

Architectural Guidelines



Introduction

This Guide has been prepared to publish, standardize and explain the rules and regulations covering alterations / improvements to properties within the Quakers Green Community Association. These rules and regulations have been in place as deed restrictions since the founding of our Community Association.

Why We Need Architectural Rules

Especially since we are located in a townhouse community with a homeowners association, the value of our homes is effected by the value and marketability of the surrounding homes. In our case, this is particularly important since our homes were constructed using nearly identical designs (at least to the houses on the same side of Quakers Way).

While at times the Architectural Rules may be a hassle and an imposition into our freedoms as a homeowner, they prove very convenient and even welcomed when the next door neighbor wants to paint his house neon green and hot pink and construct an over-sized, hideously-designed, 4-story 'shed'.

As closely-situated as our homes are, rules are particularly important to protect the values of what is the largest investment for most homeowners. Therefore, the organizing documents of our Association provide that these Architectural Rules are referenced in and made part of the deed restrictions to our properties.

This Guide has been prepared so that homeowners in our Association have access to complete descriptions of the Architectural Rules we must follow when altering / improving our homes. Also, this Guide is intended to provide clear and complete guidelines so that our Architectural Committee may apply the Architectural Rules fairly and consistently to all homeowners.

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Preamble

Any and all approvals granted by the Association for the construction of fences, walls and/or additions, or the alteration or modification thereto of any building or structure, or the construction of any additional structures or extensions or additions thereto shall not relieve the homeowner of any responsibility of compliance with any and all Ordinances of Richland Township relating thereto, including obtaining any applicable permit(s), payment of any permit fee or inspections by township officials or their agents prior to, during and/or after construction, as applicable. Nor shall obtaining any applicable permits relieve the homeowner of the obligation to follow the rules explained herein.

All requests for approval subject to review by the Architectural Review Committee must be made in strict accordance with the provisions set forth in the Declaration of Covenants, Conditions and Restrictions, Article V of the Quakers Green Community Association (reprinted below), as recorded in Deed Book 2269, page 33 at the Office of the Recorder of Deeds for Bucks County, Pennsylvania. In addition, any such requests are to be made in the form prescribed and revised from time to time by the Architectural Committee, and to include the information required by the Architectural Committee. A copy of such form is attached hereto.

All premises located within the Association shall be maintained, at all times, by the respective property owner.

All structures shall be, at all times, maintained in good repair. In the event the exterior of any structure on any property within the Association shows a weathered appearance or otherwise in a state of disrepair, said structure must be repaired or returned to a condition at least equivalent to that which exists in the majority of properties within the Association at the time of the occurrence, or in the case of design elements specific to the properties located on either side of Quakers Way, to that which exists in the majority of properties within the Association located on the same side of Quakers Way.

Definitions

The Association is comprised of homes located on either side of Quakers Way, with each side comprised of a single style of home different from the style in the opposite side. The following definition shall distinguish between the sides:

Section	Courts Included
North	Forsythia Ct, Crocus Ct, Hyacinth Ct, Daffodil Ct, Violet Ct & Johnson Ln
South	Mimosa Ct, Ivy Ct & Laurel Ct

Article V: Architectural Covenants (excerpt)

As recorded in deed book 2269, page 335, the Declaration states:

“No building, fence, wall or other structure shall be commenced or maintained upon the properties, nor shall any extension, addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials and location of same shall have been submitted and approved in writing as to the harmony of external design and location in relation to surrounding structures and topography, by the Board of Directors of the Association, or by an architectural committee.”

(For the full text of Article V and the context in which it is intended, please see the Declaration of Covenant, Conditions & Restrictions, as amended)

a: Painting / Staining - Exterior of Structures

For houses in the North Section:

Neither painting nor staining of the exterior wood surfaces of structures shall be subject to the approval of the Architectural Committee provided that the paint and/or stain used is that which is made for exterior use and the color shall comply with the basic colors Gray, Gold and Maroon, or minor shade variations thereof, or in the case of wood stain and/or preservative.

For use of any other colors or materials, prior approval by the Architectural Committee must be obtained.

For houses in the South Section:

Painting or staining of the exterior stucco surfaces of structures is subject to the approval of the Architectural Committee.

b: Storm Doors / Storm Windows

For ALL houses:

The installation of storm doors and storm windows made and installed in accordance with standard manufacturing techniques and practices, including standard manufacturer colors shall not be subject to approval by the Architectural Committee.

Both wood and aluminum storm doors are acceptable.

