

CHALFONT HOMEOWNERS ASSOCIATION, INC.  
**COMMUNITY WIDE ARCHITECTURAL STANDARDS**

As homeowners our job is to maintain our property and ultimately enhance the value of our home. Maintaining our homes regularly will make that job easier and more cost effective. The Community Wide Architectural and General Standards are created to help us with that job and give us a guide to the standards of our neighborhood.

**Maintenance to the exterior of your home includes Landscaping, Driveway Repairs, Pressure Washing Home and Driveway, Window Cleaning, Replacing Rotted/Damaged Materials, Chimney Cap repairs, Roofing, Painting, Replacing Broken Items (Windows, Screens, Doors, Garage Doors, Fencing, Gutters etc.).**

**Failure to comply with the Community Wide Architectural and General Standards may result in fines. Team Management completes a monthly drive-thru and sends out any maintenance/violation notices. Notices received must be addressed within 10 days.**

**Listed below are the Community Wide Architectural Standards.**

**A Request for Property Modification Form (RPM) is required for all Architectural Standards.**

The RPM should be emailed to the Board of Directors as well as Team Management  
[Chalfonthoa30319@gmail.com](mailto:Chalfonthoa30319@gmail.com)  
[modifications@teammgt.com](mailto:modifications@teammgt.com)

- **Construction – (RPM)** An RPM is needed for any construction affecting the exterior of the home. Please include on your RPM all info pertaining to the project as well as any drawings. Your contractor should have appropriate permits and licensing from the City of Brookhaven and/or DeKalb County. Construction hours per City of Brookhaven are Monday-Friday 7:00am-7:00pm. Saturday 8:00am-5:00pm. No construction on Sundays.
- **Construction Equipment and Dumpsters – (RPM)** Should be removed within five business days of completing the project. Equipment should not block mailboxes.
- **Decks – (RPM)** Deck repair or replacement requires a building permit from the City of Brookhaven. For approved stain colors please reference the paint color list on the Chalfont website [www.chalfonthoa.com](http://www.chalfonthoa.com)
- **Drainage – (RPM)** Drainage should never be obstructed and always flow away from structures or fencing. Fences should allow for water drainage to run below.
- **Driveway – (RPM)** Driveway should be standard grey concrete and be constructed to allow for locating utility lines.

- **Fences – (RPM)** Chain link fences are not permitted in Chalfont. There should be no less than ½” spacing between pickets. Pickets should allow for water flow underneath. Fencing should be consistent to the neighborhood and inside owner’s lot line. City of Brookhaven may require a permit for fences. For approved stain colors please reference the approved paint color list. Homeowners who back up to the Neighborhood entrance fence must keep two feet clear of landscaping to allow for maintenance and repair of the fence. Rear fences facing Dorby Park, Alexandria and Hermance Drive are the responsibility of the homeowner and must be maintained. The fencing cannot be removed without replacement to discourage entry into the neighborhood.
- **Front Door – (RPM)** A six panel door is the current standard door in Chalfont. If there is a different door you would like to install please submit photos of the door with your RPM for approval.
- **Front Steps and Walkway – (RPM)** May be concrete, stone, brick, paved stone or a combination thereof.
- **Garage Doors – (RPM)** The current standard garage door in Chalfont is the Thermacore Collection models 297, 194, 494 available through Overhead Door. If there is another model you would like to install please submit photos of the model with your RPM for approval.
- **Garage Sale/Yard Sale – (RPM)** Any type of outdoor sale must have prior approval from the Board.
- **Gutters (RPM)** – Should be 6” wide.
- **Landscaping – (RPM)** Only warm weather grass is permitted on the front and side yard areas. Included in HOA dues is Greenscape lawn maintenance of the front and side yard area of each home (mowing, edging, pruning and blowing). It is the homeowner’s responsibility to add trees, shrubs, perennials, or annuals if so desired. All plant beds located at the front and side yards should have pine straw or mulch added at least once a year to maintain curb appeal. Please keep areas near your home, water meters, HVAC units, and underground electrical boxes clear of overgrown landscaping.
- **Mailbox – (RPM)** The Regal 311K mailbox in black is the only mailbox permitted in Chalfont.
- **Painting (Exterior) – (RPM)** Chalfont has an approved paint color list to help choose exterior paint colors for your home, trim and front door. If there are colors you would like to use that are not listed please supply the Board with 10 x 10 paint boards of your colors for approval.
- **Pods/Mobile Storage Units – (RPM)** Should be removed within five business days of completing the project.
- **Roofing – (RPM)** Roof replacement must be 30-year Architectural Shingles in Black Shadow, Charcoal, Black Onyx or a similar color. The 1<sup>st</sup> owner of a paired home to re-roof chooses one of the said colors. When the 2<sup>nd</sup> owner is ready to re-roof, the color must match.

- **Satellite Dishes – (RPM)** Dishes must be located at the rear exterior roof or rear exterior wall of the house NOT visible from the street. If satellite service is no longer being used please remove the dish.
- **Siding – (RPM)** Siding replacement must be HardiePlank or similar.
- **Teardowns – (RPM)** If there is a fire or a natural disaster, reconstruction should take no longer than six months per the Chalfont Covenants. Reconstruction must be similar to existing Chalfont homes.
- **Tree or Stump Removal – (RPM)** City of Brookhaven requires a permit for removal of any tree over 6” in diameter. Chalfont requires removal of stumps in the front and side yard.
- **Windows – (RPM)** Vinyl windows do not meet Chalfont Property Standards. There are several companies that specialize in Low-E, energy efficient windows that come in all shapes and sizes.