



VILLAGES *of* DORCHESTER



DESIGN GUIDELINES

Prepared for the Villages of Dorchester
located in Hanover, Maryland
by
Barton Ross & Partners, LLC
with assistance from the
Architectural Review Committee

October 2015

About

The Villages of Dorchester Homeowners Association, Inc. (Association) is a community of 838 homes (541 townhomes and 297 single family homes) divided amongst 14 subdivision Villages in the Arundel Mills Mall area of Hanover, MD. The community is conveniently located near the Baltimore/Washington Parkway and Maryland Routes 100 and 175. We are a diverse and welcoming community of individuals and families who strive to create a strong community of neighbors as well as an outstanding quality of life for our residents.

Design Guidelines & Standards

The Board of Directors of the Villages of Dorchester Homeowner’s Association, Inc. is pleased to provide you with these Design Guidelines & Standards for your use in preparing an application for architectural review by the Review Board. The purpose of this booklet is to serve as an adjunct to the Villages of Dorchester Declaration of Covenants, Conditions and Restrictions (the “Declaration”) found in your homeowner’s manual (See Appendix A at the end of this booklet). In the event of any conflict between the Declaration and these Design Guidelines and Standards, the Declaration shall control. It is not intended as an inflexible set of rules but rather as a handy reference tool which will provide you with the information you need to understand the architectural review procedure, and to make the system work for you and for all your neighbors in the community. Ultimately, the goal of the architectural review standards and procedures is to preserve the unique traditional quality of Villages Of Dorchester and to maintain the high aesthetic standards that make it a desirable place to live and ultimately preserves and enhances property values in the community.

The Board of Directors of the Villages of Dorchester Homeowners Association, Inc. welcomes any comments or suggestions you may have regarding this booklet.



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1. Introduction

Architectural Review Committee

All new construction and exterior modifications to a home or lot in Villages of Dorchester, including landscaping, must first be reviewed and approved in writing by the Design Review Board (“Review Board”). The Review Board in the Villages of Dorchester is known as the Architectural Review Committee, or (“ARC”).

Mission:

The purpose of the Architectural Review Committee is to enhance and preserve property values for Villages of Dorchester homeowners. The ARC approves or denies requests to change the external appearance of properties within the Villages of Dorchester using the guidelines set forth in the VOD’s covenants. The committee is also responsible for overseeing the general state of repair and providing notices to residents when their property is falling short of the architectural standards.

Modifications by Prior Owners:

Purchasers of property will be provided with a list of approved changes and architectural modifications made to existing homes. Please contact the Villages of Dorchester Homeowners Association, Inc. prior to settlement to determine whether any fees are due or whether any infractions exist on the property, so that these may be immediately resolved by the sellers.

Purchasers must be aware that certain architecture which may have been appropriate for one lot in the Villages of Dorchester may not necessarily be appropriate for another lot. When considering making a modification, do not rely on a modification your neighbors may have done to their property. It may not have been approved or, if approved, it may have had different reasons for being approved than your application. Each application is processed individually, and you are responsible for getting Review Board and County approval for your modification, while complying with all other easement or use conditions and restrictions. The Review Board approval in no way deals with, guarantees, or warrants that the improvements comply with building codes, governmental regulations, or sound engineering practices; all of the aforementioned being outside the scope of the Review Board.

County Approvals:

Many exterior projects require a review and permit from Anne Arundel County, in addition to Review Board approval, and the property owner is responsible for all such County approvals. Anne Arundel County authorities should be contacted before commencement of work to be sure that any and all required permits have been obtained. In addition, the owner may have easements that include use restrictions for items such as a forest conservation, storm drainage, or public utilities. County approval does not preclude the need for Review Board approval, nor does Review Board approval relieve the applicant of the responsibility to obtain any other permit that may be required. In some instances, Anne Arundel County may require written confirmation of the Review Board before issuing a permit.

2. Application Procedures

1. Before submission of an application occurs, prospective applicants are encouraged to discuss the submission requirements with a representative of the Architectural Review Committee (ARC).

Upon completion, please submit one (1) copy of the final application materials to the Community Manager at the Villages of Dorchester office at 7551 Dorchester Ave., Hanover, MD 21076. For quicker review, a .PDF of this application can be electronically submitted to arc@villagesofdorchester.com.

NOTE: INCOMPLETE APPLICATIONS WILL BE RETURNED WITHOUT REVIEW.

2. Read this booklet - Design Guidelines and Standards. Make special note of the approved architectural elements common to your Village where you reside, e.g. light fixtures, garage doors, windows, doors, exterior siding, etc.

3. Develop your plan. (Consider the impact on your neighbors.)

4. Read and sign the following conditions for applicants to adhere by throughout the application process:

As the Applicant, I understand that the Architectural Review Committee may require additional information for my application to be considered complete AND that the applicant, owner, or a representative may need to appear before the Committee to be heard. That nothing herein contained shall be construed to represent that alterations to land or buildings in accordance with these plans shall not violate any of the provisions of building and zoning codes of the county to which the above property is subject. Further, nothing herein contained shall be construed as a waiver of modification of any said construction. That no work on this request shall commence until written approval of the Architectural Review Committee has been received by me. That any construction or exterior alteration undertaken by me or in my behalf before approval of this application is not allowed; that, if alterations are made, I may be required to return the property to its former condition at my own expense if this application is disapproved wholly or in part; and, that I may be required to pay all legal expenses and fines incurred. That members of the Architectural Review Committee are permitted to make a routine site inspection and walk the grounds of the applicant property. That the alteration authority granted by this application will be revoked automatically if the alterations requested have not commenced within 180 days of the approved date of this application. I understand that the application for all required zoning and building permit(s) are my responsibility as the applicant. That any variation from this original application must be resubmitted for approval.

5. Submit the completed application and all required plans, as clearly and thoroughly as possible. You must include a copy of your property survey showing the location of all improvements.

6. A staff member will then provide to each member of the Review Board a copy of your application prior to the meeting so that they will have a chance to visit your property to best understand your plans.

7. Your application will be processed by the Review Board on a first-come, first-served basis. It will be reviewed by the Review Board at their next regularly scheduled meeting.

8. The Review Board will provide you with their written response (approval or disapproval) through regular mail within sixty (60) days after the full and complete application, plans, specifications and fees have been submitted.