For houses in the North Section:

In the case of end units, standard manufacturer partitions with storm doors may be installed at side entrance enclosing the small porch areas without prior approval of the Architectural Committee, provided the colors White and Earthtone Brown are used. The colors Black, Brown and White are acceptable for door and partition trim pieces.

c: Fences & Partition Walls

For ALL houses:

Installation and replacement of fences and partition walls are subject to prior approval by the Architectural Committee.

The maximum height of fences and partition walls shall be 4'-0". However, in the case of partition walls, special exceptions to the height restriction may be granted, on a case-by-case basis, provided special need is demonstrated.

All fence posts must be properly anchored.

All types and construction materials of fencing shall be given consideration for approval.

In the case of metal chain link (Cyclone) fencing, all fencing must be either galvanized metal or green vinyl coated.

In the case of wood fencing, all fencing must be properly protected from weathering and rotting by painting or staining with exterior paint or wood preservative such as linseed oil. Pressure-treated wood fencing is acceptable and shall be construed as properly protected.

After approval has been obtained for a fence or partition wall installation or replacement, any fencing of partition walls for to be in disrepair or not being properly maintained shall be considered in violation of this approval and said fencing or partition wall shall be subject to removal or immediate repair if so ordered by the Association.

No fencing or partition walls shall be constructed in areas designated as open space as shown on the "Plan of Subdivision made for Quakers Green" prepared by Urwiler & Walter, Inc, date June 11, 1974 and last revised April 4, 1978.

No fencing or partition walls shall be constructed along property boundary lines without first having said boundary line verified by a professional land surveyor, registered in Pennsylvania. No approval will be granted for fencing or partition walls to be placed along or within one (1) foot of the property line without said boundary line verification.

Any fencing or partition walls found to be encroaching upon adjacent properties, open space or right of ways must be promptly removed, by the homeowner, upon demand by the Association.

d: Storage Sheds

For ALL houses:

The installation of additional storage sheds is prohibited.

No approval shall be granted for such additional storage sheds.

e: Site Grading

For ALL houses:

Any site grading which changes the existing grade of the lot is subject to prior approval by the Architectural Committee.

Approval of site grading does not relieve the homeowner of the following responsibilities:

- All site grading shall be performed in accordance with Richland Township Grading and Erosion Control Ordinances.
- Homeowner is responsible for any damage to underground facilities if any digging is undertaken. Homeowners are encouraged to call PA-1-Call at least 3 days prior to digging, and to follow all guidelines provided by PA-1-Call.

f: Pedestrian Easement

For ALL houses:

As noted on the "Plan of Subdivision made for Quakers Green", prepared by Urwiler & Walter, Inc, dated June 11, 1974 and last revised April 4, 1978, various areas within the development contain ten (10) feet wide pedestrian walkway easements.

The policy concerning said easements shall be determined as follows:

Said Pedestrian Easement shall be deemed to consist of the width of the existing concrete walk where the walk's width is greater than 5'-0", or 2'-6" on either side of the center-line of the concrete walk where the walk is less than 5'-0".

No permanent obstructions such as fences, partition walls, shrubs or hedges shall be placed within this Easement.

In the case where a permanent structure, such as a shed, which was originally constructed by the Developer encroaches into the easement area, the 5'-0" easement dimensions shall be taken from the most extreme protection of said structure.

In the case where a pedestrian easement is shown to extend through the limits of the properties between two adjacent end units and the existing concrete walk does not extend the entire length of the property limits, it shall be construed that said pedestrian easement shall only extend to the limits of said walk with a width of easement as previously designated. However, it should be noted that the intent of said pedestrian easement is to provide a crossover access easement for use by the adjacent property owners.

g: Antennas

For ALL houses:

(The following architectural rules have been amended so as to be in compliance with the FCC OTARD rules)

The following types of antennae are covered hereunder:

1. A "dish" antenna that is one meter (39.37") or less in diameter and is designed to receive direct broadcast satellite service, including direct-to-home satellite service, or to receive or transmit fixed wireless signals via satellite.
2. An antenna that is one meter or less in diameter or diagonal measurement and is designed to receive video programming services via broadband radio service (wireless cable) or to receive or transmit fixed wireless signals other than via satellite.
3. An antenna that is designed to receive local television broadcast signals. Masts higher than 12 feet above the roofline may be subject to local permitting requirements.
4. In addition, covered antennas may be mounted on "masts" to reach the height needed to receive or transmit an acceptable quality signal (e.g. maintain line-of-sight contact with the transmitter or view the satellite). Masts higher than 12 feet above the roofline may be subject to local permitting requirements for safety purposes.

A homeowner may install or cause to be installed, any covered antenna on any exclusive-use exterior surface owned by said homeowner provided such antenna does not extend into or over any Common Area or exclusive-use area owned by another homeowner without first obtaining the approval of the Architectural Committee providing the antenna and the installation thereof are in full compliance with this section.

