipment – excluding patio furniture

Section 3. Storage Shed

- a. Aluminum or pressure treated wood or comparable materials
- b. 6 ft. height (maximum)
- c. Must be fenced in

Section 4. Roof

- a. Material same as original roof
- b. Color same as original roof
- c. Attic fan – flushed to the roof

Section 5. Exterior Siding

- a. Upgrade material same as original siding
- b. Color same as original siding

- Section 6. Exterior Trim
- a. Material same as original trim
 - b. Color same as original trim
- Section 7. Windows
- a. Upgrade quality – same pattern or design as original window
 - b. Wrought iron bars – pane style on front (see example)
 - c. Bar color (black, white) **WHITE BARS ONLY ON FRONT**
 - d. Window screens must be maintained
- Section 8A. Exterior Door (REAR)
- a. Wrought iron bars (security doors with locks)
 - b. Iron bar color (black or white standard)
 - c. Door screens must be maintained
- Section 8B. Exterior Door (FRONT)
- a. Wrought iron security door (black or white color coded to match shutters)
 - b. Regular doors upgrade metal (same color as original door)
 - c. Upgrade quality (windows are acceptable with application)
 - d. Door screens must be maintained
- Section 9. Storm Doors
- a. Aluminum only
 - b. As of July 1, 2008 - Storm doors must be black or white in color. Any storm door installed prior to July 1, 2008 that is color coded to match the shutters is grandfathered until the time of next replacement.
- Section 10. Exterior Lights
- a. Ground safety lights
 - b. No lights along side on ground of end units
 - c. Motion detector lights only on first and second levels on the back of the house
 - d. End units may have motion detector lights on the side of the house (acceptable with application)
 - e. Garage lights
- Section 11. Sidewalks
- a. Alteration in the size, shape or material of any exterior sidewalk is prohibited
- Section 12. Privacy Fence
- a. Any change in the color of any privacy fence located upon a lot is prohibited
 - b. Stain must be **CLEAR or CEDAR STAIN ONLY**
 - c. Stain should be applied at least once a year

- Section 13. Roof –top Flue and Chase
a. Any change in the color of the existing roof-top flue and chase, or any installation of any cover for such flue, upon any dwelling is prohibited
- Section 14. Fireplace
a. Unacceptable is not put in by Builder
- Section 15. Exterior or roof-top television, radio, antenna or satellite dish
a. Front or roof-top installation of any of the above is restricted unless absolutely required for reception
b. Satellite dish acceptable upon approval by the Architectural Committee if:
1. With fence – cannot be installed higher than 10 ft.
2. Without fence – cannot be installed higher than 6 ft.
3. Should not be larger than 18”
- Section 16. Awnings
a. None are acceptable
- Section 17. Swimming Pools
a. Acceptable – children tot pool only
- Section 18. Clothesline
a. None are acceptable
- Section 19. Fences
a. Same as privacy fence (Board on Board)
b. End units may extend 10 ft., or ¼ from back end of house to front
c. Installation of own fence or by contract must have:
1. County permit (within property lines and in compliance with P.G. County zoning regulations)
2. Pressure treated wood only (4 in. board will last longer than 6 in. board) Lasting about 20 years
3. Gate for safety – 6 ft. maximum
4. Wood stain for fence (stain must be CLEAR or CEDAR STAIN ONLY)
5. Stain should be applied at least once a year

SPECIFIC WRITTEN APPROVAL NOT REQUIRED:

The following Exterior Alteration changes do not require approval.

1. Flowers
 - a. Any type except running vines
 - b. Flowerbeds (may extend along property entrance, NOT parallel to common area sidewalk)
2. Flowerbed Borders
 - a. Scallop edging, rod iron, wire, pressure treated wood or miniature stones
3. Exterior Door
 - a. Kickplate – Brass ONLY
 - b. Standard Door knockers
 - c. Lighted doorbells
 - d. Standard peepholes

MAINTENANCE OF LAWNS

1. Grass 3 inches height (maximum)
2. Clean of all trash and debris
3. Lawn ornaments are unacceptable
4. Commercial signs are unacceptable (for sale or rent signs ONLY)

MAINTENANCE OF DECKS AND FENCES

Please repair deteriorating structures

1. Leaning fences
2. Broken boards
3. Missing boards
4. Fallen gates and poles