9. Modifications must be commenced within six months of the receipt of written approval from the Review Board and then must be completed within six months of the date of commencement.

10. Should you or any of your neighbors feel you have been aggrieved by an action of the Review Board, you may appeal the decision of the Review Board to the full Board of Directors.



For office processing: Date Received: _____ By: _____

ARCHITECTURAL REVIEW COMMITTEE (ARC) APPLICATION

Lot Number: _____ Lot Address: _____

Owner _____ Owners Phone: _____

Owner Address: _____ Work Phone: _____

E-mail: _____ Cell Phone: _____

Contractor/Designer: _____ Contactors Phone: _____

Application For:

- | | | |
|---|---|--|
| <input type="checkbox"/> Doors/Windows | <input type="checkbox"/> Fence/Screening | <input type="checkbox"/> Gazebo, Shed, Recreation Equip., etc. |
| <input type="checkbox"/> Home Addition or Remodel | <input type="checkbox"/> Roofing/Solar Panels | <input type="checkbox"/> Landscaping/ Retaining Walls |
| <input type="checkbox"/> Spa/Pool | <input type="checkbox"/> Deck/Patio | <input type="checkbox"/> Other _____ |

Please see additional information on the back of this form.

As the Applicant, I understand that the Architectural Review Committee may require additional information for my application to be considered complete AND that the applicant, owner, or a representative may need to appear before the Committee to be heard. That nothing herein contained shall be construed to represent that alterations to land or buildings in accordance with these plans shall not violate any of the provisions of building and zoning codes of the county to which the above property is subject. Further, nothing herein contained shall be construed as a waiver of modification of any said construction. That no work on this request shall commence until written approval of the Architectural Review Committee has been received by me. That any construction or exterior alteration undertaken by me or in my behalf before approval of this application is not allowed; that, if alterations are made, I may be required to return the property to its former condition at my own expense if this application is disapproved wholly or in part; and, that I may be required to pay all legal expenses and fines incurred. That members of the Architectural Review Committee are permitted to make a routine site inspection and walk the grounds of the applicant property. That the alteration authority granted by this application will be revoked automatically if the alterations requested have not commenced within 180 days of the approved date of this application. I understand that the application for all required zoning and building permit(s) are my responsibility as the applicant. That any variation from this original application must be resubmitted for approval.

Owner Signature: _____ **Date:** _____

Committee Action

Date: _____	<input type="checkbox"/> Approved Review as proposed	_____
Expires: _____	<input type="checkbox"/> Approved with Conditions	_____
	<input type="checkbox"/> Sent Back (Please see comments)	_____

REVIEW COMMENTS AND/OR APPROVAL CONDITIONS

CHECKLIST OF ATTACHMENTS

Before submission of an application occurs, prospective applicants are encouraged to discuss the submission requirements with a representative of the Architectural Review Committee. Upon completion, please submit one (1) copy of the application materials to the Community Manager at the Villages of Dorchester office at 7551 Dorchester Ave., Hanover, MD 21076. **NOTE: INCOMPLETE APPLICATIONS WILL BE RETURNED WITHOUT REVIEW.** For quicker review, a .PDF of this application can be electronically submitted to arc@villagesofdorchester.com.

REQUIRED FOR ALL APPLICATIONS:

- Photographs showing the existing condition before the proposed change;
- Close-up photographs showing details of the area of work;
- Copy of survey (plat map) marked with change being proposed including clearly marked building lot lines and required setbacks;

The following is a list of typical attachments needed in addition to the photographs, but may change or expand depending on the work proposed:

LIGHTING:

- Detail photographs of area of attachment;
- Manufacturer's information/cut sheets of type of fixture to be used; and
- Additional information showing how far lights will project from the facade, height above the street or sidewalk, any supports or framing, location of electrical conduits, and must also show how the light fixtures will be mounted to the exterior wall.

WINDOWS:

- Photographs of each existing window to be altered;
- Elevation showing as-built / existing windows to be replaced; and
- Elevation showing proposed windows.

FENCES/DECKS/PATIOS/LANDSCAPE/SPA/POOL/ROOF/ETC.:

- Proposed Site Plan with color graphics to differentiate new from existing;
- Manufacturer's information/cut sheets of proposed type to be used;
- Descriptions of the materials, size, and spacing of architectural features that are to be altered or repaired, their present condition, and the reasons for their proposed alteration or repair; and
- Detailed specifications, cut sheets, and manufacturer's product information for all proposed exterior materials and color palettes, including dimensions, compositions, and recommended uses; samples of the proposed materials may be required.

NEW CONSTRUCTION/ADDITIONS/REMODELS:

- Proposed Site Plan with color graphics to differentiate new from existing;
- Photographs of the existing house, with "detail" photos of the specific facades and architectural features (doors, windows, railings, siding, roofing, paving, etc.) that are to be altered, repaired or replaced; Applicants must include photographs of adjacent structures and the existing streetscape taken from across the street;
- Photo montage, renderings, and color elevation drawings of the proposed façade(s);
- Descriptions of the materials, size, and spacing of architectural features that are to be altered or repaired, their present condition, and the reasons for their proposed alteration or repair; and
- Detailed specifications, cut sheets, and manufacturer's product information for all proposed exterior materials and color palettes, including dimensions, compositions, and recommended uses; samples of the proposed materials may be required.

3. Design Criteria for Review

In general, homes in the Villages of Dorchester reflect designs which are cohesive, consistent and properly proportioned in keeping with traditional architectural styles. The Review Board will evaluate homes for their “overall design” rather than a sum of the component parts. Property owners must be cognizant of the fact that elements of architecture taken from several different homes in the Villages of Dorchester may not necessarily be appropriate when combined on the same house, as it is the effect of all the design elements working together which gives a home a traditional feel. Comments, suggestions, approvals and rejections may be based solely on the aesthetic judgment of the Review Board.

The Review Board is responsible for applying certain standards in making decisions regarding architectural improvements at the Villages of Dorchester. The standards are generally defined under Article 6, “Design Review and Architectural Control” and Article 7, “Use Restrictions” in the Declaration and underlie the specific guidelines contained in the following sections of this booklet. See Appendix A for further details.

