

# **NORTH FARM CITIZENS ASSOCIATION ARCHITECTURAL POLICY AND GUIDELINES**

## **1.0 POLICY**

The Board of Directors of North Farm Citizens Association (NFCA) has the authority and responsibility to make decisions for the entire community and set policies and guidelines in order to maintain the architectural integrity of the community and to preserve the aesthetic quality and property values within the community. Section 5 of the Declaration of Covenants requires NFCA approval **before** any additions or alterations are made to the exterior of a homeowner's property.

This Architectural Policy and Guidelines is intended to assist homeowners in understanding the criteria that will be utilized by the Architectural Control Committee and the NFCA Board in determining whether to approve a particular addition or alteration. The NFCA notes, however, that what may be approved for one property may not be appropriate for another property in the community and, therefore, not every approved change sets a precedent for other similar requests to be approved. This includes installation of wheelchair ramps, handrails, or any other necessary item or device to accommodate a resident who has a handicap as defined by Federal or State law. When such accommodations are necessary, the NFCA reserves the right to condition approval on an agreement to revert to a modification compatible with the architectural design and aesthetic quality of the community prior to the sale of the house, provided the new resident does not require a similar accommodation.

The NFCA retains the right to interpret any policy or guideline, including any that may be perceived as vague. In accordance with Section 13 of the Declaration of Covenants, a failure to enforce the covenants shall not be deemed a waiver of the right to do so thereafter.

Finally, the NFCA and the ACC must treat every homeowner fairly and with respect and must act reasonably and in good faith and must not act in an arbitrary, capricious, or bad faith manner when making decisions.

## **2.0 SPECIFIC RESTRICTIONS ON USE OF A PROPERTY**

### **2.1 COVENANTS**

The Covenants of North Farm specifically prohibit specific uses of the properties within the community. Exceptions may be granted when the law requires them. Covenants may also be superseded by subsequent laws. The Covenants may be accessed at our website [northfarm.us](http://northfarm.us).

Prohibited uses include but are not limited to:

- (1) No building may be erected for or used for manufacturing, mercantile, business, or commercial purposes.
- (2) No building may be erected or used for an apartment, flat, or dwelling for more than one family.

## 2.2 SPECIFIC USE OF PROPERTY REQUIRING APPROVAL

No dwelling, building or structure (such as accessory buildings, carports, garages, guest homes, sheds, porches, driveways, swimming pools, towers, fences, or wells) may be erected without prior written approval from the NFCA.

## 3.0 COLOR STYLE GUIDELINES

### 3.1 EXTERIOR COLORS (PAINT AND SIDING)

A listing of approved colors is available on the NFCA website at [northfarm.us](http://northfarm.us). The ACC will consider other colors upon submission of an Architectural Approval Request Form. Color samples should be submitted with the Form. In determining whether to approve a color change, the ACC will utilize the criteria in Section 3.2.1.

### 3.2 CHANGES TO COLOR OF EXTERIOR

NFCA recognizes that homeowners may wish to change the exterior color of their home either by changing the siding or by painting the siding.

#### 3.2.1 COLORS

Homeowners may choose from the approved colors. A guiding principle is that color choices should be complimentary colors—those situated opposite one another—and look good together. The proposed complementary colors should be balanced and create a cohesive feel.

Reviews and approvals will be based on whether the color choice is in the same temperature family and whether the color choice blends well with the surrounding homes.

## 4.0 FENCING

### 4.1 FENCING MATERIAL

Fencing material must be 3-rail split rail fence in a natural color. The height of the

fence should not exceed 48 inches unless a waiver is granted from the NFCA. To

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protect small children and pets, 2" x 2 5/8" welded mesh fencing can be stapled to the inside of rail fence.

#### 4.2 SCREEN FENCING

Closed fence for screening purposes may be permitted. Such fencing should not exceed 6 feet in height and should not exceed 25 feet in length unless a waiver is granted from the NFCA. The fence color should also be natural.

#### 4.3 FENCING LOCATIONS

##### 4.3.1 NONCORNER LOTS

Fencing is permitted on the rear of the property lines and side property lines extending to the front corner of the house.

##### 4.3.2 CORNER LOTS

Fencing is permitted on the interior side lot line and return to the front corner of the house and along the rear lot line to the side of house facing the street.

#### 5.0 STORM WINDOWS GUIDELINES

Should a homeowner decide to add or replace storm windows, the windows should match the window frame color, or the storm windows should have a white finish.

#### 6.0 STORM DOORS GUIDELINES

##### 6.1 STYLE OF STORM DOOR

Approved styles of storm doors include metal framed:

- (1) full view glass or screen;
- (2) self-storing glass or screen; and
- (3) 3/4 viewable glass.

White, or matching the color of the window trim are acceptable.

The color of the storm door should also blend with the rest of the house. (See Section 3 for color guidance).

