

Rules and Regulations
Kensington Woods Homeowners Association Inc.

Kensington Woods Homeowners Association
Architectural Guidelines
Effective December 2017

The intention of these Guidelines is to protect and preserve the character of Kensington Woods and the value of the individual homes. This document applies to all new construction and modifications to existing homes. These Architectural Guidelines are for review and approval of changes to the exterior of the home and yard and have no applicability to the interior of the home.

These guidelines derive their authority from the Declaration of Covenants, Conditions and Restrictions of Kensington Woods Subdivision (CC&R). Article VII provides that:

All new construction or any improvements to existing homes, including without limitation residences or fences, shall require the written approval of the Architectural Review Committee (ARC). Any subsequent addition to, or change of, or alteration of existing construction, shall require approval of the ARC, provided, however, that repainting or in-kind repairs of what has been previously approved shall not require any subsequent approval. The ARC is authorized to review and determine in its sole discretion, the nature, kind, shape, height, materials, location, design and color of any improvement located upon the Properties to ensure aesthetic harmony of external design and location in relation to surrounding structures and topography.

All applications must be submitted in the form of a written request to the ARC. All applications must be approved by the ARC prior to any action on the part of the homeowner or builder. All approvals will be provided in writing. Verbal approval is not permitted. Failure of the builder to obtain approval prior to new construction can result in the removal of the construction (which does not comply) and return of the exterior or lot to its original appearance at the expense of the builder. Failure of the homeowner to obtain approval prior to renovation of an existing home may result in the removal of the construction which does not comply and return of the exterior or lot to its original state by the Kensington Woods Homeowners Association at the expense of the Owner. If the request to the ARC is denied, the homeowner may appeal to the Board in writing through the Property Manager.

In the spirit of courtesy and cooperation within our community, the Architectural Review Committee will discuss all applications which request major structural changes with the neighbors of the applicant. The neighbors will acknowledge by signature and date that they have reviewed the proposed plans. Major structural changes will include, but are not limited to, decks, fences and major landscape changes.

Once an approval has been given, before commencing the construction, erection or alteration of any improvement, the owner must contact the appropriate building code compliance agency for James City County to determine whether a building permit is required. Owners are responsible for ensuring that any improvements are constructed, erected or altered in accordance with all applicable local, state and federal laws and regulations. Any violation of such laws and regulations is a violation of these Guidelines. A copy of any required building permits must be submitted to the ARC when obtained to be attached to the approved application. If James City County or the state of Virginia, require alterations to the originally submitted plan, the plan must be re-submitted to the ARC and approved by the ARC (at the expense of the Owner if the association is charging a processing fee, Declaration states up to a \$100 processing fee).

Air Conditioners

Equipment - Article VI, Section 12 (CC&R) "No air conditioning or heating equipment shall be placed in front of any residence

Window Air Conditioners – Window air conditioning units are not permitted.

Attic Ventilators/Fans

All attic ventilators/fans require an application.

Ventilators/fans should be located on the backside of the roof. All exposed parts of the fan should be painted flat black to camouflage the fan. Blocking airflow through the fan should be accomplished from the inside of the unit. Plastic covers on attic fans are not allowed.

Awnings

Free standing awnings are not permitted.

Permanently installed awnings require an application to and approval from the ARC. The application must include drawings and visual renderings of the proposed awning as installed, in the stored and expanded position. This applies to awnings that are permanently affixed, and does not include other shade devices, such as patio umbrellas

No awnings will be permitted on the front of a home. The sun control device must be compatible with the architectural style of the neighborhood.

Brick

All brick (type and color) used on new construction or existing homes must be submitted via application to the ARC for approval. The table below (provided for information) identifies brick type and color used during new construction.

All new homes must have brick skirts.

Brick – General Shale	Siding – CertainTeed Carolina Beaded	Alternate Siding – Cambridge Beaded
Farrington Tudor	Colonial White	White
Monticello	Desert Tan	Tan
Providence	Natural Clay	Sierra
Sierra Regent	Light Maple	Wheat
	Sterling Gray	Gray

Cables and Antenna

Article VI, Section 5 (CC&R) "Neither poles nor other structures for the carrying or transmission of electric power or telephone service nor any electric or telephone line or cable, elevated or carried above the surface of the land or ground, and not completely enclosed within some building or structure permitted under the provisions of these restrictions, shall be erected, altered, placed, or permitted...."

Article VI, Section 12 (CC&R) "No disc antenna larger than 24 inches in diameter shall be erected or maintained on any lot in the subdivision, except that upon proper screening, the ARC may authorize disc antennas greater than 24 inches in diameter."

Any antenna must be installed at the rear of the property and should not be visible from Brixton Road.