The guiding principles which direct the Review Board in making its decisions include:

- protecting owners against improper use of surrounding lots as might depreciate the value of their lots;
- guarding against the erection of poorly designed or proportioned structures or the use of unsuitable materials;
- obtaining harmonious color schemes; and
- preventing haphazard and inharmonious improvement of lots.

In all cases, the Review Board is concerned with the impact and the view from neighboring lots, roads and recreational areas. Furthermore, it is mindful of any improvements which serve to create a precedent in the community.

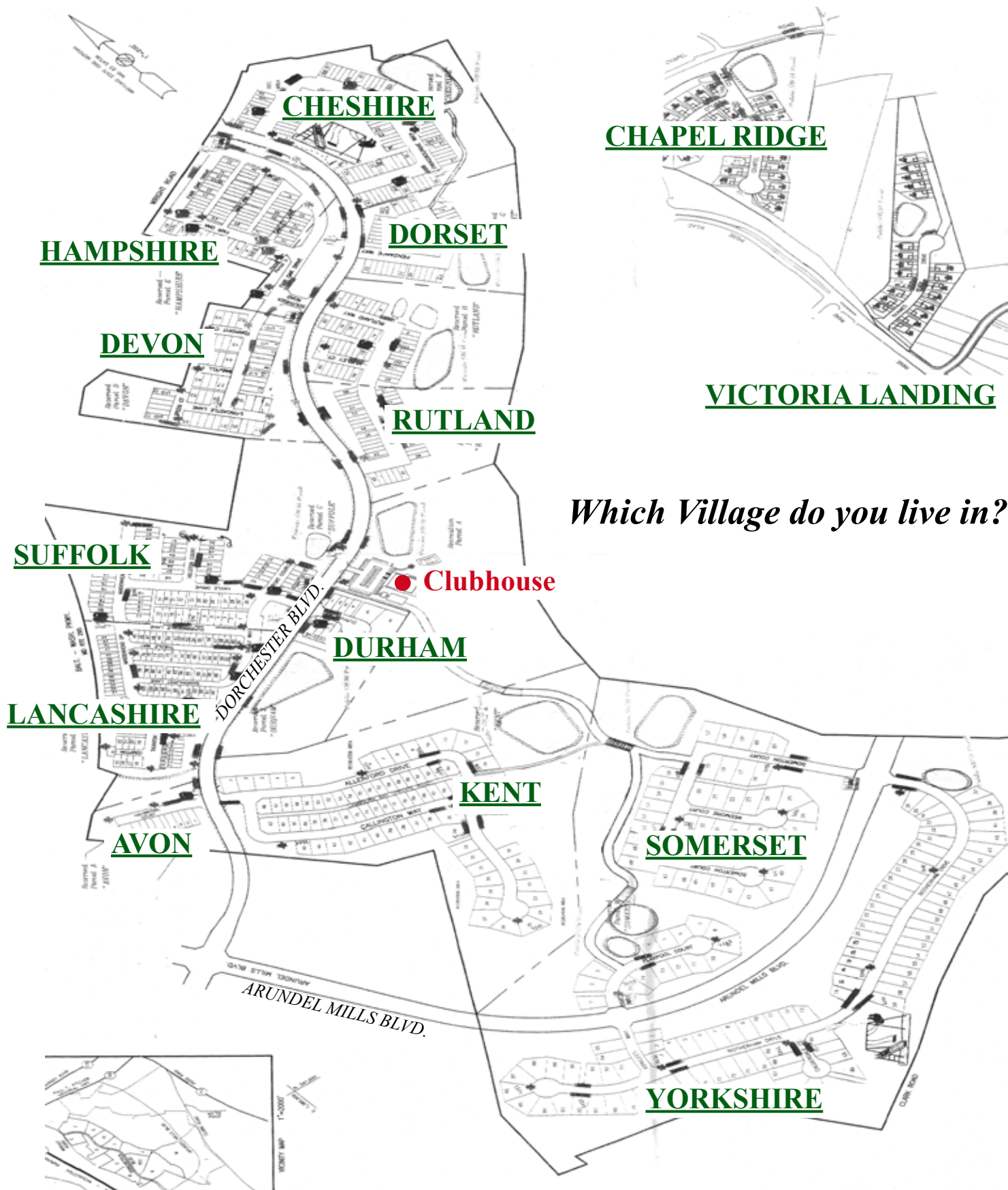
Detailed Applications Expedite Review & Approval:

In order to facilitate the Review Board’s review and approval process, and in order to provide a quick and thorough response to requests for architectural additions or modifications, the Review Board urges owners to submit items for review in an all-inclusive manner. In other words, rather than submitting plans on an item-by-item basis as you progress through the improvements you plan to make to your home or lot, the Review Board requests that whenever possible you devise your entire plan from the outset. The forethought will benefit you by saving time (and possibly money) in the early stages, and it will assist the Review Board by providing the entire picture of what you are planning to do.

For example, when you submit a pool plan, the Review Board also requires that you provide the accompanying deck or patio plan and a complete landscape plan with location and type and size of existing landscaping, and/or plant materials to be used, and the fencing plan and its specifications. Please note that if you have considered landscaping needs in connection with the planned improvement for your home and feel that no additional plantings are required, you should indicate such on your application.

The following “Design Guidelines” will assist you in making all-inclusive submittals. These Guidelines indicate, for example, what will or will not be approved for basketball hoops, including materials and preferred location. By following these Guidelines, you should find that the procedure for submitting applications for review to the Review Board is a very straightforward, simple process. The Villages of Dorchester Homeowners Association, Inc., has attempted to provide guidelines in this booklet which address the most common elements of home construction and modifications, although there may be some exterior changes desired by owners for which guidelines have not been included. All exterior changes, whether covered in the Guidelines or not, must nevertheless be submitted for approval to the Review Board in accordance with the application requirements described herein. Please allow enough time for a thorough review and approval process.

3. Design Criteria for Review



Which Village do you live in?

