

The Village at Pilot Mill – Architectural and Landscape Guidelines

Definitions

The terms used on this page have the following meanings:

Association - The Village at Pilot Mill Homeowners, Inc.

Architectural & Landscape Committee (ALC) - The Architectural & Landscape Committee for the Association

Board of Directors (Board) - Those persons elected or appointed and acting collectively as the directors of the Association

Declaration (Deed Restrictions) - Declaration of Covenants, Conditions and Restrictions for Mordecai Village Subdivision and The Bylaws of The Village at Pilot Mill Homeowners Association, Inc..

Architectural Guidelines – guidelines established by the Architectural & Landscape Committee pertaining to the buildings, additions, or other external improvements in The Village at Pilot Mill.

Owner – The recorded owner, whether one or more person, partnership, trustee, corporation, or other legal entity of a fee simple title to any lot which is part of the properties.

Overview

The general principles supporting these guidelines are:

- Encourage, not discourage, home upkeep and appearance.
- Maintain a consistent neighborhood appearance.
- Show consideration of neighbors.

Application Procedure

Any homeowner looking to make any exterior changes, additions or improvements must submit a request via their York portal at <https://york.cincwebaxis.com>

The application should be supported by the following information:

(a.) a description of all materials used, including color samples (e.g., "Paint chips") for all colors involved.

(b.) Any structural addition should include drawings of the proposed structure in relation to the existing house/lot showing the top, front, side, and rear exterior views; overall dimensions (length, width, height) for the structure; and the layout and dimensions of supporting structures (e.g. beams, rafters, trusses etc.), as well a copy of an official survey of the lot showing location of easements, existing buildings and structures, and the proposed location of the addition.

Review Period

The ALC's decision shall be based upon a majority vote of the ALC members and shall be rendered in one of the following forms:

1. "Approved" - The entire application as submitted is approved.
- 2, "Approved with Conditions" - The application is not approved as submitted, but the ALC's direction for curing objectionable features or segments are noted. The applicant must correct the plan's objectionable features or segments and the Applicant may be required to resubmit the application and receive approval prior to commencing the construction or alteration.
3. "Disapproved" - The entire application as submitted is rejected in total. The ALC shall specify the particular grounds upon which denial of such application is based.
4. "Request for Additional Information." This response shall be deemed a determination that the information submitted was inadequate.

As a condition of approval under this section, each Owner, and all successors- in-interest, shall assume all responsibilities for maintenance, repair, replacement, and insurance to and on any change, modification, addition, or alteration.

Architectural Elements Subject to Review

General

Under the declaration, the Architectural & Landscape Committee has the right to control all architectural aspects of any improvements constructed in the subdivision including without limitation, height, site planning, setback requirements, open space, exterior design, and landscaping, including the right to establish minimum landscaping criteria for each lot, provided that same shall be applied equitably and without discrimination to all lots.

Room Additions/Conversions

Room Additions - Detailed plans should be submitted to the ALC. (See Application Procedures) Exterior materials and colors should match the residence. Room additions should not encroach into any utility easement. Roof additions should integrate with existing roof line and materials of construction so as to appear to have been part of the original home.

Exterior Lighting

New Lighting - All new or additional outdoor lighting should be mounted so that all wire, conduit, and electrical boxes are concealed. No outdoor light fixture should be installed above the eaves of the house or garage. Landscape Lighting - Exterior landscape lighting may be permitted so long as the lighting is located within the flower beds, shrubs, and/or trees. Annoyances - The owner is responsible to ensure no lighting is objectionable to surrounding

residents. Directional lights or floodlights should not be aimed in the windows of neighboring homes or vehicular traffic.

Antenna and Satellite Dishes

No radio, television, or other antenna, aerial or satellite dish may be installed without the approval of the ALC, except that satellite dishes that are one meter or less in diameter and are designed to receive direct broadcast satellite service, including direct-to-home satellite service, or to receive or transmit fixed wireless signals via satellite, may be installed without pre-approval. As long as adequate reception is available, satellite dishes must be located on the rear exterior wall or rear roof of the residence, or the rear yard behind the residence, and to the extent possible must not be visible from adjoining lots, streets, or common areas.

