

Norbeck Hills Homeowners Association
Architectural and Environmental Control Guidelines
Amended August 2010

OBJECTIVE:

The Norbeck Hills Architectural and Environmental Control Committee (AECC) has the responsibility for community inspection and enforcement, and for approving or disapproving, in writing, any application for Architectural or Environmental change. These inspection, enforcement and approval responsibilities are defined in the Covenants in Article VII.

The responsibilities of the AECC are for safety, visible harmony of external design, color and location in relation to surrounding structures and topography and conformity with the design concept of the community.

The Norbeck Hills Architectural and Environmental Control GUIDELINES are used by the Architectural and Environmental Control Committee of the Norbeck Hills Homeowners Association to make decisions on individual homeowner's requests for architectural changes and to determine accessibility of conditions of properties.

These GUIDELINES supplement and explicate but do not replace the Norbeck Hills Homeowners Association's Covenants dated September 15, 1980, which are the basic source document with respect to the rules and regulations of Norbeck Hills and Cashell Manor.

Any planned actions that could alter the present external appearance of your home or the community, described either in the Covenants or these GUIDELINES, must be submitted to the AECC for approval.

Decisions made by the AECC, based on either the Covenants or the GUIDELINES, in no way relieve any individual homeowner of their responsibility for compliance with any and all Montgomery County codes.

Applications should be submitted in duplicate with all appropriate signatures and supporting documentation along with a self-addressed stamped envelope to the AECC for review.

No work on the requested change should be started prior to AECC approval.

The following specific GUIDELINES represent adopted policy:

(1) ANTENNAS AND CABLES (TV, RADIO, CB, CABLE, ETC.)

Single Family, Townhomes and Common Areas. Outside antennas and cables of ANY kind are prohibited, except as noted below:

SATELLITE DISHES

Satellite dishes are permitted with the following restrictions:

- The diameter of any Dish may not be larger than eighteen inches (18").
- The Dish may not be installed on top of the roof of any home or attached to any part of the house other than a deck.
- The Dish can be at ground level (in the back yard) or attached to a deck in a manner that is not obtrusive to neighbors' homes contiguous to either side or rear of the applicant's lot. Visual obscuring may be achieved by approved landscaping shielding (new or approved), painting, a combination of either of the above, or other approved architectural screening.

- The Dish may not be visible from any surrounding street.
- All installations require prior written approval by the Architectural and Environmental Control Committee (AECC). Homeowners must submit a completed Norbeck Hills AECC application with a description and/or picture of the proposed Satellite Dish and a plat survey identifying the proposed location of the Dish installation and any proposed screening.
- The AECC will conduct an inspection of the proposed site installation to review for any adverse visibility to surrounding neighbors.
- The AECC reserves the right to modify, revoke or extend these guidelines.

(2) ATTIC VENTILATORS AND SKYLIGHTS

- Single Family and Townhomes. These must be installed on the rear side of the roof.
- Must submit a detailed application to the AECC for approval.

(3) AWNINGS

- Single Family. Awnings designed and constructed with no exposed framework, which are completely retractable, and are neutral in color are permitted.
- Townhomes. Prohibited.
- Must submit a detailed application to the AECC for approval.

(4) BASKETBALL HOOPS

- Townhouses. Not permitted.
- Single Family Homes.

In Front of House - Basketball hoops placed in front of the house must be immediately adjacent to the driveway area (pole and hoop only).

In Rear of House - Basketball courts will be on a concrete slab at least 4 inches thick with a 6 inch gravel bed topped by wire mesh reinforcement. The concrete slab will be no larger than 20 feet by 20 feet. The concrete slab shall not extend beyond the sides of the house and must be within 15 feet of the back property line. Lights are not permitted on or adjacent to the basketball court. Basketball courts are not permitted when a home backs up to another home.

- All installations require advance approval by the Architectural and Environmental Control Committee (AECC).
- The AECC reserves the right to modify, revoke or extend these Guidelines.
- Must submit a detailed application to the AECC for approval.

(5) CLOTHESLINES

- Clotheslines are permitted in rear yards only, and may be used between the hours of 7:00 a.m. and 7:00 p.m. Items should not be attached to or remain on clotheslines, except during these hours.

- Clotheslines may not be attached to privacy fencing or other shared fences. They may be freestanding clothes drying frames or ropes attached to free standing non-permanent posts. Lines run from windows or doors are not permitted.
- Clotheslines are prohibited in front or side yards and may not be visible from the street, except on corner lots.

