

VILLAGE 2
ARCHITECTURAL STANDARDS
AND SPECIFICATIONS

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INTRODUCTION

Purpose

The Village 2 Architectural Standards and Specifications are intended to describe and preserve the uniform architectural aesthetic and appearance of Village 2. The Standards should be a useful guide for homeowners when planning improvements to their properties, and help them expedite the approvals required for the job.

Approvals

Any work you want to do to your property must be approved by the Village 2 Board of Directors. Section 15.01 of the Declaration of Covenants, Easements, Conditions and Restrictions of Village 2 at New Hope says the following:

Regulated Activities. No building, fence, wall or other structure or improvement (including landscaping or plantings) shall be commenced, erected, installed or maintained upon the Owner's Dwelling, Living Unit or the Common Facilities nor shall any exterior addition to or change (including change of external color scheme) or alterations or addition be made to any Dwelling or Living Unit which alters the external appearance of the Dwelling or Living Unit prior to submitting an application to the Board for review and approval.

The Approval Process

The Board needs complete information about your project in order to review and ultimately approve it. In addition, you may need to get a Building Permit from New Hope Borough. Contact them before proceeding. Basically, the Board will need to see representative drawings showing the intended appearance of the finished job, construction plans showing dimensions and structural components, and a list of materials. Section 15.02 of Declaration of Covenants describes the application in detail:

Contents and Method of Submitting an Application. Each owner shall submit ... plans and specifications showing the nature, kind, shape, height, materials, finish, colors and location of the Owner's proposed changes, alterations or additions to the Dwelling or Living Unit. The submission shall contain proof of compliance with all applicable codes, laws and ordinances.

How the Board Decides

According to Section 15.03 of the Declaration of Covenants, the Board is to evaluate plans on two criteria: (1) "to determine whether they are harmonious and compatible with Common Facilities and the Dwellings and Living Units in the Property," and (2) whether they "comply with the provisions of [the] Declaration and any rules and regulations" established by the Board.

EXTERIOR MODIFICATIONS

1. Siding and Trim

- A. Board siding (individual vertical planks) may be replaced with like siding to match the existing siding, or with cement-board siding, an engineered wood siding product (e.g., SmartSide or TruProduct), or #1 grade cedar T1-11.
- B. T1-11 Masonite pressboard may be replaced with any of the following panel products with an 8" plank pattern: #1 grade cedar T1-11, cement-board siding, or an engineered wood siding product (e.g., SmartSide or TruProduct).
- C. Appropriate and correct fasteners must be used in all applications — i.e., common / lumber nails for framing, casing / finish nails for trim, deck screws for decks, etc. This applies to all sections of this standard.
- D. Stucco walls must be re-stuccoed per original construction.
- E. Vertical corner trim shall be 1" x 4" finish lumber or composite material (e.g., Veranda HP TRIM).
- F. Picture frame molding around windows (optional) shall be 1" x 4" finish lumber or composite material with butt joints. Metal-clad trim is not allowed under any circumstances.
- G. Roof fascia shall be 1" x 8" finish lumber or composite material.
- H. Siding and trim shall be painted with colors specified in the Village 2 Standard Exterior Color Chart. If a composite material, it must be ordered in the specified color.

2. Windows

- A. Any replacement of windows or installation of new windows must be approved in writing by the Board prior to installation.
- B. All new or replacement window units shall be brown (Terratone) in color. This applies to all sections of Village 2 except for Hilltop, where window frames shall be white.
- C. Rectangular stationary or casement windows only.
- D. No double hung windows.
- E. No mullions or insert grills.

3. Dormers

- A. Must not exceed current height of unit.
- B. Must be set back 1 foot from firewall.
- C. Windows, siding, trim and shingles must comply with applicable current Architectural Standards.

4. Entrance Doors

- A. Any replacement of doors or installation of new doors must be approved in writing by the Board prior to installation.