Patio Cover, Pergola/Shade Arbors

Patio Covers: The standard, type, quality, and color of the materials used in the construction of patio cover should be harmonious with the materials used in the construction of the main residence.

Patio cover should be situated on the lot to provide drainage solely into the owner's lot.

Pergola/Shade Arbor: Wood finishes of cedar or redwood stain; clear sealant over natural cedar or redwood; or white paint matching the residence's trim color are considered recommended finishes.

Awnings

Size, color, materials, and placement of awnings require submission of an Architectural Change Request via the York Portal.

Decks

Detailed plans of all decks require submission of an Architectural Change Request via the York Portal with respect to location and the standard, type, color, and quality of the materials used in construction. Deck should not impede drainage on the lot or cause water to flow on an adjacent lot.

Paint, Trim and Siding

Any exterior painting projects that result in a change from the existing colors requires submission of an Architectural Change Request via the York Portal.

- Trim soffit, fascia board, gutters and window and door trim must be painted white.
- Black shutters only.
- White garage doors.

Painting of the exterior of homes should be maintained and re-painted over time as needed by the homeowner.

Siding

Siding should be replaced/repaired or added with wood siding or Hardi-Plank siding. Widths, thicknesses, materials, and styles should be harmonious with the surrounding houses in the neighborhood.

Walls and Fencing

Height - The height of new fences on a lot should not exceed eight (8) feet.

All walls should be constructed of coursed stone, or brick, with stone/brick bond pattern to match existing walls. Gates within masonry walls may be wood with stained finish, iron or aluminum painted black.

Fences may be constructed of iron or aluminum with gates matching the fence panels, all fences and gates should be painted black.

No wall or fence will be permitted nearer to the street than the front of the residence

Air Conditioning Equipment

No window or through-the-wall air conditioning units should be permitted on any portion of the residence except for the PT units installed above garage bonus rooms.

Window Replacement

Windows should match the originally installed double hung window with mullions. All window frames, mullions and trim should be white.

Roofing

All roofs should be covered with architectural or 3-tab asphalt or composition shingles..

Solar Panels

Solar panels or collectors should be installed to be as inconspicuous as possible.

Hardware - Every effort must be taken to camouflage any conduit, wire, plumbing and supports for the panels. All metal parts should be painted to match roof coloring. There should be a minimum exposure of conduit or wire installed down the side of the dwelling.

Gutters and Downspouts

Gutters and downspouts should be white, directed away from neighboring residences and landscaping to prevent ponding of water and not obstruct sidewalks or alleyways.

Mailboxes

Mailboxes are the responsibility of homeowners. Leaning, fallen, or otherwise unusable mailboxes should be corrected/repared so US Postal Services access is optimal.

Landscape Guidelines

General Guidelines

1. Front yards, side yards, courtyards and alleys are required to be landscaped and maintained.
2. Substantial variations from the original landscaping require submission of an Architectural Change Request via the York portal.
3. All Architectural Change Requests should be supported by drawings of proposed landscape change showing placement/design, and list of materials/plantings used. The Architectural & Landscape Committee reserves the right to request additional information if needed.

Landscape Maintenance

Homeowner properties and common areas receive landscape maintenance in conjunction with their HOA dues. This service is provided by a vendor of the Board's choice, whose scope of work includes mowing and edging of turf; clean-up of leaves and debris, turf weed control, and fertilization program. Anything outside of this scope of work is the responsibility of the owner, including but not limited to the following:

1. Gardens and courtyards must appear neat, clean and weed free year-round.
2. Tree and Shrub pruning
 - a. Shrubs against foundations should be pruned to allow visibility of the first-floor windows.
 - b. Deadwood and branches in shrubs and trees should be removed.
 - c. Shrubs and trees should be trimmed to maintain clear sidewalks, and alleyways
 - d. Shrubs and trees trimmed to prevent growth onto neighboring property.
 - e. Tree canopies should be lifted to a height that pedestrians can walk underneath.
3. Proper grading of the lot to prevent erosion and ponding of water