(6) DECKS

- A copy of the plat survey is required. This copy should be annotated to define the deck placement.
- Description -- a deck is an above grade structure permanently affixed in any manner to the main structure.
- Decks may not be painted, Decks may be stained according to the Duron Exterior Stain chart, provided that the color used is a natural wood-tone stain. Other manufacturers' stains are acceptable as long as they are similar to the Duron Exterior Stain.
- Trex® or other similar synthetic deck materials are acceptable in the colors of white, grey and natural wood-tone.
- Railings may be constructed of a synthetic material (e.g. vinyl or similar maintenance free material). The railing color and material to be used must be specified on the application and approved by the AECC. White and wood-tone railings will be considered.
- Decks can only be constructed on the rear of the home and cannot exceed the first story or main living floor of the home.
- Must submit a detailed application to the AECC for approval.

(7) DRIVEWAYS

- Single Family. Driveway modifications are permitted but must be surfaced with material to match existing driveway.
- Must submit a detailed application to the AECC for approval.

(8) EXTERIOR COLOR CHANGE TO HOME

- Single Family and Townhomes. Color changes to ANY part of the exterior (e.g., doors, shutters, roof, trim, gutters, etc.) must conform to the existing color scheme of the community.
- Acceptable colors are reflected on the McCormick Paints Colonial Exterior Paints chart and Glidden Paint chart. Other manufacturers' paints are acceptable as long as they are similar to the McCormick and Glidden paints.
- Must submit a detailed application to the AECC for approval.

(9) EXTERIOR LIGHTING

- Single Family and Townhomes. Exterior lighting must be either yellow or white and must illuminate only the applicant's own lot.
- Must submit a detailed application to the AECC for approval.

(10) FENCES

- A copy of the plat survey is required. This copy should be annotated to define fence placement.
- Townhomes: The following wood fence types are allowed: split rail, six (6) foot vertical board-on-board, six (6) foot stockade, six (6) foot vertical board, or six (6) foot stockade picket.
- Single Family Homes: The following wood fence types are allowed: split rail, six (6) foot vertical board-on-board, six (6) foot stockade, six (6) foot vertical board, or six (6) foot stockade picket. Alternate styles will be considered on a case by case basis. The AECC will consider the requested style of the fence on the basis of its impact on neighboring homes and whether it is harmonious in design with the community.
- Wire mesh is acceptable with the split rail fence type.
- Fences may be constructed of wood or synthetic materials, provided that the fence remains a natural wood tone shade. All applications for change must include a description of the materials to be used, including brand name and color.
- Fences will not be stained, painted, colored, etc. -- they will remain in their rustic or unfinished natural state of wood or, if synthetic materials are used, be a natural wood tone.
- Fences shall be constructed inside of the property line so that there is no encroachment on any other lot or the common area.
- Exceptions: Fences may be constructed directly on neighboring property lines as long as written permission acknowledging the joint construction of the fence on that property line is received by the AECC with the application.
- Must submit a detailed application to the AECC for approval.

(11) FRONT DOORS

- Single Family and Townhomes
 - Wood doors that are kept natural in color are permitted.
 - Doors with full glass panel are permitted.

(12) JUNGLE GYMS, SWING SETS, PLAY EQUIPMENT

- Single Family and Townhomes.
 - Jungle Gyms, Swing Sets must be a neutral color and conform to the design scheme of the house.
 - Playhouses must be permanent in nature, color scheme and must be consistent with that of the house or must be neutral in color.
- Additional requirement: Townhomes must have these items enclosed by a full surround approved fence (see Fence Guidelines in this document).
- Must submit a detailed application to the AECC for approval.

(13) LANDSCAPING

- Single Family and Townhomes.
 - No sound hardwood trees, measuring in excess of six (6) inches in diameter and two (2) feet above the ground shall be removed from any lot without written approval.
 - No structure, planting or other material shall be placed or permitted to remain upon any lot which may damage or interfere with any easement or the installation of maintenance or utilities, or which may unreasonably change, obstruct or retard direction or flow of any drainage channels.
- Common Areas. No trees, shrubs, flowers, etc., are to be planted in or removed from the common areas without the written approval of the AECC.
- Must submit a detailed application to the AECC for approval.

(14) LAWN ORNAMENTS

- Single Family and Townhomes. Must be neutral in color and no more than three (3) feet in height and two (2) feet in diameter and must be placed in the rear yard.
- Common Areas. Prohibited.
- Must submit a detailed application to the AECC for approval.

(15) OVERHANGS

- Single Family and Townhomes
 - Must be wood and over deck or patio only.
 - Wood is to remain in its natural unfinished and/or rustic form and must be open to the elements.
 - Must submit a detailed application to the AECC for approval.

(16) PATIOS

- A copy of the plat survey is required. This copy should be annotated to define patio placement.
- Single Family and Townhomes. Brick, flagstone, concrete, wood and slate grade level patios may be constructed.
- Must submit a detailed application to the AECC for approval.

(17) SCREENED PORCHES AND ROOM ADDITIONS

- A copy of the plat survey is required. This copy should be annotated to define addition placement.
- Single Family. Siding of porch or room must match existing style, design and color of the house. Roof must be pitched and shingled to match existing roof.
- Townhomes. Prohibited.

