

**BRIGHTON ASSOCIATION
STANDARDS GUIDELINES
JULY 2018**

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Brighton Association Standards Guidelines

These rules and regulations are designed to enhance the quality of life for individuals living in Brighton and property values by requiring conformity to certain standards of construction, visual appeal, and design. These rules and regulations do not supersede or change the By-Laws or Covenants and Restrictions in any matter. Owners should read, review and acquaint themselves with these rules and regulations.

ARCHITECTURAL REVIEW COMMITTEE

The Architectural Review Committee (ARC) is an advisory committee to the Board of Directors (Board) to review residential and landscape design submissions.¹ The ARC strives to uphold the architectural, construction, and landscaping design standards for the neighborhood. The ARC's review process is intended to facilitate the approval process and to identify issues with any submitted designs. To the extent there are any issues with the submitted designs, the ARC works closely with Owners to have the submitted designs conform to the Association's rules and regulations. After its review, the ARC makes recommendations to the Board regarding approval or disapproval of residential and landscape design submissions.

ALTERATIONS/MODIFICATIONS TO EXTERIOR OF HOME OR HARDSCAPE

Owners desiring to make any alterations or modifications to the exterior of their property, including to the exterior of their home or to hardscaping, must have the written approval of the Board. Replacements with like-kind,² however, do not require approval of the Board. Permission to make any exterior alterations or modifications must be requested in writing and submitted to the Board. Submittals shall be sent, via mail or email, to:

Brighton Association Management Representative
Millfield Construction Company

¹ The ARC was established by Brighton Homeowner's Association's original Design,

² Like-kind means of similar kind, quality, or character; identical.

2130 Marietta Avenue
Lancaster, PA 17603
Phone: (717) 293-0293 ext. 131
Email: Diana@millfield.com

For exterior alterations, additions or modifications to a home, the Owner shall submit the following information:

1. A detailed plan describing the alteration/modification, including the dimensions, colors, and type of materials to be used.
2. A photograph, brochure, or drawing showing the alteration/modification.

For hardscape design alteration or modifications, the Owner shall submit the following information:

1. A detailed plan describing the alteration or modification.
2. For fences and other landscape features or structures: a detailed plan setting forth the colors and materials.
3. A photograph, brochure, or drawing showing the alteration/modification.

In addition to meeting the standards set forth herein, all residential and landscaping alterations and modifications must comply with:

1. All codes, restrictions and standards of Manheim Township, PA;
2. Brighton Declaration of Covenants, Conditions, Easements and Restrictions; and
3. Brighton Association's By-Laws.

Upon receiving approval from the Board for the alteration or modification, the Owner may commence making the alteration or modification as set forth in the approval letter. The Board's approval is valid for one year after receiving approval.

NOTE: If an alteration, addition or modification is made without the Board's written approval, the Board may authorize action, including assessing a fine, as outlined in Article X, Section 7 of the Brighton Association By-Laws, and/or require the Owner to return the home to the previous condition at the Owner's expense.

DEFINITIONS

As used herein:

“Owner” shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any residential real property within the real estate development known as Brighton, located in Manheim Township, Lancaster County, Pennsylvania.

DESIGN STANDARDS

These standards will predominantly govern the exterior appearance of homes in Brighton and will be used by the Board in approving applications for new construction, renovations, improvements, or changes. The Board may grant variances from these standards upon demonstration of good cause and architectural merit.

No modifications or renovations, including to the colors, shall be made to the exterior of any home different from the original construction and design of the home without prior approval of the Board.

Columns

Columns shall be made of wood, fiberglass, brick, stucco, or stone. Columns must be painted a color and shade similar to and harmonious with the exterior of the residence.

Decks

Decks shall be made of pressure treated or synthetic wood. Corners of decks shall be cut back at a 45-degree angle for two feet. Deck posts which are taller than 4 feet shall be of minimum 6x6 lumber.

