

BOWMANS HILL HOMEOWNERS ASSOCIATION
DESIGN STANDARDS & GUIDELINES

A. PURPOSE

In order to maintain the design integrity of the Bowman's Hill community, it is necessary that exterior modifications of structures, materials and colors be compatible with the design standards established in the original development of the community.

The BHHA Board of Directors and the Architectural Review Committee, by setting these standards and guidelines in accordance with the Declaration of Covenants, Conditions, Restrictions and Easements, desire to assure a continuity and harmony of design that will help preserve and enhance the appearance and value of every property.

B. SCOPE

1. In accordance with the Covenants and attendant design standards and guidelines, it shall be the duty of the Architectural Review Committee to approve in writing the plans and specifications for any building, fence, or other structure, except those of the developer and his designated contractors, before it is constructed upon a lot in Bowman's Hill.
2. Specifications and plans for any exterior addition to, or change, or alteration to any structure in Bowman's Mill showing the nature, kind, shape, height, materials and location relevant to the proposed construction must be approved in writing by the Architectural Review Committee.
3. Any proposed change by an owner other than the developer in the existing color or finish of any exterior surface of any building on a lot also must be submitted to and approved by the Architectural Review Committee. In addition, such modifications may require an Upper Allen Township building permit.

C. NONCOMPLIANCE

Failure to obtain the necessary approvals prior to construction constitutes a violation of the Bowman's Hill Declaration of Covenants, Conditions, Restrictions and Easements and may require modification or removal of unauthorized work at the expense of the homeowner. The costs of any action taken by the Association's Board of Directors to enforce the restrictions set forth in the covenants, including legal fees, shall be the liability of the property owner engaged in the violation.

D. PROCEDURES AND REQUIREMENTS

1. Submittals:

- a. One set of plans is required.
- b. Plans and specifications are to be sent to the Secretary of the Homeowners Association.
- c. All plans and specifications must be prepared in accordance with applicable building codes and include the following:
 - 1) A plot plan showing the location of the proposed improvement in relation to relevant existing structures as well as grade elevations and drainage;
 - 2) Building materials applicable to the improvement;
 - 3) Exterior elevations, surfaces, and sections; structural design and construction details; and
 - 4) General exterior color schemes and any other drawings as may be necessary to adequately present the proposed improvements.

These plans must be drawn to a commonly acceptable scale and be prepared with clarity and completeness.

2. Neighbor. Approval:

Neighbor approval is **not** a condition to plans being approved by the Architectural Review Committee unless the request is for a fence to be placed directly over a property line and shared by the adjacent property owner.

3. Application Approval:

Approval of design applications will be based, among other things, on the following:

- a. Adequacy of site dimensions;
- b. Adequacy of structural design and materials;
- c. Continuity and harmony of exterior design with neighboring property improvements and landscaping;
- d. Finished grade of property being improved relative to the grade of neighboring property;
- e. Preservation of view and aesthetic integrity;
- f. Consistency with applicable regulations, standards and guidelines.

4. Timetable:

The Architectural Review Committee's decision to approve or disapprove shall be communicated in writing to the homeowner within 21 days following the date of submission.

Should the owner not be informed in writing of the Committee's decision within this period of time, approval will not be required, and the owner's compliance with Article VI of the Declaration of Covenants, will be deemed complete.

Under normal conditions, the requested improvements shall be completed within 6 months from the date of approval. However, if the scope of the improvement warrants more time or if there are construction delays due to weather or contract scheduling conflicts, the Architectural Review Committee may extend the construction period as necessary upon written request by the owner.

5. Inspection:

Upon completion of the work as indicated on the "Approved" copy of the drawing and specification, the applicant shall, notify the Architectural Review Committee in writing for final inspection and approval. If the Committee chooses to inspect the job, inspection will be completed within 14 days after the homeowner's notification to the committee requesting inspection.

6. Revision and Resubmittal:

A homeowner may revise and resubmit his/her proposal to the Architectural Review Committee at any time.