Any disc antenna larger than 24 inches in diameter requires an application. An application to and approval from the ARC is also required if the disc antenna cannot be installed at the rear of the property because reception cannot be obtained from that location. Under such circumstances, the application must include a letter from the installer stating this fact. The disc must be screened from the street.

Clothesline

Article VI, Section 17 (CC&R) Clotheslines and drying racks are permitted on the back patio, and cannot be visible from Brixton Road.

Decks

A new deck or modification or addition to an existing deck requires an application.

The application must include information on file materials to be used and drawings of the proposed deck including site plans, house elevations, railings, stairs, dimensions and height above grade. Materials and design must match those used on existing decks. Decks can only be situated at the rear of the house for access from the back doorway. Back patios that are not attached to the upper level of the home are not considered decks.

Deck rails must be white and match the Chippendale or straight picket PVC railings installed during original construction.

Decks can be sealed or stained in natural wood colors. Allow at least six months for a deck to "cure" before sealing or staining it. A natural color Trex or Trex-like material may be used for the deck. This modification requires an application and must be approved by the ARC.

Deck or Porch Shades

All deck and/or porch shades, curtains or other out door sun control and privacy devices must be lined in or be white, off-white or beige. They must be installed so that they are not visible from the exterior of the house when they are closed.

Deck and porch shades require an application to and approval from the ARC.

Domestic Animal Houses and Domestic Animal Runs

No domestic animal houses or domestic animal runs are permitted.

Driveways and Walkways

No application is required for driveway or walkway repairs. However, all driveway or walkway repairs must be made with exposed aggregate and conform to the requirements used in the original construction (four inches of sand under four inches of concrete).

Additional walkways require an application and approval by the ARC. A physical survey should be submitted along with the application. Additional walkways must be composed of materials, such as brick or aggregate, consistent with the architectural style of Kensington Woods.

Additional driveways or extensions to driveways are not permitted.

Exterior Doors

In kind replacement of exterior doors do not require submittal of an ARC application. The original new construction doors are listed below for information: Application to and approval from the ARC is required for all not in kind door replacements.

- * Front doors; Therma-Tru six-panel steel.
- * Side garage doors; Therma-Tru two-panel, 9-light.
- * Deck doors; Therma-Tru 15-light French Patio or doors comparable in appearance.

The following Sherwin-Williams* paint colors should be used as a guide in selecting in kind front door colors: For all front doors, an ARC application and approval is required for any not in kind door color change. New or existing houses located next to each other cannot have the same color front door.

- * Black
- * Dark Blue: Still Water (SW6223)
- * Light Blue: Refuge (SW6228)
- * Burgundy: Firewood (SW6328)
- * Dark Green: County Squire (SW6475)
- * Black Green: Ripe Olive (SW6209)

All side, back and garage doors must be painted white.

Exterior Security Devices

Article VI, Section 16 (CC&R) "No exterior security devices, including, without limitation, window bars, shall be permitted on any residence or Lot."

Exterior Light Fixtures and Lamp Posts

Not in kind replacement of existing exterior light fixtures requires an application to and approval from the ARC. The original new construction exterior light fixtures are listed below for information:

- * Garage: Progress Lighting PP5776-19*
- * Front and rear, 2nd floor veranda: Progress Lighting PP5771-19*

For non-in kind exterior light fixture replacements, applications must include detailed information (size, style and finish) on the proposed replacement fixtures prior to installation.

Any additional exterior light fixtures, including motion detector and other security lights, require an ARC application and approval. Fixtures must be similar in appearance to the style of the existing fixtures. Security lights must be installed to avoid excessive intrusion of light on neighboring homes.

No lamp post or low voltage or solar yard lights are permitted in the front of the house.

No yard spotlights may be installed in any location.

Decorative holiday lighting does not require an application. However, holiday lighting is subject to the restrictions outlined in Seasonal Decorations.

Fences

Article VI, Section 7 (CC&R) "No fence shall be erected or constructed without written approval of the Architectural Review Committee. No fence shall be permitted in any front yard, unless the Architectural Review Committee specifically approves an exception allowing the fence (front yard being defined to mean the area between the front of the house and the street upon which such Lot is situated). The Architectural Review Committee may require wooden or brick fences containing an attractive design consistent with the neighborhood, may restrict the height and location of fences and may exclude metal fences, pens, or enclosures"

Any new fence or modification or addition to an existing fence requires an application.

Only approved fences are permitted. Fences must be constructed of white PVC in the ranch rail style of the fences at the entrance to the Kensington Woods development or the Chippendale style used on some of the homes front porches and back decks and may not include any wire or mesh lining.

Construction and style of the gate must correspond to that of the approved fence.

Damaged fencing should be repaired within sixty (60) days of the occurrence of the damage. Repairs must duplicate the original approved fencing.

Installation of screening fences for garbage and recycling cans or generators requires an application to and approval from the ARC. All screening will be white PVC.