#### 7.0 REPLACEMENT WINDOWS GUIDELINES

Replacement windows should maintain the look of the neighborhood by having divided light or grids in the window.

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## 8.0 REPLACEMENT AND ADDITIONAL LIGHTING GUIDELINES

### 8.1 COACH LIGHTING

Coach lights around the front door and garage serve aesthetic and safety functions. Installing additional coach lights is permitted with approval.

### 8.2 OTHER OUTDOOR LIGHTS

Outdoor lights should be functional and tasteful, and not obtrusive.

### 8.3 FLOOD LIGHTS

Outdoor lights should not put out excessive amounts of light such that the lawn is lit up like a sports venue. The installation should ensure the beam stays on the homeowner's property, does not shine on to other homes and is controlled by a motion sensor.

## 9.0 HOME ADDITIONS AND FAÇADE CHANGES GUIDELINES

9.1 Home additions and façade changes may be permitted.

9.2 Home additions and façade changes of any kind will require review and approval by the ACC in accordance with the review procedures.

9.3 Detailed architectural plans for all major additions (rooms, decks, screened porches, etc.) must be submitted with the Approval Request Form. Exterior roof, siding, trim, brick, gutters, windows, and shutters must match or be harmonious with the existing house. All necessary permits from the City of Rockville must be obtained by the homeowner prior to construction. Additional landscaping along property lines may be required.

9.4 While homes do not necessarily all need to look alike, home additions and façade changes must blend in with the community surroundings and the architectural design of the community.

## 10.0 REPLACEMENT DRIVEWAYS

10.1 Approved materials for driveways include blacktop and concrete. 10.2 Other driveway materials may be approved on a case by case basis (such as paver blocks or similar).

## 11.0 DECKS IN REAR OF HOME

- 11.1 Decks may be permitted in the rear of homes with approval.
- 11.2 Decks may be made of wood or composite material (such as TREX®)
- 11.3 Decks should keep within the color scheme of the house or blend in well.

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- 11.4 Decks should not take up the entire backyard of the property and must conform to the City of Rockville's building line restrictions.
- 11.5 Decks should contain barriers to prevent animals from getting under them.

### 12.0 FRONT PORCHES

- 12.1 Front porches may be permitted with approval.
- 12.2 Thorough information should be submitted with the Approval Request Form, including the size, materials to be used, the color scheme, the plot plan and grades, and the specifications and renderings of what the finished porch will look like.
- 12.3 The color of the porch should follow the guidelines in Section 3.

### 13.0 SHEDS

- 13.1 Sheds attached or adjacent to the back or side of the house may be permitted depending on their size and visibility.
- 13.2 Sheds should not exceed 8 feet by 8 feet.
- 13.3 Shed colors should blend in with the siding color of the house.

### 14.0 FRONT DOORS

- 14.1 Homeowners may change their front doors with approval.
- 14.2 The front door design and color should maintain the look of the neighborhood and follow the color guidelines in Section 3.
- 14.3 Front door hardware and locks should blend in with the rest of the house.

### 15.0 DEMOLITION

- 15.1 The ACC will not approve any request to remove a portion of the exterior of the house unless it is part of a remodeling plan submitted for approval. For example, removing a garage will not be permitted.

### 16.0 REPLACEMENT OR REBUILD AFTER SEVERE DAMAGE (FIRE, HURRICANE, EARTHQUAKE, HAIL, FLOOD)

- 16.1 If the homeowner chooses to repair or rebuild in a different style and/or with different materials or colors than the original home, the homeowner must submit

the plans for review and approval.

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### 17.0 WALKWAYS AND PATIOS

#### 17.1 SCALE

Walkways and patios shall be created in scale with the site and existing structures. Slope of the patios, walkways and that of the adjacent yard should preserve the original run-off flow pattern and should not cause excessive water to be directed to a neighboring property or to the house foundation.

#### 17.2 LOCATION

Patios shall be confined to the backyard. Walkways may be in the front, side, and rear yards, and directly adjacent to the driveway. The size, design, and setbacks to adjacent property lines of the patio or walkway should be kept in proportion to the existing structures and site.

Patios and walkways may not be placed in utility easements.

#### 17.3 AWNINGS

Retractable awnings may be approved to cover the patios, decks, and rear yard areas only.

#### 17.4 MATERIALS AND COLORS

Materials and color chosen shall complement the existing structures in line with the color guideline in Section 3.

### 18. BASKETBALL BACKBOARD, POLES AND HOOPS

Clear basketball backboards, poles and hoops may be approved provided they are adjacent to the driveway and at least 15 feet from the city sidewalk or they are constructed in the rear of the house.

### 19. HOUSE NUMBERS

House numbers or letters no higher than 7" will be permitted. The original design and

location must be retained unless otherwise approved.