



RESIDENTIAL REALTY GROUP, INC.

the community management specialist



WELLINGTON TRACE ASSOCIATION, INC. ARCHITECTURAL STANDARDS AMENDMENT NUMBER 2 APPROVED NOVEMBER 8, 2017

Removal of previous Section IV, 1 – DECKS, PATIOS, AND WALKWAYS, B. GUIDELINES, 1. MATERIALS, b) and 6 – FENCING/WALLS, B. GUIDELINES, 2. Architectural and Material Selection, f) in their entirety, which state sequentially:

“wood may be painted or stained to match house siding or trim; treated wood may be left to weather.”

“there shall be only two fence colors allowed using stain or paint:

- i) white; or
- ii) natural wood color”

Formal adoption of the following for both sections:

“All surfaces of exterior wood structures that are exposed to the elements must be protected from such by the application of a wood protectant. Those wishing to apply clear sealant may do so provided that the exposed wood being treated has not previously weathered due to age or lack of prior protection. If previously weathered or stained, the only colors allowed without prior approval will be Thompson's® WaterSeal® Waterproofing Stain in Transparent or Semi-Transparent in the following shades, which should be available for purchase off the shelf at any HomeDepot store:

- Acorn Brown
- Woodland Cedar
- Harvest Gold
- Maple Brown
- Sequoia Red

Those who have received approval prior to November 8, 2017, to paint such exterior structures white may continue to do so until replacement is required, at which time the new standards must be adhered to.

Any other color or product must receive prior approval from the Architectural Committee through an Application for Exterior Property Alteration PRIOR to use.”

Amend Section IV – ARCHITECTURAL STANDARDS, 13 – PAINTING by adding the following:

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Email: info@residential-realty.com

P.O. Box 22838
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“4) Homeowners may apply to change the color of the shutters and doors on their home so long as they choose from the below list of approvable colors, which can be found on McCormick Paint’s Exterior Colonial Colors palette:

- Colonial White
- Antietam
- Amber White
- Wheat
- Mt Vernon Grey
- Incense
- Brush Grey
- Kingston Clay
- Kensington
- Sage Green
- Jefferson
- Cobblestone grey
- Hearthstone
- Potomac
- New Market
- Wye Oak
- Farmhouse Red
- Williamsburg
- Harpers Ferry
- Old Carriage Brown
- Old Colonial Red
- Black
- Georgetown Green
- Deep Forest Brown

If another brand is used, a sample of the color match to one of the above must be submitted for review along with an Application for Exterior Property Alteration PRIOR to painting.

5) In review of color change applications, the Architectural Committee may take into consideration the color schemes of the homes adjoining and surrounding your own. Repeated, conjoining color schemes may be denied. Please take this into consideration prior to submitting your application.”

WELLINGTON TRACE ARCHITECTURAL STANDARDS

SECTION I - ARCHITECTURAL STANDARDS COMMITTEE

- A) An Architectural Standards Committee is established under the Declaration and By-Laws to:
- 1) Establish reasonable standards for the changes, alterations, and additions to the exterior of any home and any lot, including landscaping, construction and/or installation of additions to the original dwelling, decks, fences, pools, sports courts, storage or utility sheds, landscaping and other structures (hereinafter collectively referred to as "Structures") in an effort to assure that any such construction or installation is consistent with the quality of workmanship and design of the homes contained within the Community.
 - 2) Establish reasonable procedures for the processing of applications submitted pursuant to these Standards.
 - 3) Review and approve plans and specifications for the construction and/or installation of Structures prior to their installation and/or construction to assure that the Structures comply with the standards promulgated by the Architectural Standards Committee or, if no standards for such Structures have been promulgated by the Architectural Standards Committee, to assure that the Structures are consistent with the quality of workmanship and design of the homes contained within the Community, and
 - 4) To assure that any Structure constructed and/or installed is in conformity with plans and specifications approved by the Architectural Standards Committee.