3. Design Criteria for Review



AVON



SUFFOLK



- Decorative eave trim at end gable
- Asphalt shingle roof
- Shutters - black color only
- Standing Seam metal roof - black color only
- Stone
- Front doors and garage doors are all alike
- Windows are 9/9 at first floor and 6/6 at second floor

TYPICAL FACADE DETAILS



Projecting bay windows are permitted at end units



RECOMMENDED DETAILS - Frosted doors, brass hardware, spindle lights, single designer garage door, dutch lap siding with shingles on gable end, barn shutters at upper windows are black color only

3. Design Criteria for Review



CHESHIRE - Townhome facades with single bay garage



Rear facades



TYPICAL FACADE DETAILS - Garage models

- *Some windows have decorative keystones*
- *Asphalt shingle roof*
- *Shutter color should match front door color*
- *Brick or insulated vinyl siding*
- *Projecting bay window*
- *Window muntins, e.g. 9/9 pane arrangement must be consistent with adjacent homes*
- *Garage doors are a simple panel design, no panes*
- *Front door and transom must be consistent decoration*



Townhome assigned parking spaces



RECOMMENDED DETAILS - Six panel insulated front door; shutter color to match door or storm door; brass hardware, traditional lights, brick or dutch lap siding



Playground adjacent to Dorchester Blvd.

3. Design Criteria for Review



CHAPEL RIDGE



Rear facades



- Decorative keystone above window
- Full cornice return standing seam metal eave roof
- Decorative projecting portico with railing
- Shutter color should match front door
- Brick facade only on front, siding elsewhere
- Front doors with glass transom and sidelights
- Garage door with decorative panes and rounded transom
- Windows are 9/9 at first floor and 6/6 at second floor

TYPICAL FACADE DETAILS



RECOMMENDED DETAILS - Six panel insulated front doors with or without storms, metal mailboxes, cypress trees as trash can screen, Baroque style light fixtures

DESIGN NOTE- This is a nice attempt to screen trash cans from view of the street. However the cans are still visible. Cans should be stored at the rear of the house or additional screening to the side should be provided.



3. Design Criteria for Review



DEVON - Townhome facades with single bay garage



Rear facades



TYPICAL FACADE DETAILS - Single bay garage

- Asphalt shingle roof
- Window muntins 6/6 pane arrangement typical
- Shutter color should match front door color
- Insulated dutch lap smooth vinyl siding
- Projecting sloped roof over single bay garage
- Brick facade at projecting bay, keystone over door
- Garage doors are a simple panel design, no panes
- Front door and transom must be consistent decoration, 2 glass panes at top of six-panel door allowed



RECOMMENDED DETAILS - Six panel insulated front door, shutter color to match door or storm door, brass hardware, traditional lights, brick or dutch lap siding

3. Design Criteria for Review



DURHAM



Streetscape



TYPICAL FACADE DETAILS - Single family homes



TYPICAL FACADE DETAILS - Townhomes

For single family homes in Durham - see Somerset Village



For townhouses in Durham - see Avon/Suffolk

RECOMMENDED DETAILS - See village pages from above to determine appropriate details such as lights, doors, shutters, and windows based on your house type



3. Design Criteria for Review



DORSET - Garage facades



RUTLAND



TYPICAL FACADE DETAILS

- *Asphalt roof, vent penetrations on back side*
- *Decorative eave cornices with cornice return*
- *Shutters only found on certain townhouse blocks*
- *Window muntin arrangements 6/6 typical*
- *Predominantly varying colored brick facades with some beaded clapboards on townhomes*
- *6-panel front door with 3-pane glass transom*
- *Design of front stoop railings all match*
- *Decorative window trim*



RECOMMENDED DETAILS - Shutter color to match door or storm door; brass hardware, lantern type lights, six panel front door; brick or dutch beaded lap siding

3. Design Criteria for Review



HAMPSHIRE - Townhome front facades

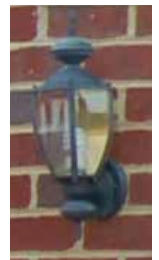


Rear Alley facades



- Insulated dutch lap smooth vinyl siding
- Window muntins 6/6 with 3-light transom
- Vinyl railing consistent design with decorative caps
- Single security light
- Pressure treated wood deck supports
- Garage doors are a simple panel design, no glass
- Brick piers
- Concrete driveway apron

TYPICAL ALLEY FACADE DETAILS



RECOMMENDED DETAILS - Six panel insulated front door, 3-pane transoms, shutters on first floor windows, bay windows, brass hardware, classic lights, brick



For garage front access townhouses in Hampshire - see Dorset/Rutland



3. Design Criteria for Review



KENT - Single family home with rear alley garage



Rear Alley garage facades



- *Asphalt roof, vent penetrations on back side*
- *Projecting gable roof with full cornice return*
- *Colonial details including keystones, paneled shutters*
- *Windows are 9/9 at first floor and 6/6 at second floor*
- *Predominantly varying colored brick facades with some beaded clapboards on townhomes*
- *Paneled shutters match front door color*
- *Decorative portico with columns or door surround*
- *Lush landscaping helps define yards because single family homes in this neighborhood have denser lots*

TYPICAL FACADE DETAILS

For single family homes in Kent that are garage front access - see Yorkshire Village



3. Design Criteria for Review



LANCASHIRE - Townhome front facades



Rear facades



- *Asphalt shingle roof*
- *Projecting gable rake detail*
- *Insulated dutch lap smooth vinyl siding*
- *Decorative fenestration trim at certain windows*
- *Paneled shutters match the color of the front door*
- *Stone facade*
- *Window muntins 6/6 with 3-light transom*
- *6-panel insulated door with 3-pane transom*

TYPICAL ALLEY FACADE DETAILS



RECOMMENDED DETAILS - Six panel front door, 3-pane transoms, storm door color matches door; bay windows, nickel hardware, brick, stone & vinyl facades



3. Design Criteria for Review



SOMERSET



Entrance signage and landscaping



- Asphalt roof
- Decorative fascia return detail at gable end wall
- Decorative projecting portico with railing
- Brick facade only on front, siding elsewhere
- Radiused transom window at lower level
- Front doors with glass transom and sidelights
- Windows are 9/9 at first floor and 6/6 at second floor, many windows have decorative keystones
- Garage doors are typically a simple panel design

TYPICAL FACADE DETAILS



RECOMMENDED DETAILS - Decorative front door with glass panel, glass transoms/sidelights, keystones, vintage hardware and lights, varying colored brick on front facade, air and satellite units screened by plants