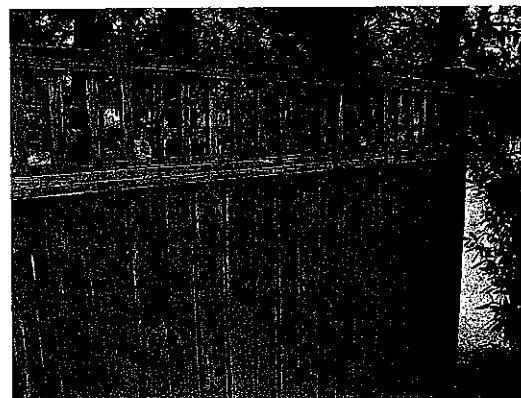
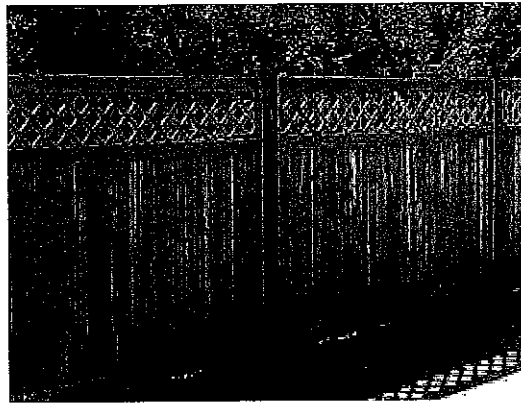
- B. No mullions or insert grills in door glass or windows.
- C. French and/or sliding patio doors shall be brown (Terratone).
- D. Screen doors shall be brown, either full view or half view with a plain lower panel (no X pattern).

5. Front Fences and Walls

- A. Shall be maintained in good repair.
- B. Shall not be removed without prior approval of the Board.
- C. Shall be same material as siding with 8" vertical pattern (cedar board, #1 grade cedar T1-11, cement board, or engineered wood product) or stone. Posts shall be pressure treated and adequately installed to be stable. A minimum 2" clearance shall be allowed between ground and fence siding panels.
- D. Fence caps and end caps shall be 2" x 6" material.
- E. Fence panels must be painted color of house; trim must be painted with house trim color. Colors to be as specified in the Village 2 Standard Exterior Color Chart.

6. Rear Privacy Fences

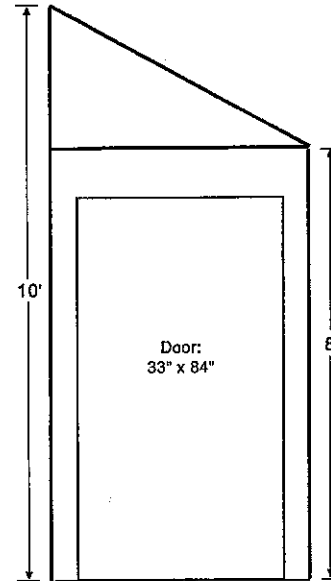
- A. Privacy fences may be installed between adjoining units, and lengthwise from the outside corner of end unit sidewalls (i.e., running parallel with sidewall), only. Fences running across, or parallel to, the back of the unit are not permitted.
- B. Privacy fences may be up to 6 feet high and extend 8 feet from house, where applicable. Where by deed the parcel extends at least 16 feet from the unit, two 8-foot sections of fence may be installed with Board approval. In no case shall more than two 8-foot sections of fence be installed.
- C. Privacy fencing may be any of various commercially available plastic or wood designs, or custom built. Board approval is required prior to installation in all cases.
- D. For wood fences, posts shall be 4 x 4 clear cedar or pressure treated lumber and adequately installed to be stable. Post caps shall be installed. For plastic fences, posts shall be consistent with the fencing system.



- E. Wood fences must be stained or painted. Colors to be as specified in the Village 2 Standard Exterior Color Chart. Color of plastic fences shall conform to the Village 2 Standard Exterior Color Chart

7. Gates

- A. Installation of gates is optional.
 B. Gates may be wood, wrought iron or other materials, subject to approval by the Board.
 C. Opening shall conform to original dimensions.
 D. Wooden gates shall be either fence or trim color.



8. Sheds

- A. Shall conform to unit color and material.
 B. Shall not exceed 8 feet in height if roof is flat.
 C. Shed roofs shall be shed-style only.
 D. If pitched shed-style roof is installed, it shall be 10 feet in height sloping to 8 feet (see illustration), and drain into the unit's courtyard, i.e., away from adjoining property.

9. Patios

- A. Shall be no wider than unit and extend no more than 16 feet from unit.
 B. Materials shall be suitable for outdoor applications, e.g., brick, slate, stone, concrete, or gravel.
 C. Gravel patios shall have a wood border of 6" x 6" lumber, installed level and secure. A barrier of landscaping material shall be installed below the gravel.



10. Ground-Level Decks

- A. Shall be no wider than unit and extend no more than 16 feet from unit.
 B. Decks shall be securely anchored to ground in conformance with building codes for footings and supports.
 C. Framing and joists shall conform to building codes.
 D. Decking shall be 2 x 4 or 2 x 6 planks in conformance with building codes.
 E. Materials shall be suitable for outdoor applications, e.g., pressure treated lumber, redwood, cedar, or composite materials (e.g., Trex or similar).
 F. Wood decks shall be stained or painted. Colors to be as specified in the Village 2 Standard Exterior Color Chart.