SECTION II - APPLICATIONS PROCEDURES

- A) The construction/installation of any Structure on any lot and any exterior change, addition or alteration to any property requires that an application be submitted to the Architectural Standards Committee for review.
- B) Alterations to one's property usually require the completion and submittal of the **APPLICATION FOR PROPERTY ALTERATION**. Applications can be obtained from the Homeowners Association. Whenever possible, the applicant shall secure the signatures of two adjacent/affected property owners. Some applications may require more signatures, depending on the particulars of the alterations and the number of neighbors affected, which shall be determined in the sole discretion of the

Architectural Standards Committee. Such signatures signify an acknowledgment of proposed alterations only; actual approval for such changes may be granted only by the Architectural Standards Committee. No work may begin until approval of the Architectural Standards Committee is obtained.

- C) In the case that the Architectural Standards Committee fails to approve, act on any submission of an Application for Property Alteration, either to disapprove or request additional information within sixty (60) days after a completed Application shall be submitted to it, such Application shall be deemed approved.
- D) All alterations to property must comply with applicable County and local building codes, zoning requirements and other governmental rules and regulations. Compliance with such codes, requirements, rules and regulations is the responsibility of each homeowner. Neither the Architectural Standards Committee nor the Board of Directors of the Homeowners' Association assumes any responsibility for knowledge or enforcement of such restrictions.
- E) No alterations to property may conflict with or adversely impact approved grading, drainage, sediment control and stormwater management plans for the owner's property or neighbors property.
- F) Each homeowner shall, as a condition to any alteration to property, indemnify and hold harmless the Homeowners' Association, the Board of Directors and the Architectural Standards Committee from and against any loss, cost, damage or expense relating to or arising out of any work performed on an individual's property. The scope of such indemnity shall include, without limitation, physical injury, property damage and damage to roads, walks, landscaping or other common or public areas or facilities.
- G) Neither the Architectural Standards Committee nor the Homeowners' Association assumes any responsibility for determining whether alterations to property reduce or void any homeowners' warranty or any other applicable warranties or guaranties.
- H) The Architectural Standards Committee may in its sole discretion, waive compliance with any requirements herein provided.

SECTION III - EXEMPTIONS FROM APPLICATION PROCEDURES

- A) Seller and any Builder are exempt from application requirements and shall not be required to submit to the Architectural Standards Committee, or obtain its approval of plans and specifications for the construction of a dwelling and related improvements upon a lot before the initial conveyance of record title to such lot to a person other than the Seller or a Builder.

- B) Real estate sales, construction and management offices and builder's storage areas may be erected, maintained or operated on any Lot or on any portion of the Common Areas provided that such offices are used solely in connection with the development of the Property.

SECTION IV - ARCHITECTURAL STANDARDS

1 - DECKS, PATIOS & WALKWAYS

This guideline refers to any new or extended patio, deck, walkway, or to any material changes in existing patios, decks or walkways.

A) APPLICATION PROCEDURES

- 1) No Application is required if a patio, walkway or deck:
 - a) replaces an existing permitted patio, walkway or deck with an identical material or a material similar in color or texture; or
 - b) is located at existing grade level at the rear of the house and does not extend more than 16 feet from the rear of the house; or
 - c) is completely enclosed within an existing, opaque, privacy fence. (Refer to fencing regulations).
- 2) A complete Application containing the information described below must be submitted for all other patios, decks, or walkways:
 - a) materials - a list of proposed materials including type and color.
 - b) location - a site plan showing the relationship of the proposed patio, walkways, or deck to the house, distance to lot lines.
 - c) screening - description of proposed additions, removal or relocation of any planting, meters or air conditioning, exterior lighting or alterations in existing doors or windows involved with the installation of the deck, patio, or walkway, equipment.
 - d) design - plans and elevations, including dimensions, height above grade and details of railings and stairs.
 - e) certification - if the proposed deck, patio or walkway shall change or disturb the existing grade, a certification of a registered landscape architect or professional engineer is required which documents that

appropriate measures are being undertaken to conform to the approved grading, sediment and erosion control and stormwater management standards for the community.