3. Design Criteria for Review



VICTORIA LANDING - Single family with garage door



Single family facades with brick exterior



- Architectural end gables are prevalent*
- Some windows have decorative keystones*
- Asphalt shingle roof*
- Shutter color should match front door color*
- Window muntins 6/6 pane arrangement typical*
- Brick or insulated vinyl siding*
- Decorative keystone at garage*
- Garage doors are a simple panel design, with rectangular panes allowed at the top course only*
- Column and roof overhangs are common*

TYPICAL FACADE DETAILS



3. Design Criteria for Review



YORKSHIRE



Rear facades



- Asphalt shingle roof
- Decorative attic vent shutter
- Projecting gable roof
- Colonial details including keystones, paneled shutters
- Windows are 9/9 at first floor and 6/6 at second floor
- Predominantly varying colored brick facades with some beaded clapboards at townhomes
- Paneled shutters match front door color
- Georgian Revival door pediments are common
- Garage doors are a simple panel design, no panes

TYPICAL FACADE DETAILS



RECOMMENDED DETAILS - Six panel insulated front door, storm door, 3-pane transoms, shutters on most windows, bay windows allowed, brass or coated hardware and lights, brick or vinyl clapboard siding

4. Design Guidelines

4.1 Major Additions

CONSIDERATIONS:

I. Major additions can have a significant impact on the appearance of the original building and on neighboring property, and the Review Board will be sensitive to this fact in making its decisions regarding the addition.

II. The owner may submit concept drawings or preliminary plans for Review Board review and comment before more detailed plans are made. Any preliminary comments are not to be interpreted as final approval by the Review Board.

getting there:

- The design of the addition must be compatible in scale, massing, roof pitch, character, materials and color with the original house.
- The location of a home addition should be planned to minimize the visual effect on neighboring properties as it relates to their privacy and views, and located to minimize the removal of trees and other vegetation.
- The Review Board will likely require additional landscape screening of adequate size at the time of planting to visually soften the view of the addition from the neighbors or street.
- Changes in grade or water drainage resulting from the addition must not adversely affect any adjacent property and should be shown on the site plan.



RECOMMENDED - Match existing roof slopes and siding for additions. Step down new roofs from main roof.



RECOMMENDED - Compatible scale, massing, roof pitch, character, materials and color.



4.1 Major Additions

FURTHER DESIGN CONSIDERATIONS:

The Review Board has developed the following guidelines relative to construction of new homes or major additions at the Villages of Dorchester. Ideally, these guidelines should be fully reviewed and understood by the owner/builder at the early stages of the architectural design process so that the initial concept plans are formulated in conformance with the guidelines. For the convenience of the Review Board and more expeditious processing of the application, it is strongly suggested that the builder prepare a sample color board showing all of the selected exterior finishes for the new home.

FOUNDATIONS AND CHIMNEYS

No exposed plain poured concrete or exposed concrete block will be permitted on foundations. Brick face forms are encouraged to provide a textured appearance and all concrete should be painted to match the siding. The Review Board may require certain visible window wells (with or without railings) to be screened with landscaping. All chimneys must be treated with a veneer of brick or stone, or siding with complete trim detail at the base, corners and top.

ROOFS

The Review Board is primarily concerned with three characteristics of the roof: the pitch, the material and the color. Roof pitches that are considered to be appropriate for the architectural style proposed will be evaluated with the overall design submission. Generally, it is felt that roof pitches below 6:12 will not be permitted for the primary roof pitch. "Lean to" or shed-type roofs are discouraged and must be avoided wherever possible.

Skylights must be a flat profile type and must not be visible from the front of the house, even if they are on the side roof line. Designs for cupolas, weather vanes, widows walks or other roof structures must be shown on the elevation plans. Gutters, downspouts and drainage methods should be clearly indicated on the elevation drawings.

Roof penetrations for venting plumbing fixtures or roof cavities should not be visible from the front of the house unless no other option is possible. All such penetrations in the front of the house shall be painted to match the color of the roof shingles.

Ridge vents which match the color of the roof shingles will be permitted. Alternate roof vents, sometimes called domes and approximately 2' square or 2' diameter in size, will be permitted. The dome vents must not be visible from the front of the house whenever possible.

EXTERIOR MASONRY

The permitted masonry materials are brick, stone, stucco or synthetic stucco. Concrete block will not be permitted. A sample of the brick, stone, stucco and mortar for any home must be submitted with the application for new construction.

SIDING AND OTHER EXTERIOR SURFACING MATERIALS

Wood, vinyl and fiber cement board are the acceptable siding materials for homes at the VILLAGES OF DORCHESTER. If cedar wood siding is used it must be a minimum grade of B with a tight knot. Individual boards shall be used as opposed to sheet products.

4. Design Guidelines

4.1 Major Additions

FURTHER DESIGN CONSIDERATIONS:

Vinyl and fiber cement siding will be permitted if the color, level of detailing and length of an individual piece are such as to connote a quality, high end product in the judgment of the Review Board. The Review Board will not permit materials which create a “plastic house” look. Overly bright or “contemporary” siding colors will not be permitted. Wood corner boards, fascia, cornice, door and window trim are preferred with the siding. When wood details are not used, the selected siding shall have a complete trim package available with the product. A depiction of the siding type and trim detail should be included in the architectural drawings submitted to the Review Board.

Soffits may be wood, vinyl or fiber cement board. All fascias, soffits, frieze boards, mouldings and trim shall be a color which in the judgment of the Review Board complements the other exterior finishes of the home.

WINDOWS AND EXTERIOR DOORS

Window and exterior door types and arrangements will be evaluated for compatibility with the overall architectural design of the house. In general, very large, unbroken areas of glass will not be permitted on the fronts of homes. The Review Board requires that muntins (sometimes called “mullions” or grilles”) be used on the majority of the windows of all elevations. The muntin pattern (e.g. 6/6) should match that of the neighboring homes.

Sliding glass doors and special feature windows without muntins will be permitted. Windows with simulated divided lites or muntins between the glass should be used, although the snap-in muntins may be considered on upgraded windows. The Review Board requires that entrance doors be constructed of either metal, fiberglass or wood with appropriate trim details to break up an overly heavy, solid appearance, ideally, the detail should have the appearance of a raised panel door that follows a traditional colonial style.

EXTERIOR PAINTS AND STAINS

The Review Board is looking for subtle, traditional colors to be used for all exterior features including, but not limited to: the siding, trim, shutters, doors, railings and porches. In combination, the colors should complement the roof and the brick or other exterior surfacing materials in a pleasing, harmonious manner.