11. Second-Story Decks

- A. Decks shall be no wider than unit and extend no farther than the protruding firewalls or 4 feet from the unit, whichever is greater.
- B. Shall be supported by corner posts only so as to not infringe on ground-level unit views or access.

12. Deck Railings

- A. Shall conform to BOCA building codes, i.e., minimum 34" height, maximum 38"
- B. Shall be rail-and-baluster construction.
- C. Shall be either trim color of house or the color of the deck, per section 10, paragraph F, above.

13. Balcony Railings

- A. Changes to original design must be approved by the Board.
- B. Shall be painted unit trim color.

14. Chimneys

- A. Shall conform to local fire and building codes.
- B. A certificate of cleaning or letter stating non-use of the chimney must be provided every year to the Association office.

15. Retaining Walls

- A. No retaining wall may be replaced or built on common ground without the prior written permission of the Board.

16. Mailboxes

- A. Shall be mounted flat on side of courtyard wall facing the parking lot. Boxes shall be approximately 12" to 15" L x 6" to 8" H x 3" to 5" W, with opening on top.
- B. Belaire and Arden sections shall have cluster boxes installed and maintained by the Association.

17. Heat Pumps

- A. Before the heat pump compressor can be removed from and installed outside of the shed, the new location must be approved by the Board.
- B. Compressors installed outside of the shed shall be shielded by approved plantings or fencing.

18. Extraneous Structures

- A. No building, shed, storage unit or similar structure shall be erected or installed without prior approval of the Board.
- B. A maximum of one pre-fab storage cabinet shall be allowed per unit.
- C. No poles, towers, overhead wires or exterior wires, or elevated structures.

19. Roofs

- A. Refer to the Village 2 Standard Roof Shingle Chart.

20. Contractor Access

- A. Contractors must register with the Village 2 office and present a certificate of insurance before beginning work.
- B. Damage to common grounds due to any contractor activity will be the responsibility of the unit owner.

21. Use of Dumpsters

- A. Placement of dumpsters must be approved in advance by the Association.
- B. Dumpsters may be onsite for a maximum of one week.
- C. Wood or other appropriate material must be placed under the feet of the dumpster to prevent damage to the roadways and parking lots.

VILLAGE 2
STANDARD EXTERIOR COLOR CHART

All colors listed are Sherwin Williams Low Lustre Super Paint.

Please be advised that you MUST use this type of paint and the designated color noted below for your unit. There are no exceptions.

When painting your unit, you must paint the building in its entirety -- do not paint portions of your unit. It is no longer acceptable to partially paint.

Failure to comply with these painting regulations will result in an immediate fine of \$1,000.00 to your unit account, loss of Association privileges, and/or legal action by the Association to enforce usage of the approved paint / color.

* Sherwin Williams Low Lustre Super Paint is available at the Sherwin Williams paint store on Route 202 in Flemington, New Jersey, where Village 2 residents and / or their contractors will be offered a **thirty percent (30%) discount** when mentioning the "Village 2" account.

Sherwin Williams, 15 Reaville Avenue, Flemington, NJ (908-237-9702)

<u>SECTION</u>	<u>UNIT #</u>	<u>EXTERIOR COLOR</u>
ARDEN	1 - 7	Alabaster - SW7008
	8 - 20	Spicewood - SW3021
	21 - 24	Summerhouse Beige - SW3004
	25 - 29	Ember - SW3029
ASPEN	1 - 6	Buckthorn - SW3003
	7 - 10	Salem Red - SW3018
BELAIRE	1 - 5	Summerhouse Beige - SW3004
	6 - 10	Orchard - SW3036
DARIEN	1 - 6	Cape Cod Red - SW3020
	7 - 16	Orchard - SW3036
	17 - 24	Summerhouse Beige - SW3004
	25 - 30	Orchard - SW3036
	31 - 38	Summerhouse Beige - SW3004
	39 - 43	Buckthorn - SW3003
	44 - 51	Cape Cod Red - SW3020
	52 - 55	Cape Cod Red - SW3020
EDEN ROC	1 - 7	Salem Red - SW3018
	8 - 17	Summerhouse Beige - SW3004
	18 - 24	Salem Red - SW3018
	25 - 28	Salem Red - SW3018
RIVERHILL	all units	Summerhouse Beige - SW3004
RUNNEMEDE	1 - 10	Salem Red - SW3018
	11 - 20	Alabaster - SW7008
	21 - 23	Summerhouse Beige - SW3004
	24 - 30	Buckthorn - SW3003
SMOKERISE	1 - 5	Alabaster - SW7008
	6 - 13	Woodbriar - SW3035
	14 - 16	Buckthorn - SW3003
TAHOE	1 - 6	Woodbriar - SW3035
	7 - 12	Salem Red - SW3018
	13 - 19	Cape Cod Red - SW3020
	20 - 27	Woodbriar - SW3035
	28 - 35	Orchard - SW3036
	36 - 44	Buckthorn - SW3003