B) GUIDELINES - Applications will be evaluated according to the following criteria:

1) Materials -

- a) decks should be constructed of durable materials; all visible portions of decks, including stairs, should be of wood or materials compatible with the architecture of the residence.
- b) wood may be painted or stained to match house siding or trim; treated wood may be left to weather.
- c) patios or walks may be stone, gravel, aggregate or concrete.

2) Location

- a) if deck, patio or walkway is in side yard area, the deck shall conform to the side yard setback set forth in any applicable building or zoning code.
- b) the deck, patio or walkway shall not adversely affect the visual or acoustical privacy of adjacent dwellings.
- c) decks or patios shall generally not extend beyond a distance of 1/3 of the distance from the rear of the house to the rear property line.

3) Screening/Skirting

- a) lower elevations of the deck may be screened with compatible materials; areas under deck may not be used for storage unless specified in the Application and, if approved for storage, must be effectively screened.
- b) these storage facilities should be designed as an integral part of the deck when possible.
- c) no storage of any type at any time shall be permitted which may increase the risk of vermin or animal infestation.

4) Design

- a) new patios, decks or walkways should not disturb existing contours so that drainage or water flow is not impacted.
- b) new patios, decks or walkways should provide reasonable visual and acoustical privacy for both applicants and their neighbors; screening or plantings should be considered where it is necessary to preserve privacy.
- c) deck railings should be primarily flat-top vertical board or picket; sunburst or specialized railing details shall generally be limited to one per side.
- d) railing height shall not exceed four (4) feet, except for privacy screening which shall be permitted as appropriate and which shall not exceed six (6) feet high.
- e) enclosed decks shall be compatible with the design and coloration of the house; shed or single-slope roofs are discouraged.
- f) awnings shall be compatible with the design and coloration of the house.

2 - SHEDS

A) APPLICATION PROCEDURES

A complete application is required for all new or extended tool/storage sheds. The application must include a descriptive drawing (plan and elevations), including dimensions and height above grade. Applications should also provide location, material and screening information essentially the same as outlined in subsection 1(A)(2).

B) GUIDELINES - Applications will be evaluated according to the following criteria:

1) Location

- a) sheds should generally be located as close to the house as possible, preferable attached to the house.
- b) no shed shall be located within the side setbacks; sheds may be located within utility easements, at the homeowner's risk or removal.

- c) free standing sheds shall be discouraged; free standing sheds must be designed to respect the "visual rights" and aesthetic interests of neighboring properties; sheds should be an integral part of the architecture or fencing design and location (See fencing restrictions.)
- d) no sheds shall extend into the front yard.

2) Architecture and Material Selection

- a) architecture of sheds shall be similar in style, materials, color and roof pitch and other wise compatible with the house architecture.
- b) lustrous and shiny metallic surfaces and shed kits will not be approved.
- c) if the house is resided, re-roofed, restyled and repainted, the adjacent shed should match.

3) Screening

- a) screening or planting should be included where it is necessary to preserve visual rights and aesthetic interests.

3 - POOLS, HOT TUBS AND WHIRLPOOLS

A) APPLICATION PROCEDURES

A complete application must be submitted for all pools, hot tubs and whirlpools, Except for hot tubs or whirlpools installed on a deck, the application must include a certified site plan (as described in subsection 1(A)(2)(e) above) showing location and dimensions of the pools, its equipment and fences in relation to applicant's house and property lines. In addition, changes in landscaping, grading, lighting, decks or any other alteration must be clearly shown on the site plan. Changes which may be necessary off-site require approval of the affected property owner before an Application is submitted and are the sole responsibility of homeowner making the changes. Applications should also provide material, screening and design information essentially the same as outlined in subsection 1(A)(2)(a)-(d).

B) GUIDELINES

1) Location

- a) pools should generally be located as close to the house as possible.
- b) no pool should be located in the front yard or within side or rear setbacks or utility easements.
- c) show location of sewer clean outs and relationship to proposed pool.