- Must submit a detailed application to the AECC for approval.

(18) STORM DOORS AND WINDOWS

- Single Family and Townhomes.

- STORM DOORS

- Storm doors and windows must match the trim of the house or be WHITE in color.
- The following storm door types are allowed: crossbuck half-view, 3/4 view, full-view, full-view with grillwork.

- WINDOWS

- Windows may be replaced with like windows or bay windows.

- SLIDING DOOR

- Insulating panels for sliding glass doors are permitted.
- Sliding glass doors may be replaced with: panel style sliding glass doors, French style doors, and identical replacements.

- Must submit a detailed application to the AECC for approval.

(19) STORAGE SHEDS

- A copy of the plat survey is required. This copy should be annotated to define shed placement.
- Single Family and Townhomes. Sheds must be located in the rear yard and either screened behind an approved six (6) foot privacy fence or the entire yard must be enclosed by an approved six (6) foot fence. See enclosed diagram. Also see Fence Guideline in this document.
- Must submit a detailed application to the AECC for approval.

(20) SWIMMING POOLS AND HOT TUBS

- A copy of the plat survey is required. This copy should be annotated to define placement of swimming pool or hot tub.
- Single Family. Swimming pools or hot tubs must be in the rear yard of the home. Cannot exceed building restriction line on survey/plat.
- Townhomes. Swimming pools are prohibited. Hot tubs must be in the rear yard of the home. Cannot exceed building restriction line on survey/plat.
- Must submit a detailed application to the AECC for approval.

For all items listed as prohibited above, AECC enforcement action for removal of violations will be taken. For all items listed as not prohibited above, AECC approval must be obtained. Homeowners should be aware that all approved items must be kept in good repair or the AECC shall require repair or removal of these items.

Norbeck Hills Homeowners Association
Approved Paint Colors
Original Colors

NOTE: Decks and fences may be treated with clear, non-tinted weather protectant only.

McCormick Paint - Colonial Exteriors

101	Amber White	217	Farm House Red
106	Incense	225	Old Colonial Red
103	Cypress	218	Cromwell Green
113	Brush Grey	219	Dorset
114	Beall Dawson Green	202	Foxhall Green
111	Tavern Beige	220	Georgetown Green
115	Sage Green	214	Sandstone
110	Greystone	201	Harvest Gold
107	Woodspice	207	Copperleaf
112	Woodland	213	Dark Olive
108	Wheat	221	Carmel
104	Harness Shop Tan	222	Fairfax Brown
116	Chadwick Tan	223	Old Carriage Brown
117	Fawn	224	Deep Forest Brown
215	Cobblestone Grey	216	Hearthstone

Glidden Spread Supreme Exteriors

27253	King's Canyon	20892	Wood Smoke
33042	Silver Fern	12373	Kiwi
41583	Huntington	89392	Pewter
47433	Monsoon	89472	Dover Gray
42744	Hawthorne Valley	75582	Ascot
47353	Eucalyptus	75194	Onyx
65333	Western Reserve		<u>TRIM COLORS</u>
61103	Centennial	13832	Malibu Sand
65253	Old Town	20802	Porpoise
68083	Country Blue	16972	Constitution
71394	Sable Night	21302	Lennox White

Norbeck Hills Homeowners Association
Approved Paint Colors
Additional Approved Colors

NOTE: Decks and fences may be treated with clear, non-tinted weather protectant only.

Glidden Paint

Shadow Play – shutters

White Buck - trim

Evening Shadow – shutters

Cornerstone - trim

Dove Gray – shutters

White on White - trim

Rich Mocha – shutters

El Dorado Tan - trim

Wright Stone – shutters

Coach House Brown - trim

Prism White – shutters

Colonial Red – trim

McCormick Paint

Kingston Clay – shutters

Colonial White - trim

Wheat – shutters

Cobblestone Gray - trim

Farm House Red – shutters

Amber White - trim

Patuxent Blue – shutters

Sugar Loaf - trim

Smokey Pewter – shutters

Newport – trim

Duron Paint

Oak Flat – shutters

Bay Bridge - trim

Cockatoo Gold – shutters

Briney Deep - trim

Deep Space – shutters

Mysterious - trim

Scrubgum Green – shutters

Beach Basket - trim

Cherry Rose – shutters

Tattersall Brown – trim

Silver Slipper – trim

Sherwin Williams Paint

Black Sea – shutters

Nimbus White - trim

London Fog – shutters

Polar White - trim

Umbrella Black – shutters

Riverstone - trim

Touchstone – shutters

White Heron - trim

Tricorn Black – shutters

Windfresh White - trim

Stone Cutter – shutters

Natural Tan - trim

Steeple Gray – shutters

Cocoa Shell - trim

Gray Bridge – shutters

Midland Green - trim

English Ivy - shutters