**** TRIM COLOR ON ALL UNITS (except Riverhill) IS SPICEWOOD - SW3021**

DECK, RAILING, PRIVACY FENCE AND ARBOR COLORS:

Sherwin Williams Super Deck Paint or Stain

Spicewood – SW3021

Brown – SW3104DD

Gray Birch – SW3013

Cedar – SW3034 (not encouraged due to fading problems)

* you must use one of these approved colors only



Village 2 Community Association, Inc.

VILLAGE 2
STANDARD ROOF COLOR CHART

When replacing your roof, you must contact the Village 2 office and obtain written approval, designating use of the approved shingle type / color. The Association's letter of approval will be required by New Hope Borough to obtain a permit.

GAF / ELK Timberline 30 year dimensional shingle
Colors: Shakewood, Charcoal, Hickory

ARDEN	1 - 7	Shakewood
	8 - 20	Charcoal
	21 - 24	Shakewood
	25 - 29	Shakewood
ASPEN	1 - 10	Shakewood
LAIRE	1 - 5	Charcoal
	6 - 10	Shakewood
DARIEN	1 - 55	Hickory
EDEN ROC	1 - 28	Shakewood
RUNNEMEDE	1 - 30	Shakewood
SMOKERISE	1 - 5	Weathered Wood
	6 - 13	Hickory
	14 - 16	Hickory
TAHOE	1 - 44	Shakewood

A New Hope Borough building permit is required for the replacement of roofs in Village 2.

215-862-3010

P.O. Box 641

New Hope, PA 18938

Insurance Requirements

Information regarding the Association's Master Insurance Policy:

1. Units are covered based on original plans and specifications. For example, fixtures, cabinets, floor coverings and appliances will be repaired or replaced with new items of like kind and quality to those originally installed. Upgrades are not covered. This includes, but is not limited to, upgraded carpeting, cabinets, appliances, wall coverings, finished basements, built-in bookshelves and cabinets, and other permanently installed fixtures.
2. The covered causes of loss include: fire, lightning, windstorm, hail, explosion, riot, aircraft and vehicle damage, smoke, vandalism, falling objects, weight of ice, snow or sleet, collapse, sudden and immediate water escape or overflow from plumbing or appliances and frozen pipes.
3. No coverage is provided for wear and tear, deterioration, damage by insects or animals, settling or cracking of foundation, walls, basements or roofs. There is no coverage for damage caused by continuous or repeated leakage or seepage from appliances or plumbing. This includes, but is not limited to, leaking from around the shower, bathtub, toilet, sink, windows or roof. These events are properly classified as maintenance items.
4. Water heaters out of warranty are not covered. Washer hose that are black pvc are not covered - must be braided metal or high pressure hoses.

Information regarding unit owners' insurance needs:

1. You need a condominium owner's policy, also known as an HO-6, to pick up coverage for your personal property, furniture, additional living expenses (in event your unit is uninhabitable due to covered claim), all upgrades, improvements and betterments, additions, and personal liability.

In Village 2, where original plans and specifications cannot be determined, builder's grade appliances, carpeting, cabinets, etc. are used to adjust a claim. In cases where you are uncertain about your needs, consult with your personal insurance agent about proper HO-6 coverage.

2. The Association's master policy carries a \$10,000 deductible per claim. In the event of a claim, your obligation to pay this deductible may/ should be offset by your HO-6, subject to your personal deductible. Consult your personal insurance agent and note the Association's deductible.

Claims, Rentals and Certificates of Insurance

Should you have an insurance claim, you must notify the Village 2 office in writing, including date, description and cause of loss. You should also notify your HO-6 carrier with the same information.

Owners who rent their units must require renters' insurance from their tenants.

Certificates of insurance may be requested in writing from the Village 2 office.

Please note: This sheet is a brief summary, in all cases the Village 2 Declaration and the actual insurance policy terms, conditions and exclusions will apply.



Village 2 Community Association, Inc.

