ARCHITECTURAL DESIGN GUIDELINES

FOR GEORGETOWN-ON-THE-PARK

September 2020

Based on the Georgetown HOA CC&Rs , the Board has approved the following Design Guidelines for the purpose of maintaining a consistent character and quality of appearance within our community. In general, these guidelines aim to maintain a harmonized look across our neighborhood but also give owners some flexibility to personalize the look of their home (for example, door style and colors, porch railings, etc.). The Design Guidelines are effective as of September 2020 and apply prospectively only.

What Exterior Maintenance by Owners is Required?

All owners are required to preserve and protect the value of our neighborhood by regularly maintaining their homes. Owners are expected to maintain all exterior elements, except roofs and rain gutters. This includes painting, replacing, or repairing:

- Trim (door, exterior door trim, bay windows, window trim, wood window casements)
- Porch railings and covers
- Garage doors (including garage door trim)
- Concrete (porch steps)
- Front doors
- Backyard structures
- Exterior surface of home
- Foundations
- Windows
- Shutters
- Soffit and fascia
- Decks
- Patios

What are the Acceptable Exterior Paint Colors?

If you are repainting any wood or other trim on the exterior of your home, the color formulas below should work at most paint stores:

- Front exterior colors
  - SW 7103 (Sherwin Williams – Whitetail, light reflective value: 86)
  - Moon Dance - Y3-10.5, S1-1.5, S2-15.5, R1-5.25

- Garage trim colors
  - Moon Dance (exterior low sheen) all units except those listed below
  - SW 7103 (Sherwin Williams - Whitetail, light reflective value: 86) Units -406, 414, 422, 428, 436, 444

What Exterior Element Options Do I Have?

When maintaining or updating the exterior of your home, please adhere to the guidelines below. Refer to exhibit C of the CC&Rs (Maintenance Allocation Chart) for any required clarification. Again, all proposed changes should be in harmony with community styling. Variety is recommended, especially between neighboring homes.

Element	Requirements	Guidelines
Doors and Windows		
Front door trim	● Must complement exterior details of the home ● Match original door trim preferred	
Front doors	● Solid, multi-paneled ● Traditional styling ● No loud, bright, or dramatic colors	Most will have upper panels in glass Colors should be "traditional" and shades of black, gray, blue, red, or green
Screen doors (front)	● Single pane, clear, solid-framed screen doors allowed	No decorative touches
Windows	● May be replaced with matching window styling and trim color without ACC approval (any other styling and trim color requires prior approval) ● Windows should fully fit the existing space	More efficient windows are encouraged
Shutters	● Traditional color and styling ● All shutters on a home must be the same color and styling ● No loud, bright, or dramatic colors	Colors should be "traditional" and shades of black, gray, blue, red, or green
Exhaust/intake ports (furnaces, dryer venting)	● Must be camouflaged and hidden from view	If a high-efficiency furnace is installed, we recommend ports be located on the rear of the home and not the front
Painted Surfaces and Lighting		
Fascia (wood trim in eves)	● Must match exterior color for wood above (ivory)	
Fascia (metal trim above bay windows or elsewhere)	● Must match shingles or brick/rock exterior of the home	
Bay windows or other wooden exterior elements	● Must match exterior color for wood above (ivory)	
Metal surfaces	● Including doorknobs, kick plates on doors, house numbers, and exterior lighting ● Matching or coordinated sets are required	Colors may include black, bronze, stainless, brushed nickel, or brass Colors may not include white
House numbers	● 4-6" in height ● Metal ● Traditional font	Placement should be easy to read (backing board may be required on some homes to create contrast)
Porch light	● Must be consistent with home's façade and exhibit traditional styling ● No oversized lighting allowed	
Porch railings	● Wrought iron preferred ● Must be sturdy, weather resistant, and comply with city codes ● Color must complement exterior color scheme of the home	Decorative embellishments are not required Generally ivory but may comply with guidelines for metal surfaces No stucco, PVC, or raw wood