7. Appeal:

An owner whose proposal fails to gain approval from the Architectural Review Committee may appeal the decision in writing to the BHHA Board of Directors. The Board's response to the appeal must likewise be communicated in writing to the homeowner within 21 days.

The Board's failure to respond to the homeowner in writing within that period of time will absolve the homeowner of any further obligation to comply with the provisions of Article VI of the Declaration of Covenants

D. DESIGN STANDARDS AND GUIDELINES

1. Air Conditioners

- a. In the event of a break-down in the central air conditioning system, a window unit may be installed for a period not to exceed six weeks.

2. Antennas

a. Television and radio antennas require approval by the Architectural Review Committee as to location.

3. Barbecues — Permanent:

a. Permanent barbecues are to be located in the rear yard only.

b. In placement of the barbecue, consideration is to be given to the smoke drift so as not to disturb adjacent owner's property.

c. All permanent barbecues plans have to be submitted to the Architectural Review Committee for approval. The plans must include dimensions, material, color, elevation and location.

4. Basketball Goals:

a. Basketball backboards and supports must be situated in a manner that does not interfere with adjacent properties.

5. Detached Structures: Storage and Utility Sheds, Garages, and Greenhouses:

a. All detached structures are prohibited.

6. Exterior Painting:

a. Any change of existing color of exteriors must be in harmony with those colors initially employed in the development.

7. Exterior Lighting:

a. Exterior lighting is not to be directed outside your property.

b. Proposed Lighting fixtures are to be compatible with applicant's house in style and scale.

8. Fences:

a. Fence style, materials, and finished color are to be compatible with the applicant's house.

b. Side yard fencing shall not be constructed or extend more than 15 feet forward of the rear corners of the principal volume of the dwelling.

c. Fence heights **on single-family home properties** shall not exceed 6 feet above the highest adjacent grade level, unless further restricted, **or HOA approval is only given for a 4 foot fence based on factors including, but not limited to, slope of terrain, visibility restrictions, etc.**

d. The following types of materials are not acceptable for fencing (note: these materials are not all inclusive):

1) Metal or plastic link

2) Aluminum or sheet metal

3) Chicken wire or wire mesh

4) Plastic webbing, reeded or straw-like materials

5) Corrugated or flat plastic fiberglass sheets or panels

6) Rope or other fibrous-strand materials

e. All supportive posts are to be set in concrete.

f. If the fence surface is finished on only one side, the finished surface is to face the public side of the enclosure.

g. Before constructing any fence, note should be taken of any vegetation or other easement affecting its location.

h. Fencing in front yards is prohibited.

i. No fence will be approved if its installation will obstruct sight lines for vehicular traffic. It should be noted that corner lots must keep fence lines at the building line of both intersecting streets or the set back, if no building line exists due to there being no lots facing said street.

j. No fence to be installed on a townhouse property shall be more than 4 ft in height.

9. Flagpoles:

- a. Flagpoles require approval by the Architectural Review Committee. No flagpole will be approved which exceeds the roof, peak height on the residence.
- b. The size of the flagpole and flag require approval by the Architectural Review Committee.

10. Outdoor Recreational Courts:

- a. Courts of this nature are discouraged. However, the Architectural Review committee will consider them on an individual basis if the following conditions are satisfied:
 - 1) An interior yard fence if required does not exceed six feet in height.
 - 2) No night play is allowed and no lights are installed.

11. Patios and Ground Decks:

- a. Patios and decks are to be located in rear and/or side yards only and shall conform to existing setback limitations.
- b. Materials and final color are to be harmonious with the applicant's house.
- c. Adequate drainage is to be installed to prevent standing water and run-off into adjacent properties.
- d. If color stains are applied to wooden decks, they must match the existing trim.
- e. Application for patio or deck is to include the following:
 - 1) Site plan indicating location of patio or deck in relation to existing house and relevant property lines.
 - 2) Listing of materials colors and finishes.
 - 3) Drainage provisions and flow or run-off.
 - 4) Dimensions.
 - 5) Elevation drawings.