Property located behind fences or screening will not be maintained under the landscaping contract. In this situation, the homeowner is responsible for mowing the grass and maintaining the landscaping.

Flags and Banners

Flags and banners can be hung using a flagpole which is attached to the house. Flags and banners must be of a size less than 4 feet by 6 feet. The flagpole must be 6 feet or less. No free standing flagpoles are permitted.

Mini garden flags no larger than 12 inches by 18 inches are permitted. No more than two garden flags in total may be located in the front and side yards of a residence.

Any flags to be found offensive, are subject to review with the tenant and/or homeowner and may be removed by the HOA or property manager as seen appropriate. US flags mounted to the house shall be mounted on white, polished silver, or wood poles and lit, if displayed at night. Decorative flags mounted from the house should be on white or brushed nickel, and do not need to be lit at night.

Gate

See Fences

Garage Door

An application to and approval from the ARC is required for any change to a garage door. An application is not required to replace a garage door in kind. The original new construction garage door description is provided as follows information: Garage Door; Insulated steel carriage house panel door (Amarr Garage Doors- Classica Collection).*

Generators

All permanently installed generators require an application. No permanently installed generator may be placed in front of any residence. It must be mounted on a permanent slab and screened from view.

All portable generators must be stored indoors when not in use. Under no circumstances should portable generators be used indoors.

Gutters Downspouts and Rain Barrels

An application to and approval from the ARC is required to alter gutters and/or downspouts, for example to relocate the existing systems. Any alteration to gutters and/or downspouts requires a drawing on a copy of the sight plan showing the contour lines of the property and adjacent properties, and should be in code compliance. Any alteration to gutters, downspouts, the contour of the land or any other drainage feature requires written James City County approval. The James City County approval shall be submitted to the ARC. No installation shall adversely impact the property drainage of the owner's lot or that of any adjoining property. Gutters and downspouts must be white.

Rain barrels are permitted, so long as they are covered, and offer architectural harmony with the home. They require application to and approval the ARC. The application shall provide the rain barrel details (size, type, and color).

House Numbers

No more than 2 sets of house numbers are permitted - one set of numbers on the front of the house and one set of numbers on the back of the house over the garage. (This does not include the numbers on the mailbox). The total face area of each set of numbers may not exceed 36 square inches. Numbers must be in a traditional-style format and be brass or matte nickel (silver) in color. Lit house numbers are permitted, displayed on the front of the house, but requires an application to and approval by the ARC. Painting house numbers on the curb is not permitted.

Landscaping

All new construction must have landscaping in the front and back yards that is similar to the landscaping of existing homes. The builder will be responsible for such landscaping.

Replanting of existing beds in-kind or with minor adjustments does not require approval from the ARC. The installation of new landscaping, including additional flowerbeds, requires an application and approval of the ARC. Note, however, that all annuals must be removed on a timely basis at the end of their growing season.

Article VI, Section 20 (CC&R) "All property located at street intersections shall be landscaped so as to permit safe sight across the street corners. No fence, wall, hedge, or shrub planting shall be placed or permitted to remain where it would create a traffic or sight problem."

Note: landscaping services contracted through the HOA do not cover weeding of beds and/or pruning of bushes and trees added by the homeowner.

Property located within fences will not be maintained under the landscaping contract. In this situation, the homeowner is responsible for mowing the grass and maintaining the landscaping.

Mailboxes

Mailboxes must be the type installed during construction.* Contact Mailbox, Post and More (see attached contact list) to replace, paint or repair a mailbox.

The numbers on mailboxes when replaced shall be similar to the same type used during construction.* Numbers on mailboxes installed during new construction must be similar to those on existing homes. Numbers may be brass or nickel (matte silver) in color. For safety reasons, the display of the designated street number must not be obscured in any way at any time.

All mailboxes must be painted the same color. It is a Sherwin Williams custom color. It is an Architectural latex (A100) satin exterior paint.

Mailbox Green

CCE*Colorant	0Z	32	64	128
W1-White	-	34	-	-
B1-Black	6	17	-	1
G2-New Green	-	44	-	-
Y3-Deep Gold -	32	-	1	

Patios

Patios require an application to and approval from the ARC. They must be located at the side or rear of the house.

The application must include information on materials to be used and drawings of the proposed patio including site plans, dimensions and height above grade.

Porches

A new porch or modification or addition to an existing porch requires an application to and approval from the ARC.

The application must include information on the materials to be used and drawings of the proposed porch including site plans, house elevations, railings, stairs, dimensions and height above grade. The design must be consistent with the style and materials used in the original construction of the home.

Porch rails must be white and match the Chippendale or straight-picket style PVC railings installed during original construction.

Roofs

New construction or roof repairs and replacement roofs must be done with materials and colors to match the original roof (30 year grade fiberglass; architectural; weathered wood color).

