

FENWICK GARDEN VILLAGE HOMEOWNERS ASSOCIATION
Design Guidelines
As Amended July 9, 2012

Pursuant to the Declaration of Covenants, Conditions and Restrictions of Fenwick Garden Village, Section 5.3, the standards and specifications stated below shall constitute the “Design Guidelines” as referenced in said declaration. The Guidelines include, but are not limited to:

Roof Specifications: All residences shall incorporate a 9/12 minimum roof pitch and use composition shingles, specifically GAF Woodland Series in Tuscan Sunset, Cedarwood Abbey, Woodberry Brown, or Castlewood Gray Colors, and include a TimberTex Ridge Cap of matching color.

Architectural Details: Construction finishes may include cast stone, rock accents, shutters, copper roofs, and other materials that are complimentary to existing structures in the neighborhood. Vinyl and wood siding is prohibited.

Fireplaces: Fireplace chimneys must be brick or masonry veneer, except where a “direct Vent” chimney is installed.

Mailboxes: Mailboxes must be black cast iron presented in a style complimentary to existing installations in the neighborhood.

Fencing: Fences must be either black wrought iron or PVC, either white, tan, or grey, so to compliment the finishes of the residence. Fencing composed of wood, chain link, lattice, or other materials not specified above are strictly prohibited. All fences adjoining a greenbelt or common area must be “see through”, non-privacy styles. Prior to installation, an owner or builder must submit specifications for any proposed fencing to the Architectural Committee for approval.

Other Structures: Detached structures intended for storing hazardous materials such as fuels for lawn equipment, pesticides, fertilizers, and other similar substances may be permitted, subject to the approval by the Architectural Committee. Such structures may not be more than approximately five and a half (5 1/2) feet in height, must be constructed of materials other than metal or wood (plastics or masonry to compliment the residence may be acceptable). The structures must be positioned such that they are not visible from the street.

Painting: Finishes applied as part of any maintenance or refurbishing process must be done with materials and colors that are complimentary to and consistent with other residences in the neighborhood. Prior to commencement of any such maintenance or refurbishing project that changes the color of the property; the homeowner must get approval of the Architectural Committee.

Play Equipment: Notwithstanding previous amendments to the Covenants, Conditions, and Restrictions, all play sets, swings, or other recreational equipment to be installed on any owned lot must be approved by the Architectural Committee prior to the installation of any play equipment on any lot in the neighborhood.

Enforcement: The Board of Directors is charged with the responsibility for enforcement of the Bylaws and the Covenants, Conditions and Restrictions of the Fenwick Garden Village Homeowners Association. Enforcement powers include, but are not limited to, the imposition of fines upon an offending homeowner. The fines may range from \$100 to \$250 per month, depending upon the nature of the violation. Prior to imposing any fine, the Board must investigate an alleged violation. If the Board agrees that a violation has occurred, the Board will offer notice to the homeowner and establish a reasonable time for remedy. The notice shall state the nature of the violation, the date by which the violation must be corrected and the proposed amount of the fine to be assessed, if the violation is not remedied by that date. Any homeowner who has been informed of a violation of the rules or regulations governing the Association may request, and shall be granted, an opportunity to appear before the Board at its next regularly scheduled meeting and present argument in his favor and hear the Board's explanation regarding its notice to enforce. Upon completing its investigation and hearing all arguments concerning the violation, the Board shall render a decision to assess or withdraw the fine, and such decision shall be final.