EXTERIOR MECHANICAL SYSTEMS

Compressors, pumps and any other mechanical equipment and electrical service entrance equipment required by a home (and outbuildings, pools, etc., as applicable) must be located within reasonable limits, so that it is not readily visible from the street. Best efforts will be used in single-family attached products to minimize the visibility of these items, although it may not be possible to eliminate the visibility of them due to the density of these types of units. These elements shall be shown on the drawings submitted to the Review Board. Landscaping, fencing or an acceptable screen wall shall be used to soften the visual effects of such equipment from the view of others whenever reasonably possible.

Metal flues, stacks, plumbing vents from fireplaces, wood stoves or mechanical equipment will not be permitted to be exposed on the front roofs on single-family homes, except in unusual circumstances where it is mechanically difficult to direct the pipes out the back roof and is expressly approved by the Review Board. Architectural plans should show details for flue caps. Any such vents or pipes must be painted to blend with the roof color. No such exhaust vents shall be permitted from the front side of the house unless, in the judgment of the Review Board, there exists no other reasonable option to adequately vent the subject use.

4.2 Sheds (Single-family homes)

CONSIDERATIONS:

I. Storage sheds can aesthetically affect both the individual property and the neighborhood. It is important to remember in choosing and locating a shed that there are needs other than storage which must be considered.

II. The location of the shed should be planned to minimize the effect on neighboring properties as it relates to their privacy and views, and located to minimize the removal of trees and other vegetation.

III. The minimum landscaping required is listed below, however the Review Board encourages additional landscaping to visually soften the view of the shed from the neighbors or the street.

IV. Changes in grade or drainage resulting from the addition must not adversely affect adjacent property, and must be shown on the site plan.

V. Sheds must always be kept neat in appearance. The area surrounding the shed must be kept clear of clutter and cannot be used for additional storage of materials.

VI. Due to the different concerns, the design standards for single family detached sheds and town-house sheds will be differentiated.

Sheds should be sited so as to not be visible from the street if possible. Sheds may be placed under decks.

- Landscaping: Sheds must minimally be screened from the two or three closest adjoining property owners and from all streets. Additional screening may be required to minimize the impact on the community.
- Material and color: Sheds must be constructed of pressure treated lumber, wood siding, or vinyl siding. If shed is against the house, the siding must be vinyl and the same color as the house. If the shed is placed under a deck, the siding may either match the deck or the house siding. If the shed is located on or near the property line, the material should be wood, treated to maintain a natural color, or painted a neutral color to match the house siding. No metal sheds are allowed. The roof color must be the same color as the house. If the shed is constructed of natural wood, a wood shake roof treated to maintain the original color of the shakes is acceptable. Wood treated to maintain the original color must be maintained.
- Design: Roof must be of gable design with a minimum 6:12 pitch. No shed style or barn style roofs are allowed. Windows and shutters are encouraged to break up solid walls. No permanent electrical or plumbing lines are permitted.

getting there:

for Single Family Detached Shed Specifications

- Size: The maximum size allowed is 8' wide by 8' deep. The maximum height is 8' at the roof peak.
- Location: Sheds must be located in the rear yard along the rear property line or against the back of the house. If the existing topography prevents these locations, the shed may be moved the minimum distance away from the rear property line to allow for construction. The applicant must show why they cannot construct a shed along the rear property line for another location to be considered.



RECOMMENDED - Compatible scale, massing, roof pitch, character, materials and color with screening.

4. Design Guidelines



RECOMMENDED - Compatible windows, shutters and carriage doors are encouraged to break up solid walls.

4.2 Sheds (Townhouses)

getting there:

for Townhouse Shed Specifications

- **Size:** The maximum size allowed is 6' wide by 6' deep. The maximum height is 6' at the roof peak.
- **Location:** Effort must be made so that the shed is not visible from the adjacent property deck if applicable. Sheds must be located as close as possible to the rear wall of the townhouse. Sheds can be located a maximum 8' from the rear wall of the townhouse and must be located against the side yard privacy fence.
- **Material and color:** Sheds should be constructed of pressure treated lumber, wood siding or vinyl siding. All wood must be painted to match the color of the house. All vinyl siding must be the same color as the house. Prefabricated plastic or vinyl sheds will be considered only on townhouses on a case by case basis providing they are earth tone in color. No metal sheds will be allowed. The roof must be the same color as the townhouse roof.
- **Design:** Roof must be of gable design with a minimum 6: 12 pitch or a single pitch shed style roof that directs rainwater away from the house. Windows and shutters are encouraged to break up solid walls. No permanent electrical or plumbing lines are permitted.

4.3 Clothelines

CONSIDERATIONS:

getting there:

- All clotheslines must be located at ground level in the rear of the home within 6 feet of the back of the house structure.
- Clotheslines must not be visible from the front of the property and should be as unobtrusive as possible.
- Clotheslines must be removable and must be stored when not in use.
- Clotheslines should be no higher than 8 feet in height and cannot exceed 14 feet in diameter.
- Clothes must be neatly placed on the clothesline and removed within 24 hours.
- Please be advised, residents may deem some garments inappropriate or offensive. A resident who utilizes clotheslines does so at their own risk.
- Approved clothesline design: Portable 3 or 4 Arm Umbrella Clothesline with tripod stand.
- Clothes may not be hung on hangers of any type nor hung from any fixture except the approve type of clothesline.



RECOMMENDED - Portable metal 3 or 4 arm umbrella-type clothesline, easy to take down each day and store.

4.4 Basketball Backboards

CONSIDERATIONS:

- I. High visibility and loud noise are among the concerns associated with siting of a basketball backboard.
- II. The best siting provides enough room for a small basketball play area, and locates the backboard to be as inconspicuous as possible from the road and adjacent properties.
- III. The best siting also mitigates the amount of noise to adjacent neighbors, and minimizes possible damage resulting from playing to adjacent property landscaping.
- IV. Permanent basketball hoops will only be approved under the condition that they must not be a nuisance to neighbors. Basketball hoops are not allowed to be used after the street lights come on in the neighborhood.

getting there:

- Location: The only acceptable location for a basketball backboard is on the side of the driveway. Backboards will not be permitted to be attached directly to the house or garage.
- Material and color: The backboard should be clear plexiglass or white. No brightly colored backboard tape should be used. Black, red, dark green or white tape is acceptable.
- Design: The pole may be permanent or portable. If the pole is permanent it must be painted black or dark green and must be permanently installed in the ground.