2) Architectural and Material Selection

- a) pools exceeding 6 feet in diameter will not be allowed unless they are integrated as part of a deck/patio/fence design.
- b) if above ground pools are allowed, they must be built in a manner and with material that respects the acoustical, "visual rights" and aesthetic interest of neighboring properties.

C) GUIDELINES - In-ground Pools

1) Location

- a) pools should generally be located as close to the house as possible.
- b) no pools should be located in the front yard.

2) Architecture and Material Selection

- (a) in-ground pools shall be designed and located to respect the acoustical, "visual rights" and aesthetic interest of neighboring properties.
- (b) in-ground pools shall be fit into the topography.
- (c) in-ground pools shall be integrally designed with screening, security fencing, decks and pool equipment/pump storage facilities, lighting and landscaping (including slopes and retaining walls, if any.)

D) GUIDELINES - Hot tubs and Whirlpools

1) Location

- a) the applicant's lot shall be of sufficient size so as not to create a substantial acoustical or visual impact on adjacent property owners.
- b) hot tubs and whirlpools shall be located to the rear and between the sidewalls of the residence, shall not protrude more than 3 feet above the adjacent ground or deck level and shall be of a material that will blend with surrounding structures.

2) Architectural and Material Selection

- a) safety measures such as a secure lid and/or fence must be considered for hot tubs and whirlpools.
- b) additional screening with fences and landscape buffers such as shrubs are encouraged to reduce the impact on adjacent property owners.

4 - GAZEBOS

A) APPLICATION PROCEDURES

A complete application is required for gazebos or similar free-standing garden structures. The application must include a descriptive drawing (plan and elevations), including dimensions and height above grade. Applications should also provide material, location and screening and design information essentially the same as outlined in subsection 1(A)(2).

B) GUIDELINES

Applications will be evaluated according to the following criteria:

1) Location

- a) the Structure should be sited in a manner that respects the acoustical, "visual rights" and aesthetic interests of neighboring properties.
- b) the Structure should not be sited in the front yard.

2) Architectural and Material Selection

- a) the Structure shall be a similar design and materials of the house.

- b) the Structure should be incorporated with fencing, plantings and other site elements.

5 - DRIVEWAYS

A) APPLICATION PROCEDURES

A complete application is required for all parking pads, driveways or driveway extensions including certification by a registered landscape architect or professional engineer, as provided in subsection 1(A)(2)(e) above.

B) GUIDELINES - Applications will be evaluated according to the following criteria:

1) Location

- a) free-standing parking pads and driveway extensions will be considered only as a design concept integrated with the landscape and house.
- b) parking pads, driveways and driveway extensions shall not be located on any side property line.

2) Architectural and Material Selection

- a) the grade of the parking pad, driveway or driveway extension shall not concentrate or increase stormwater runoff onto adjoining property.
- b) the material must be compatible with prevailing community standards for underlayment, top-coat and color.

3) An application must include a site plan showing the location of the proposed parking pad, driveway or driveway extension on the property and should include the following information;

- a) dimensions, cross-section materials; and
- b) description of landscape screening to be used, if any.

6 - FENCING/WALLS

A) APPLICATION

A complete application is required for all fences and walls, including all solid, transparent, or semi-transparent barriers constructed of wood, metal, masonry, or any combinations of materials.

B) GUIDELINES - Applications will be evaluated according to the following criteria:

1) Location

- a) front yard fencing is generally discouraged and will be considered only for decorative purposes as a design concept integrated with the landscape and house.
 - i) front yard fencing should generally be used to form courtyards and define entranceways.
 - ii) front yard fencing is not to serve as privacy or security fencing.
- b) rear yard fencing is allowed at the homeowner's risk of removal within the utility right of ways.
- c) if the fence does not extend to the property line, the homeowner is still required to maintain his/her lot to the property lines.
- d) fences may not extend beyond the mid-point of each side of the home or beyond the front point of a neighboring home, whichever is the greater distance from the street.