APPLICATION FOR EXTERIOR WORK / LANDSCAPE ALTERATIONS

Both sides of this form must be completed for all exterior and landscape change requests at your unit. Please submit to the Association for consideration and await receipt of form with approval noted prior to starting any work and / or ordering materials. Please submit to Association office in person (black drop box) or by email at office@village2.org

HOMEOWNER'S NAME(S) AND UNIT ADDRESS:

PHONE #: _____

CHANGE REQUESTED TO: _____ Unit Exterior _____ Grounds at front of unit _____ Grounds at rear of unit _____ Grounds at side of unit

DESCRIPTION OF WORK (Please include location, dimensions, color, manufacturer of product, and all other details of the requested change, as such will assist the Architectural Review Committee in considering your request. Please attach separate plans whenever possible):

CONTRACTOR'S COMPANY NAME / CONTACT INFORMATION :

MAILING ADDRESS: _____

PHONE #: _____

HOMEOWNER'S SIGNATURE _____ **DATE SUBMITTED** _____

see other side

215-862-3010

P.O. Box 641

New Hope, PA 18938

PLEASE BE ADVISED THAT HOMEOWNER(S) MUST RECEIVE WRITTEN APPROVAL FROM THE ASSOCIATION AND OBTAIN PROPER BOROUGH PERMIT (WHEN NECESSARY) PRIOR TO THE COMMENCEMENT OF WORK.

PLEASE NOTE THAT ANY DAMAGE RESULTING FROM CONTRACTOR DRIVING ON COMMON GROUNDS / STORING SUPPLIES ON GROUNDS WILL ULTIMATELY BE THE RESPONSIBILITY OF THE HOMEOWNER.

MAKE SURE THAT ANY CONTRACTOR YOU HIRE SUBMITS THE CONTRACTOR'S APPLICATION FORM AND IS AWARE OF ALL OF THE ASSOCIATION'S ARCHITECTURAL STANDARDS AND THAT THEY MAY NOT DISPOSE OF ANY CONSTRUCTION DEBRIS AT THE VILLAGE 2 GARBAGE SITE.

Official Use Only

Date Received: _____ **Initials:** _____

Committee Decision: _____ **Approved as presented** _____ **Conditionally approved (see below)** _____ **Denied (see below)**

Comments:



Village 2 Community Association, Inc.

CONTRACTOR'S APPLICATION FORM

* Must be completed and submitted to the Association office by all contractors working within Village 2, prior to the commencement of work.

Date _____

Contractor's Company Name / Address:

Contact Name / Phone #: _____

Village 2 Unit Address: _____

Homeowner Name(s) : _____

Description of work being completed:

Contractor's Insurance Information : * May also provide / attach certificate of insurance

Insurance Carrier _____

Agent _____ Policy # _____

PURSUANT TO THE ASSOCIATION'S DECLARATION, PLEASE NOTE THAT ALL CONTRACTORS WORKING IN VILLAGE 2 MUST BE INSURED AND MUST WORK IN COMPLIANCE WITH THE ASSOCIATION'S CURRENT ARCHITECTURAL STANDARDS.

PLEASE SUBMIT THIS APPLICATION TO THE VILLAGE 2 OFFICE PRIOR THE COMMENCEMENT OF WORK. COPIES OF THE CURRENT ARCHITECTURAL SPECIFICATIONS AND PAINTING / ROOFING CHARTS ARE AVAILABLE ON THE ASSOCIATION'S WEBSITE (SPRING 2020).

FAILURE TO SUBMIT THIS APPLICATION, PROVIDE PROOF OF INSURANCE, OR ABIDE BY THE ASSOCIATION'S ARCHITECTURAL SPECIFICATIONS MAY RESULT IN A CONTRACTOR NOT BEING PERMITTED TO WORK WITHIN VILLAGE 2.

THANK YOU.

215-862-3010

P.O. Box 641

New Hope, PA 18938



Village 2 Community Association, Inc.

REQUEST FOR SIGN APPROVAL

The only signs considered for approval within Village 2 are real estate sale signs and security signs. Requests must be submitted by homeowners or realtors. No other signs permitted within the community.

Date: _____

Unit : _____

Homeowner's Name(s) : _____

Realtor's Name (if applicable): _____ Agency: _____

Type of sign requested: _____ **Real Estate ("For Sale")** _____ **Security system**

* If approved, only one (1) sign permitted per household and must be installed inside window, visible from the exterior. If approval granted for real estate sign, must be removed upon sale of unit.

Signature of Applicant

Contact email / phone number

FOR OFFICIAL USE ONLY

____ Approved

____ Denied

Management Signature

Date

215-862-3010

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