RECOMMENDED - Compatible permanent pole painted black, facing owner drive with clear backboard.

prohibited:

The following items are specifically NOT permitted: Backboards will not be permitted to be attached directly to the house or garage.



4. Design Guidelines

4.5 Decks/Patios

CONSIDERATIONS:

I. The Review Board expects to receive many requests for additions or revisions of a deck or patio. Because of the extended “living space” which a deck or patio provides and the opportunity to better enjoy the outdoor views at the Villages Of Dorchester, the Review Board understands the desire of owners to add or modify a deck. However, because a deck has a very definite impact on the appearance of a house and may possibly affect the privacy of adjacent owners, the Review Board will take particular care in its review of a deck plan to be certain that its design is complementary to the existing house and it will not significantly interfere with the right of enjoyment of adjacent residents.

getting there:

- Location: Decks will only be allowed on the rear or side of homes and never in the front. Decks should not extend beyond the owners building restriction line. Building beyond the building restriction line will be considered only if the lot backs up to a common area. New decks or modifications to existing decks must provide continuity in architectural detailing, such as materials, color, post locations, railing design and trim.
- Design: For aesthetic appeal and consistency, only 3 standard railing designs (picket rails, Chipendale rails or a combination thereof) will be permitted on decks in the community. The Review Board may promulgate additional acceptable complementary designs from time to time if deemed appropriate.
- Material & Color: Decks must be constructed with either pressure-treated wood or wood composite material. Painted or stained wood decks should be a neutral color which blends well with the brick and trim color of the house. Composite and vinyl railings are allowed. Column supports for above ground decks must be finished with the same level of quality and detail as the deck itself. The Review Board will consider newly developed recycled

materials on a case by case basis. However, this should not dissuade residents to not consider them.

- Use of lattice is encouraged to screen the underside of all sides of the deck, between the deck and the ground. The Review Board may require some additional landscaping around the deck in instances where the deck is visible from the neighbors, the road or recreational areas. If the area under the deck is to be used for storage, it must be properly screened to block the view from adjacent properties or roads.
- Any deck appurtenances such as arbors, gazebos, pergolas, lattice and trellises must be submitted as part of a complete deck application package. Lattice on all decks cannot exceed six (6'-0") feet in height and eight (8'-0") feet in length, although additional lattice screening may be permitted for hot tubs.
- Patios are encouraged to be stone, brick or exposed aggregate concrete. Concrete may be used, but must remain neutral in color. Painting or coloring of concrete is permitted on rear patios only and must be approved prior to installation. Edges must be neatly finished and cannot exceed 8" in height.



RECOMMENDED - Townhouse decks with traditional vinyl picket rails, trellis and orderly under deck storage.

4. Design Guidelines



RECOMMENDED - Single family natural stained wood deck with pergola, decorative railing and landscaping.



RECOMMENDED - Single family deck rails match color of home and proportionate landscaping adds appeal.



RECOMMENDED - Single family properly scaled raised deck with vinyl stair and rails matches the house color.

prohibited: 

The following items are specifically NOT permitted: Unauthorized vines and greenhouse structures on the deck are not permitted.



RECOMMENDED - Decorative paver patios on a slab under the deck structure are encouraged.

4. Design Guidelines

4.6 Awnings

CONSIDERATIONS:

I. The visual scale and impact of awnings will be carefully considered by the Review Board. In general, awnings should be compatible with the design character of homes in terms of style, color and materials.

II. Awnings should be a consistent design without decorative embellishments, such as fringes, stripes and contrasting color stitches. Retractable awnings are encouraged. Fixed awnings and permanent structural supports are specifically not permitted.

III. If awnings are removed for winter storage, frames should be secured or removed if possible.

getting there:

- Location: The location of any awning should not adversely affect views, light, winter sun or natural ventilation or adjacent properties.
- Material: Metal frames or structural supports for the canvas awning (or similar material) should be painted to match the trim or dominate color of the house. Vinyl or plastic fabric is not permitted.
- Color: Solid colors that match the home's siding should be used rather than stripes or patterns.



RECOMMENDED - Retractable canvas awnings with solid colors are easy to clean and maintain.

prohibited: 

The following items are specifically NOT permitted:
Awnings with structural supports and colorful stripes.



prohibited: 

The following items are specifically NOT permitted:
Permanent Awnings at windows.



4.7 Driveways/Walkways

CONSIDERATIONS:

I. The visual impact of an enlarged or modified driveway on neighboring properties will be carefully considered by the Review Board.

II. Extensive landscaping may be required to minimize the impact an enlarged driveway may have on an adjacent property.

III. New or revised walkway plans must be submitted to the Review Board for review and approval.

getting there:

- Location: Enlarging or modifying a driveway and/or walkway may be done only where it and its use will not adversely affect adjacent property, natural areas or drainage and where it will not negatively impact the appearance of the streetscape.
- Design: Enlarging driveways, and adding parking pads or walkways must be done with the same material as the existing driveway or walkway. Should the driveway cause disturbance of any existing vegetation, the owner will be required to re-plant landscaping and may be requested to plant additional landscaping to soften the impact and view of the driveway from neighboring properties.
- Material & Color: Materials for driveways are limited to asphalt with concrete aprons. Any other materials, including monolithic poured concrete will generally be unacceptable unless the Review Board at its sole discretion decides the specific circumstances warrant the use of other materials. Leadwalks may be constructed of stone, brick, concrete, flagstone, or exposed aggregate. Leadwalks must be neutral in color. Painting or coloring the concrete is not permitted.
- Commercial vehicles must be parked in garages. Waiver Applications may be filed through the ARC. If a waiver is granted, then the vehicle may only be parked in the designated area assigned.

- If Owner does not have a garage or driveway, a waiver must be requested to park a commercial vehicle in the owner's assigned parking space.
- The garage is not to be used as a habitable space permanently or temporarily. Owners are not allowed to leave the garage door open for extended periods of time except for unusual circumstances. Each owner should keep the garage door closed as much as possible. The use of the garage as a lounging area visible from the street is strictly prohibited.
- No parking is allowed at any time on lawns, sidewalks, or fire lanes. Vehicles may not be parked where they will block access to mailboxes.

prohibited:

The following items are specifically NOT permitted: trailers, tents, shacks, barns, pens, kennels, dog runs, stables, chain link fence, split rail fence, awnings, above ground pools.