Front porch concrete	● Maintain surfaces, remove pitting and settling ● Maintain sides of porches	Brick or foundation plaster/concrete may be used on sides of porches
Porch roof or cover	● Must complement exterior details of the home ● No fabric	No stucco, PVC, or raw wood
Garage and Fences		
Garage door	● Repairs or replacements must be consistent with those in the home's row of garage doors ● Windows in garage doors must be consistent with those in the home's row of garage doors	
Garage door trim	● Must remain consistent with color and styling of the home's section of garages ● Ivory color only	
Fences (end homes only)	● Must complement exterior details of the home ● Must be private ● Must be 6' tall between properties (from the ground level or deck level). May be extended to the height of the garage eve with semi-private lattice or other material that allows light and air to pass freely through.	
Other		
Landscape lighting	● Not allowed	
Landscaping	● Front landscaping is the responsibility of the Association. A few owners have updated the landscaping around their homes at their expense. Owner proposals that are consistent with community standards will be considered by the ACC.	

When Do I Need to Seek Approval for Exterior Changes and Additions?

Changes to Front and Sides of Home

Owners must obtain prior written approval from the Architectural Control Committee (ACC) for all exterior changes to the front or side (if applicable) of their homes, unless they are making a repair that does not alter an exterior structure or change an exterior color. If that is the case, no ACC approval is needed.

Changes to Back of Home

Except as provided below, owners need not obtain ACC approval for exterior changes to the back of the home (i.e. backyards, decks, etc.). However, backyard projects and structures must not create a nuisance to neighbors and/or the Georgetown community. The Board reserves the right to abate any nuisance created by exterior changes to the back of a home, including, but not limited to, the right to stop a project and/or require that the nuisance be removed. Nuisance shall mean and refer to any condition outlined in Section 9.7 (Nuisances) of the CC&Rs, any condition deemed a nuisance under local code, or any nuisance condition caused by the size, color, materials, or other feature(s) of the exterior change. To avoid any assertion of a nuisance by the Association, the owner may obtain prior written approval of the exterior changes from the ACC. Below are some additional guidelines for owners:

1. If expanding the size of an existing backyard structure (including, but not limited to, the footprint of the structure or the height of privacy walls/fences), owners shall:
   a. Obtain a building permit;

      b. Obtain ACC review and approval;

      c. Timely complete all aspects of the project; and

      d. Ensure that all portions of the project or structure that are visible by neighbors are attractive in appearance and do not detract in any way from the surroundings.

2. Extensions of existing walls/fences require ACC review and approval. Such review will be based on the house's location in the complex, size of backyard, existing neighboring structures/walls, etc. While approval is not guaranteed, the following scenarios are likely to be approved:

      a. Semi-private fence extensions of existing walls/fences up to the height of the garage eves/rain gutter (approximately 8');

      b. Increasing the height of existing wall/fences over six feet tall but not to exceed the garage eves;

      c. Adjustments to walls/fences that propose a harmonizing transition to the garage; and,

      d. Increasing fully private fence/wall sections to no taller than 12' from ground level and extend no more than 50% or 8' of the distance from the rear of the house toward the garage, whichever is shorter.

3. Construction of new decks, or enlargement of existing decks, requires ACC review and approval. While approval is not guaranteed, the following scenarios are likely to be approved:

      a. Covered decks with conforming railings/fences and poles that do not obstruct a neighbor's views; and

      b. Decks conforming with city guidelines for width (side to side) and depth (front to back).

Regardless of whether a project needs to be approved by the ACC or not, all projects must be completed in a timely fashion. Any damage caused by an owner's project to adjacent properties or common areas will be the owner's responsibility to repair or restore to the original condition. Seeking the support of neighbors when making changes is encouraged.

How Do I Seek Approval from the ACC?

Owners should contact a member of the Board or the Property Manager when seeking approval for a project. Owners will be asked to supply the information about the proposed project that is needed for the ACC to understand the proposed changes and to make an informed decision. Such information may include building plans, construction timeframes, sketches, contractor information, building permits, or other similar information. After obtaining all requested information from an owner, the ACC will provide a written decision within 21 days. Proposals not denied by the ACC within 21 days are deemed approved. All approved projects must be completed as proposed. Any changes to the project must be re-submitted for approval.