Doors

Doors shall be made of wood, embossed metal, or fiberglass. Door glass may not have more than 10% daylight reduction. Front doors may be in any color. Storm and screen doors shall match the color of the frame of the door or the exterior trim color of the house.

Facades

Facades shall be made of wood, premium vinyl siding, brick, stucco, Dryvit, or natural or cast stone. Stucco or Dryvit surfaces shall be lightly textured or smooth;

siding shall be of bevel or beaded configuration, with 4" or 6" exposure; and brick mortar joints shall be struck and be less than 1/2" wide. Facades must be painted a color and shade similar to and harmonious with the exterior of the residence. For corner lots, both facades facing streets should be of the similar materials and level of detail. For all other homes, when a material is used only on the front façade, it must be continued onto the side façade for a minimum of 8 inches.

Fascias

Fascias shall be made of wood, premium vinyl, or painted metal.

Fences

Fences shall be made of pressure treated wood, heavy gauge vinyl, or wrought or formed metal. Chain link or wire fences are not permitted. Wood or vinyl fences shall be painted white, and formed metal fences shall be painted white, black, or dark green. Fences or walls along streets shall be between 36 inches to 54 inches tall. Fence gates must be of the same material as the fence.

Garage doors

Garage doors shall be made of raised panel wood or wood composite, embossed aluminum, or fiberglass.

Gutters

Gutters shall be made of copper or painted aluminum.

Railings

Railings shall be made of pressure treated wood, heavy gauge vinyl, or wrought or formed metal. Metal railings shall be painted black or a suitable dark color.

Roofs

Roofs shall be made of cedar shingle, composite shingles of minimum 25-year rating, metal, slate, or terra cotta or other tile. Composite shingles shall be slate, cedar, or weathered wood; dark grey or dark brown in color. Metal roofs shall be painted in dark neutral colors. Shingle roofs shall have closed valleys, except as required for expansion. Roofs shall be of gable or hip types. Roof flashing shall be the same color as the roofing material.

Shutters

Shutters shall be made of wood, vinyl, or a painted synthetic material (i.e. Fypon). Shutters shall be proportioned in width to cover the window which they serve. Shutters shall be painted white or a neutral dark color.

Soffits

Soffits shall be made of copper or painted aluminum.

Stoops, Porches, Patios

Stoops, porches, and patios shall be made of pressure-treated wood, brick, concrete, stone, or tile.

Vent Louvers

Vent louvers shall be made of wood or a painted synthetic material (i.e. Fypon).

Windows

All windows shall be made of wood, metal, vinyl, or fiberglass. Windows may be casement, single hung, double hung, fixed, or palladium. Window colors shall be white, tan, pewter, dark green, or dark brown. Windows should primarily be square or vertical in proportion, window panes or lites should also be square or vertical. Windows may not have more than 10% daylight reduction.

Yard Walls

Yard walls shall be made of brick; stone; or stucco. Retaining walls shall be made of brick, stone, stucco, or timber.

LANDSCAPE STANDARDS

These standards will predominantly govern yards and common areas in Brighton. Owners may landscape their yards to their preference as long as the plant materials (*i.e.*, trees, plants, shrubs, and ground cover) do not cause damage to homes, fences, *etc.*; do not affect the natural slope for drainage; and do not disrupt the character of Brighton. When landscaping, Owners shall comply with the standards set forth below. The Board may grant variances from these standards upon demonstration of good cause.

Plant Beds

Plant beds shall be located and graded to preserve drainage patterns to swales and natural drainage channels. Owners shall maintain their plant beds free of weeds and debris. In addition, for any plant beds that abut a sidewalk, Owners shall make certain that the plant beds, or plant materials within, do not encroach upon the sidewalk.