2) Architectural and Material Selection

- a) a split rail or picket fence may be used along rear or side yard property lines, upon the following conditions:
 - i) it should not exceed 48" in height;
 - ii) wire mesh may be attached to the interior of the split rail fence. It should be a flat dark color, rust proof, welded wire mesh;
 - iii) tops of pickets should be flat and even; vertical boards exceeding 1" x 4" are discouraged;
 - iv) vertical pickets should be separated by a minimum of 2";

- b) solid, vertical, board or board-on-board fencing not to exceed six (6) feet in height may be allowed as privacy or security screening, particularly along roads or walks and around pools. Otherwise, opaque fencing should be allowed only near the dwelling.
 - c) chain link, wire mesh, or wire fences will be approved as security fences for pets, around pools or around gardens only; such fences may not exceed six (6) feet and must not extend a distance greater than 1/3 the distance from the house to the rear property line.
 - d) gates must match the fence in material, style and color.
 - e) fence shall match or be compatible with those of adjacent properties.
 - f) there shall be only two fence colors allowed using stain or paint:
 - i) white; or
 - ii) natural wood color.
- 3) An application must include a site plan showing the location of the proposed fence or wall on the property and should include the following information:
- a) color photographs of house, showing appropriate views of house (front, rear and side).
 - b) color photographs or description of style and color of fences in immediate areas.
 - c) fence dimensions, style, color and materials.
 - d) description of landscape screening to be used, if any.
 - e) for any proposed use of opaque fencing, a certification of a registered landscape architect or professional engineer as required under subsection I(A)(2)(e).

7 - LANDSCAPING & GARDENS

A) APPLICATION PROCEDURES

- 1) No application is necessary if the garden is:
 - a) placed in the backyard;
 - b) smaller than 1/8 of the size of the backyard; and

- c) planted on existing contours so as not to cause drainage problems to other properties.
- 2) All gardens are required to be maintained in safe and sanitary condition, with due regard for the visual rights of neighbors and shall be protected from infestation or damage from domestic or wild animals, insects or vermin. Any violation of this section may be enforced by requiring fencing or screening or demolition of the garden and restoration to the proper condition.
- 3) No application is required for individual shrubs, foundation plants, small annual or perennial beds, or ground covers.
- 4) An application is required for, but not limited to, the following:
 - a) the removal of a tree whose trunk is over 6 inches in diameter measured at a point 2 feet above the ground, whether alive or dead; provided that such tree may be replaced by a tree substantially the same size and the identical species without application;
 - b) landscaping which involves a change of grading or slope or the installation of a wall or any other structure;
 - c) in-ground sprinkler systems, whether automatic or not,
 - d) landscaping, garden or planting plans or beds which occupy more than 250 square feet or which are within 10 feet of any court or adjoining property line, regardless of the size of the proposed garden, bed or plan.
 - e) all permanent grills or barbecues.

B) GUIDELINES - Applications will be evaluated according to the following criteria:

1) Material

- a) terracing or retaining walls, where permitted, may be timber or pre-cast;
- b) above ground planters may be masonry, ceramic or wood only, except for metal trim;
- c) edging may be metal, provided it shall be set securely in the ground and shall not pose a danger to children or domestic animals.

2) Design

- a) plans should not disturb existing contours;

8 - PLAY EQUIPMENT

A) APPLICATION PROCEDURES

- 1) No application is necessary for swingsets and play equipment of open construction not exceeding 8 feet in height and 10 feet in length, as long as they meet the location criteria set forth below.
- 2) No application is necessary for sandboxes as long as they do not exceed 20 square feet in area covered and 1 foot in height, as long as they meet the location criteria set forth below.
- 3) A complete application is required for play houses and all other instances. The application should include the following information:
 - a) a site plan with dimensions showing the relation to existing structures, trees and property lines;
 - b) a description of material to be used, including color and texture;
 - c) changes in grade proposed; care must be taken in any drainage change.