No antenna other than a covered antenna may be installed on any exterior surface of the house or ground location regardless of whether such installation location is an exclusive-use area.

h: Wood Stoves / Fireplaces

For ALL houses:

The installation of wood stoves / fireplaces is subject to approval by the Architectural Committee.

The installation of wood stoves / fireplaces shall require that vent stacks and/or chimneys are located along the exterior walls of units only.

i: Existing Structures

For ALL houses:

In the event that a structure, such as a fence, partition wall, storage shed, fireplace or any other structure for which approval from the Architectural Committee is not specifically exempted herein, has been constructed without obtaining said approval the homeowner must, within 30 days after notice is served, obtain said approval from the Architectural Committee or cause the removal of the structure.

If approval is requested within the 30 day time limit explained above and said request is denied, the homeowner must, within 30 days after receiving notice of same, cause the removal of the structure.

j: Patios / Walks to Shed

For ALL houses:

Extensions to rear patios and walks to shed shall not be subject to approval from the Architectural Committee provided that the construction thereof is located entirely within the limits of the property, further limited by any easements thereto.

k: Shrubbery / Gardens / Grass & Sod

For ALL houses:

The planting of shrubbery, gardens, grass & sod shall not be subject to approval from the Architectural Committee provided that the planting thereof is located entirely within the limits of the property, subject to any applicable easements.

l: Other

For ALL houses:

Any construction, addition or modification to any property, structure or appurtenance thereto **not specifically addressed herein, shall be subject to prior approval by the Architectural Committee.**

Violations

Violation of the restrictions explained herein is subject to fines, for which a lien against the property is automatically perfected. In addition, the homeowner may be required to return the property to the same condition before any installation or construction of any alteration or improvement.

In addition to fines, the Board of Directors may, after notice and hearing, suspend the homeowner's voting rights and rights to use any of the recreational facilities for a period not to exceed 60 days for infraction of published rules and regulations.

How to Request an Architectural Determination

Requesting an Architectural Determination is easy. Requests must be made by the homeowner, or in the case of a rental property which is managed by a rental / management, the Agent for Owner*. To request a determination, simply complete the "Request for Architectural Determination" attached hereto and available as a fill-in form on the Association's website. Completing the Request form is the quickest way to obtain a determination as the form requests all information needed by the committee. However, requests will also be accepted in letter form providing all necessary information is included in the letter.

Please submit any requests at least 14 days prior to the date of commencement of installation or construction. The Architectural Committee will make every effort to review the request within 10 days. However, occasionally additional information is required by the committee in order to make a proper determination. In such cases, it will likely take more than 14 days to receive your determination.

Notice of determination is generally returned to the requester via US Mail. If you would prefer to pick-up your determination notice at the Association Office, or have it faxed or emailed to you, we can make the necessary arrangements. If your contractor or installer requires a copy of the notice, we will be happy to send it directly for a surcharge to cover the Association's costs.

Anytime that a request to construct such a structure is properly submitted by the homeowner, the Architectural Committee must, within 30 days after receiving said request, issue a determination regarding said request. If such determination has not been issued within the time limit stated, it shall be construed that approval was granted by the Architectural Committee.

* - In order for the Association to process a Request for Architectural Determination from an agent for the property owner, the Association must have on file a current "Landlord's Agent Registration" form which does not restrict the right to request such determinations to the property owner.

For More Information

For more information regarding the Architectural Guidelines of the Quakers Green Community Association, or the enforcement thereof, please contact the Architectural Committee, as shown below.

Right to Appeal

Any homeowner or resident of the Quakers Green Community may, upon the receipt of an unfavorable Architectural Determination issued by the Architectural Committee, request a hearing before the Board of Directors regarding the determination. To schedule a hearing, please contact the Architectural Committee.

*Architectural Committee
Board of Directors*

Quakers Green Community Assn

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Quakertown PA 18951-2776

215-536-8150
info@quakersgreencommunity.com

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**Request for
Architectural Determination**

Subject Property

Property: _____

Homeowner(s)

Name(s): _____

Phone: _____

Email: _____

Address:
(if different) _____

City, State, Zip:
(if different) _____

Alterations / Improvements Planned

Expected Completion Date: _____

Please describe the alterations / improvements for which you are seeking approval:

Attach any supporting documents.

Continue on attached sheets if more space is needed.

Acknowledgement

I, the undersigned homeowner or homeowner's agent hereby request an Architectural Determination on the matter described herein. I understand that no construction may be started until approval has been received.

Signature Date