Plant Material

Prohibited Plant Material

Invasive plants are prohibited. Invasive plants are those that are not native to the Commonwealth of Pennsylvania, grow aggressively, and spread and displace native vegetation. Invasive plants can be trees, shrubs, vines, grasses, and flowers. Those plants listed on the Pennsylvania Department of Conservation and Natural Resources' Invasive Plant Species List are expressly prohibited. See http://www.docs.dcnr.pa.gov/cs/groups/public/documents/document/dcnr_20026634.pdf

Restricted Plant Material

Restricted plant material is any species of plant listed identified on the Department of Conservation and Natural Resources' Watch List (http://www.docs.dcnr.pa.gov/cs/groups/public/documents/document/dcnr_20026634.pdf); mint, running bamboo and horseradish, may only be grown in containers. Owners must have permission from the Board prior to growing any restricted plant material.

Yard Maintenance

Owners shall maintain their property free of weeds and debris. Lawns are to be mowed and trimmed. In addition, all plant materials are to be trimmed as necessary throughout the growing season. Owners shall remove and replace any unhealthy or dead plant materials, trees, or grass. Additionally, Owners shall remove all debris from yards.

MISCELLANEOUS

Animals

Customary household pets are permitted if they are kept or raised as domestic pets, not for commercial purposes. Owners are responsible for the behavior of their pets whether on or outside of the owner's lot. Pets cannot be tethered in front or side yards or any location where they will be visible by others. All owners must clean up after their pets, whether on or outside the owner's lot. Dog houses and dog runs are prohibited. See Section 2.08 of the Declaration of Covenants, Conditions, Easements and Restrictions.

Antennas, Disks, and Towers

See Section 2.14 of the Declaration of Covenants, Conditions, Easements and Restrictions.

Awnings

All retractable awnings must be approved by the Board. No fixed, plastic, or metal awnings are permitted. Awnings shall be made from high-quality canvas and must match and/or complement the color and style of the home. Awnings may not extend more than 12 feet from the face of a building. Awnings must be kept in good repair with no rips or tears. Faded, torn or otherwise damaged awnings must be repaired or removed.

Clotheslines

Clotheslines or similar apparatus for the exterior drying of clothes are prohibited. See Section 2.05 of the Declaration of Covenants, Conditions, Easements and Restrictions.

Fire Pits

Owners shall adhere to Manheim Township guidelines for fire pits. See <https://manheimtownship.org/DocumentCenter/View/3597>.

Mailboxes

Mailboxes shall be of a standard size within a neighborhood and shall be approved by the Postmaster General. See USPS-STD-7B (<https://about.usps.com/publications/engineering-standards-specifications/spusps-std-7c.pdf>). In addition, Owners shall adhere to the placement and installation standards for mailboxes and mailbox posts set forth by the United States Postal Service.

Hot Tubs and Spas

Installation of exterior hot tubs and spas must be approved in advance by the Board. Exterior hot tubs and spas must be located in the rear yard of the home.

Outdoor Lighting

Outdoor lighting shall be installed in such a way to shield or minimize the amount of spill light on adjacent properties, homes or streets.

Sidewalks

Owners are responsible for maintaining the sidewalk abutting their property. Any modification to the sidewalk requires advance approval from the Board. In addition, owners are responsible for maintaining the grass strip and trees between the sidewalk and street.

Signs

No signs, advertisements or messages shall be displayed on an Owner's property, except for signs advertising the house for sale or rent (not to exceed four square feet) or a security sign (not to exceed 64 square inches). Approval by the Board is not required.

Solar Panels

Installation of solar panels on roofs must be approved in advance by the Board.

Structures

All types of sheds and outbuildings such as, but not limited to, workshops, pool houses, entertaining cabanas, offices, and storage sheds are prohibited. See Section 2.12 of the Declaration of Covenants, Conditions, Easements and Restrictions and Section 5 of Article XIII of the Brighton Association By-Laws.

Swimming pools

Above-ground swimming pools are not permitted with the exception of "kiddie" pools less than 24 inches high and less than 100 square feet in area. See Section 2.07 of the Declaration of Covenants, Conditions, Easements and Restrictions.

Window Air Conditioners

Window air conditioners are not permitted without prior approval from the Board.

Wood Elements

All wood elements facing streets shall be painted or stained in solid or semi solid colors. Pressure treated wood elements may remain exposed in rear yards.