12. Arbors, Trellises, Gazebos and Atriums;

- a. Location restricted, to side or rear yard.
- b. Shall be preferably of wood construction with the exception of vertical supports which may be of metal or masonry.
- c. Structures will be stained or painted to match a color on the house. Other colors will be subject to approval by the Architectural Committee.
- d. The following materials are unacceptable for covered surfaces (Note: these materials are not all inclusive.)
 - 1) Metal.
 - 2) Corrugated plastic (when visible by others).
 - 3) Corrugated fiberglass (when visible by others).
 - 4) Plastic webbing, split bamboo, reeded or straw-like materials.
 - 5) Colored rock on hot mopped asphalt.

- e. Covers may be freestanding or attached to the existing structure.
- f. Obstruction of view from adjacent properties is to be considered when constructing.
- g. Must conform to existing setback limitations.
- h. Skylights are permissible.
- i. Provisions for drainage must be made.

13. Play Equipment:

- a. Children's play equipment such as sandboxes, temporary swimming' pools, playhouses and tents shall not require approval of the Architectural Review Committee provided that such equipment, is not more than six feet high, is in good repair, and every reasonable effort has been made to screen or shield such equipment from view.
- b. Equipment higher than six feet shall require approval as to design, location, color of material, and use.

14. Retaining Walls:

- a. Retaining walls above grade must be constructed of natural stone, masonry, or timber.

15. Room Additions:

- a. Any addition, exterior alteration, or change to any existing building shall be compatible with the design character and exterior finish, roof covering, and color of the original building.
- b. Location of the addition is not to impair view, sunlight or natural ventilation of the adjacent properties.
- c. New windows and doors are to relate well with existing exterior openings.
- d. Changes in grade, which will affect drainage are to be indicated in the plan.

16. Satellite Dishes:

- a. Large satellite dishes are prohibited. The dish shall not exceed 18 inches in diameter.
- b. If any part of the dish is visible to neighbors, applicants are required to verify the proposed project with those neighbors within view of the structure and resolve any conflicts of design before submittal of the application.

17. Storm and Screen Doors

- a. Storm and screen doors visible from the street must blend with style and color of structure.

18. Shades and Awnings:

- a. Metal awnings over windows are prohibited. Canvas or wooden lattice awnings are acceptable. Canvas or wood awnings are to match trim of house.

19. Signs:

- a. No sign other than a Real Estate sign can be located, on a property without prior approval from the Architectural Review, Committee.

20. Swimming Pools, Spas, Jacuzzis, and Saunas:

- a. In-ground swimming pools, spas, Jacuzzis, and saunas must have the approval of the Architectural Review Committee. In addition to reviewing plans and specifications, the Committee will give careful consideration to their potential effect on the neighboring property.
- b. Drawings submitted to the Committee must include location, dimensions, landscape design, acceptable fencing design and modifications to existing design that will be

associated with the installation. This includes types of material for the pool decking, changes in plants and/or locations, drainage changes, etc.

c. Temporary children's swimming pools installed above ground and having a depth less than 18, inches require no approval by the Committee.

d. Above-ground swimming pools with a depth of more than 18 inches are prohibited.

e. Plumbing lines must be subterranean or concealed.

f. Equipment is to be placed so as not to disturb adjacent properties.

g. Swimming pools, spas, Jacuzzis, and saunas must be located in the rear yard.

21. Vegetative Screening:

a. Hedges must not be allowed to exceed six feet in height, nor may they extend beyond the most forward portion of the dwelling.

b. Trees, hedges, and shrubs, which restrict sight lines for vehicular traffic, shall be cut back or removed.

22. Weather Vanes:

a. Weather vanes require approval by the Architectural Review Committee.

23. Other:

a. Other exterior improvements, alterations and modifications not specifically described in, the 'Standards and Guidelines' shall nevertheless be subject to review and approval by the Architectural Review Committee.