

Architectural Standards. (Extracted from KWVA Rules and Regulations, Section 7)

1. Architectural Requests. Fences, walls, exterior additions to or changes (including changing external paint, paneling, and the like) should not be made until the plans and specifications showing the nature, kind, shape, height, materials, exterior color, and location have been submitted to and approved by the Association or the Architectural Committee.

2. Fences. Back yard fences are mainly for purposes of privacy and barriers. The two types of fences for back yards and side yards shall be alternate board or stockade. Fences shall be restricted to heights of no more than 6' (six feet), and no less than 4' (four feet). The material shall be pressure treated or preserved wood, and shall remain the natural color of the wood. All fences shall also meet the requirements of the Anne Arundel County Code. A homeowner may submit a request in writing to install another style of fence. The request must contain the full design, including the specifications, finish and material, and the name of the installer. Upon receipt of the request, the committee will make an appointment with the homeowner to review the request. Front yard fences shall be for property division purposes only, and shall be either a split wall, three (3) rail-high fence; or black wrought iron rails for front steps and porches that are over 24" high.

3. Sheds. The members of the committee will approve all sheds on an individual basis. Placement of the shed will be considered along with the size, style, and material.

4. Decks. All decks will be constructed of pressure treated lumber, and must meet with the requirements as established with Anne Arundel County Code. The committee has agreed with the style of the two types of decks already in existence, and Photographs will be taken for lack of words to describe the style. The material, design, size, and dimensions must be reviewed on an individual basis, and are to be included as information in the homeowner's request.

5. Patios. All patios will be constructed of either pressure treated lumber, concrete, or brick and must meet with the requirements as established with Anne Arundel County Code. Photographs will be taken for lack of words to describe the style. The material, design, size, and dimensions must be reviewed on an individual basis, and are to be included as information in the homeowner's request.

6. Exterior Maintenance. In order to maintain the community design as established by the original builder, the appearance of the exterior of the units shall be kept as close to the original design as possible.

a. Paint. Exterior paint will match as closely as possible the colors used by the original builder. The Architectural Committee or Board of Directors will provide paint numbers and samples on request.

b. Siding. Vertical vinyl or aluminum siding may be used ONLY on the rear and sides of all units provided it is in accordance with the Association color scheme and the trim pattern is maintained. Alternate materials may be used to repair or replace the front of the units as long as the use of the material does not alter the original builder's design, appearance, and/or color of the unit.

c. Fireplaces and chimneys. All fireplaces and chimneys must meet with the Anne Arundel County Code for the protection of all members of the community. All chimneys shall conform to the exterior of the house, with the same color and style paneling or siding being placed over either a firebrick or stainless steel flue.

d. Exterior Doors. Exterior doors cannot detract from the appearance of the unit or the community.

e. Windows. Windows shall be vertical pane with a brown exterior frame.

f. Lawn care. Homeowners shall keep their lawns and shrubbery cut and/or trimmed. Homeowners are encouraged to engage in landscaping projects to enhance the appearance of their homes and the community.