B) GUIDELINES - Applications will be evaluated according to the following criteria:

- 1) Equipment or playhouse should be located behind the house as inconspicuously as possible.
- 2) Equipment or playhouse should not be located within the rear or side yard setback lines.
- 3) Equipment or playhouse must be maintained in good repair and stained or painted when necessary.
- 4) Broken and or unused equipment must be removed.

9 - ADDITIONS

A) APPLICATION PROCEDURES

- 1) A complete application is required for all additions, including, but not limited to, carports, garages, greenhouses, awnings, storm doors, porches, rooms, porch and carport enclosures, etc.
- 2) All applications should include:
 - a) signature of all property owners surrounding the applicant's property;
 - b) a site plan which shows the location of the proposed structures, property lines, and other identifiable landmarks;
 - c) detailed drawings and plans which include dimensions, exterior elevations, changes in grade, etc., and the relationship of the proposed structure to the existing dwelling and the lot lines;
 - d) specifications for exterior materials, to include the type of siding on existing and proposed structures, the color of the existing house and trim, color samples of the proposed structure and trim, and exterior lighting arrangements;
 - e) additional information as required by other application sections of the Guidelines, such as painting, lighting, windows, and roofs.

B) GUIDELINES - Applications will be evaluated according to the following criteria:

1) Location

- a) additions should not significantly impair the view, amount of sunlight or ventilation of adjacent residences or public use and enjoyment of open spaces;
- b) additions to the front of the house (except storm doors) are strongly discouraged;
- c) additions should not adversely affect drainage conditions on adjacent properties through changes in grade or other significant run-off conditions. This includes conditions during construction.
- d) new additions should not create situations in which adjacent neighbors will have difficulty adding to, modifying, or maintaining existing dwellings.

2) Architectural and Material Selection

- a) the architectural character or theme of any addition should remain consistent with the existing structure and others around it. That is, once the character is established, whether it is traditional or contemporary, no portion should be changed or added which could conflict with or change the character of the structure.
- b) the design of additions should be consistent with the existing shape, style, and size of the dwelling in the following ways:
 - i) siding, roofing, and trim materials should be the same as or compatible with the existing materials of the dwelling in color and texture;
 - ii) new windows and doors should be compatible with those of the existing dwelling in style, size and color; they should also be located on walls at the same approximate height as those of the existing dwelling, and be trimmed in a similar manner; and
 - iii) roof eaves and fascias should be the same depth, style, and approximate height as existing eaves and fascias. New roofs should have the same pitch as those existing on the dwelling.
- c) all construction shall be completed in a timely manner and with professional workmanship. Trash, bulk, materials, and general disruption of the worksite shall be kept to a minimum.

10 - ANTENNA

- A) No free-standing television aerial or radio antenna shall be permitted and not aerial or antenna attached to the house and extending more than four (4) feet above the closest point of attachment to the house shall be permitted. Satellite dishes of 24" diameter or less attached to the house are permitted. No other satellite dish, or similar device for either reception or transmission shall be erected, installed or maintained on the exterior of the home or on the ground.

11 - LIGHTING

A) APPLICATION PROCEDURES

- 1) No application is required for replacement of an existing light fixture, if accomplished with a realistic match to the old fixture.
- 2) A complete application is required for all other changes in style, size, shape, color or positioning of exterior lights and additional exterior lights (including security and landscape lighting).

- B) GUIDELINES - All applications will be evaluated according to the following criteria:

- 1) All exterior lighting should be installed so as not to shine on adjacent property or public space. Especially with respect to security lighting, light fixtures should be oriented to illuminate only a specific area, such as a doorway. Some lights may have to be shielded in a manner similar to some streetlight installations to prevent unwanted or excessive intrusion of light from one property to another or onto public or private court areas.
 - a) landscape lighting around the property or at strategic locations highlighting trees or other major plant material.
 - b) decorative lights usually associated with entrances (e.g. coach lamps at the front door and at the patio doors).
 - c) general lighting where the fixture is inconspicuous could consist of metal cylinder fixtures, either recessed or surface mounted to the underside of the first floor or roof overhangs of the house or the underside of a raised deck.
 - d) temporary lighting for decoration, holiday and festival use; however, such lighting should only be in place for the holiday and must be removed not later than 14 days after the holiday. This also applies to other structures used for or in connection with, or symbolizing religious events.
- 2) Lighting that is considered harsh in color or intensity should not be used.
- 3) Fixtures should enhance the daytime appearance of the house and appear as an integral part of the design of the house or its landscaping.
- 4) Post lights should not exceed 8 feet in height.
- 5) Fluorescent and sodium vapor lights are not acceptable due to their commercial associates and harsh color.
- 6) The use of eaves-mounted bare-bulb floodlights is not permitted. They detract from the appearance of the home, cause glare, and are visually offensive to neighbors or passersby. Alternative lighting methods should be considered.
- 7) Lighting and wiring on, over, or across any public street, requires a complete application and a County permit, and may require evidence of adequate insurance coverage.

12 - TENNIS, BASKETBALL OR OTHER SPORT COURTS

- A) APPLICATION PROCEDURES - A complete application for a tennis, basketball or other sport court is required.

- 1) Application should include the following:
 - a) site plan showing the relationship of the proposed court to the house, lot lines and adjacent structures.
 - b) certification of a registered landscape architect or professional engineer as provided in subsection 1(A)(2)(e) above.
 - c) planting plan showing all proposed trees and shrubs in a well designed plan, providing effective screening along adjacent properties and integrating the court with the rest of the yards.
 - d) lighting plan and elevations with technical data on light.
 - e) details of fence and gates.

B) GUIDELINES - Applications will be evaluated according to the following criteria:

1) Location

- a) sport courts will not be allowed in the front yard and not placed on utility easements.
- b) courts should be located so as to respect the acoustical, "visual rights" and aesthetic interests of neighboring properties.

2) Architectural and Material Selection

- a) courts shall fit into the topography to avoid changing existing property contours, fill or steep slopes.
- b) additional standards with respect to fencing, lighting and landscaping may be applicable.

13 - PAINTING

A) APPLICATION PROCEDURES

- 1) No application is required to re-paint the same color as the original paint for the applicable area or any colors originally permitted by the builder for the specific house-type and siding color involved.
- 2) A complete application is required to change any exterior paint color, including, without limitation, trim, doors and windows;
- 3) The application must indicate the specific area where color is proposed to be changed and a paint color sample of sufficient size applied to appropriate material to enable the application to be evaluated.

B) GUIDELINES - Applications will be evaluated according to the following criteria:

- 1) Color shall match or be compatible with adjacent dwellings and the community as a whole; and
- 2) Changes in areas visible from common areas or public streets are strongly discouraged.

14 - MISCELLANEOUS

Any other change, construction, alteration or addition to the exterior of a residence or a lot, whether or not specifically covered herein, requires a completed application and approval of the Architectural Standards Committee prior to commencement or installation.

**WELLINGTON TRACE
ARCHITECTURAL STANDARDS
AMENDMENT NUMBER 1**

SECTION IV – ARCHITECTURAL STANDARDS

1. DECKS, PATIOS & WALKWAYS

This guideline refers to any new patio or to any material changes to an existing patio for the “back-to-back” town homes only.

A) APPLICATION PROCEDURES

- 1) No Application is required if a patio:
 - a) replaces an existing permitted patio with an existing identical material or material similar in color or texture, or
- 2) A complete Application containing information described below must be submitted for all other patios:
 - a) materials – a list of proposed materials including type and color.
 - b) location – a site plan showing the relationship of the proposed patio, distance to lot lines.
 - c) certification - if the proposed patio shall change or disturb the existing grade a certification of a registered landscape architect or professional engineer is required which documents that appropriate measures are being undertaken to conform to the approved grading standards for the community.

B) GUIDELINES – Applications will be evaluated according to the following criteria:

- 1) Materials –
 - a) patios may be stone, gravel aggregate or concrete.
- 2) Location -
 - a) patios shall be placed in the front of the units and be installed with a grade of 1” toward the street or parking lot.