Replacement of a roof in kind does not require an application (30 year grade fiberglass; architectural; weathered wood color). Modification to an existing roof design requires completion of an application and approval by the ARC.

Seasonal Decorations

"Decorations" in this section refer to those placed on the exterior of a house for holidays as well as personal celebrations such as births, welcome home and weddings. They may be displayed only during the week before and the week after the holiday or occasion. Decorations for the winter holidays (for example, Christmas, Hanukkah, Kwanza or New Years) may be displayed from Thanksgiving Day until January 15th.

Signs

See Article VI, Section 10 (CC&R) "No sign of any kind shall be displayed to the public view on any lot, except one professional sign of not more than one square foot, or a sign advertising the property for sale or rent of not more than six square feet, or a sign used by a builder to advertise the property during the construction and sales period of not more than six square feet."

Shutters

Installation of external shutters is not permitted.

Solar Collectors

Solar panels/collectors require an application to and approval by the ARC. The application must include information on materials to be used (type, color, and style) and arrangement drawings of the proposed panels, showing all panel locations and elevation above the roofline. In addition, all wiring or piping coming from the panels shall be shown on an elevation sketch identifying all material (type, color and style) and standoff from the home.

In order to be approved they must have a minimal visual effect on the neighborhood. They must lie flat on the rear roof of the house and not be readily visible from Brixton Road.

If sun patterns don't make it feasible to install solar panels/collectors to the back of a home, an ARC application variance will be taken into consideration by the ARC and Kensington Woods HOA board members.

Statues: Fountains and Ornaments

Any statue, fountain and/or ornament placed in the front yard, which is either taller or wider than 3 feet, requires an application. These include, but are not limited to, statues, birdbaths, sundials, etc. Regardless of size, no more than two statues, fountains and/or ornaments are permitted in a front yard.

Storage Sheds and other Separate Buildings

Article VI, Section 15 (CC&R) "Construction, installation or placement of a storage shed, tree house, play house, detached garage, or a building separate from the main house on the lot is not permitted without written consent of the Architectural Review Committee, in its sole discretion.

Storm and/or Screen Doors

Installation of a storm and/or screen door on the front of the house does not require an application if the following specifications are adhered to: The door must be a full view, tempered glass door. The color of the storm and/or screen door must be white or match the color of the house door.

A Larson door (made by Pella) may be substituted as a cost savings to the homeowner.

Swimming Pools: Hot Tubs and Spas

No swimming pools are permitted. An exception is an inflatable or plastic wading pool. These must be located so that they can be drained without affecting neighboring houses. They should be drained and removed from sight daily or kept at the rear of the house. If they are not drained daily, they must be covered to avoid becoming attractive to insects and other pests.

Hot tubs and spas are allowed but require an application to and approval by the ARC. The hot tub or spa must be enclosed (i.e. on a deck or patio and screened), aesthetically pleasing, safe, clean, noise level is kept to a minimum, no nudity, and not visible to Brixton Rd or neighbors.

The application must include information on materials to be used (type, color, and size) and arrangement drawings of the proposed hot tub or spa location, showing all screening panel locations and elevation sketches above ground level. In addition, all wiring or piping going to the hot tub or spa shall be shown identifying all material (type, color and style) and standoff from the home.

Swing Sets, Sandboxes and Play Equipment

Play equipment requires an application. All play equipment must be located at the rear of the house and put away every evening (with the exception of portable sandboxes that can be covered at night). No swing sets are permitted.

Temporary Structures

Article VI, Section 8 (CC&R) "No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot as a temporary residence."

Trellis

Installation of a trellis requires an application to and approval by the ARC.

Vinyl Siding (Includes Main Siding, Accent Siding, Trim and Corners)

Replacement vinyl siding in kind (color and style) does not require an application. All other vinyl siding replacement, or new construction with vinyl siding, requires an application to and approval by the ARC. The application shall provide siding samples that allows for easy identification of color and style.

For changes in siding color, houses on either side must be reviewed so that no two adjoining houses have the same color of exterior materials. The table below identifies, for reference, the type and color of siding used during new construction.

Windows

No ARC application is required to replace windows with the exact windows installed when the house was constructed. If these windows are no longer available, an application must be submitted (identifying style, color and type) to the ARC for approval. Such replacement windows must be similar in appearance (style, color, and type) to those used in the original construction.

Removal of screens is permitted, however; all windows visible from Brixton Road must have all screens installed or all screen removed.

No plastic coverings or reflective material should be seen at any door or window at any time.

Window and Deck Rail Boxes

Window boxes are not permitted. Deck rail boxes are permitted on the railings of back decks only.

Window Treatments

All window treatments on the front and sides of the house must be lined in or be white, off-white or beige to present a neutral color to the exterior of the house. Light colored wood blinds are also permitted.

*or an equivalent approved by the ARC



UPLOADED
4/21/2021