4. Design Guidelines

4.8 Fences

CONSIDERATIONS:

- I. Fencing can add architectural appeal when of a certain design, utilized in the right place and with abundant, well-designed landscaping.
- II. Conversely fence design, when not controlled, can become an intrusion on the open character of the community from both an aesthetic viewpoint and act as a physical barrier.

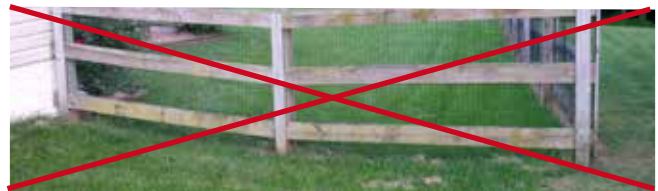
getting there:

- The general philosophy of the Review Board is to retain an open feeling to the community by limiting the use of fences to only those lots which require fencing because of children, pets, swimming pools, other safety considerations, and in such cases to permit only certain types of fencing which accomplish the desired effect.
- Location: No fencing will be permitted in front yards. Fencing should be limited to rear yards only. Fencing may not extend beyond the rear corner of the house. Fencing on corner lots may include side yards with permission from Review Board.
- The Review Board encourages the use of invisible, electronic dog fences to contain pets within your property.
- Design: To maintain a consistent appearance throughout the Villages of Dorchester community, the Review Board has determined that only certain fence styles shall be considered. Fences 4'-0" (48") tall will be the standard fence type for single family lots and 6'-0" (72") tall for the townhomes. Other designs and materials are encouraged and will be considered on a case-by-case basis.
- Stockade and metal chain-link fences are specifically prohibited in the VOD.
- Material & Color: For townhome lots, the standard fence is an alternating board on board pressure

treated wooden, composite or vinyl fence consistent with the fences installed by the builders.

rescinded: 

Standard wood 3-rail estate fences are no longer required or recommended.



RECOMMENDED - Single family vinyl traditional picket style fences are allowed. Color should match house.



RECOMMENDED - Townhouse alternating vertical board on board, 6'-0" high, pressure treated wood.

4. Design Guidelines

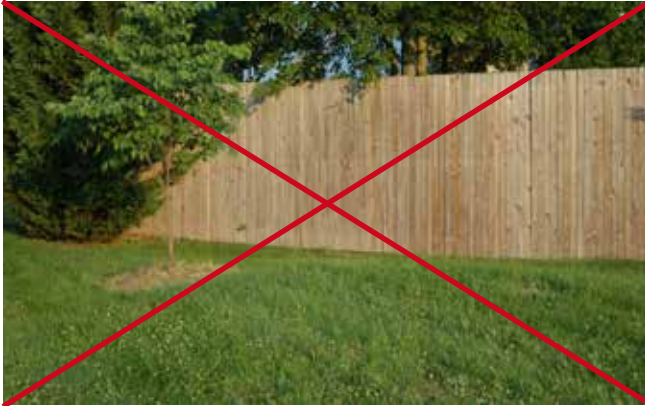
4.9 Gardens/Lawns

CONSIDERATIONS:

I. Vegetable gardens are allowed and shall be only planted within the rear yard of any Lot and shall be maintained in a neat and attractive manner.

prohibited: 

Privacy or Stockade fences are not allowed in the single family lots.



prohibited: 

Chain link fences are not allowed in the Villages of Dorchester.



getting there:

- Lawns must be well maintained at all times and kept under 8" in height. The Community Association reserves the right to send a lawn service out to cut lawns in violation with appropriate fees billed to the property owners.



RECOMMENDED - Vegetable garden tucked into a rear corner, adjacent to the house. Water hoses, make-shift wood trellis, and edging should all be kept orderly.



RECOMMENDED - Rear yard vegetable garden with low green-color plastic fence. Garden is kept weed-free.

4. Design Guidelines

4.10 Satellite Dishes/Antennas

CONSIDERATIONS:

I. Satellite dishes are allowed in the community, as well as HDTV antennas, to receive an acceptable signal. However, an application must be submitted prior to installation.

II. The dish must be no more than 18" in diameter and should not be visible from the main street.

III. Where multiple locations are available for an acceptable signal, they must be installed in the least obtrusive and least visible location on the lot. This would include beyond eye level (above the first floor), below the roof line, and/or away from street elevations.

IV. Landscaping and/or painting may be required to soften the visual appearance providing it does not interfere with reception.

getting there:

- Ground Mount: Should be located on a rear lot location. Where front or side yard locations are necessary; all equipment should be installed near other utility equipment; or among shrubbery.
- Roof Mount: Should be located on the rear of the roof, below any ridge or peak. If a front roof mount is necessary, all equipment should be installed to one side of the roof, rather than in the center; and equipment may be required to be painted to match the roof (so long as warranties are not voided).
- Structure Mount: Should be located such that the equipment is adjacent to a chimney or other structure on the home. If on a deck, the equipment should be installed off to one side of the deck or adjacent to the house, if possible. Screening may be required.
- Abandoned antennas must be removed from the exterior of the house immediately.



RECOMMENDED - Roof-Mount Satellite Dishes are concealed behind roof structure at rear side of homes.



RECOMMENDED - Ground-Mount Satellite Dishes are concealed behind landscape and shrubbery screening.

prohibited:

Satellite Dish cables and equipment must be professionally installed in an orderly arrangement without loose cables running across the roof.



4.11 Landscaping/Tree Removal

CONSIDERATIONS:

I. Plans for additions or modifications to existing landscaping and/or the removal of existing trees which are larger than four inches in diameter (measured two feet above the ground) or more than fifteen feet (15'-0") in height must be submitted to the Review Board for approval.

II. Approval of the removal of trees will be granted only where such removal is reasonably necessary for the construction of driveways, paths, or other approved lot improvements.

III. In many cases, landscaping is required as a condition for approval for other modifications such as the addition of a deck or fence and, as noted in other sections of this booklet, is required as part of the application for such items.

getting there:

- Location: Landscape modifications or additions should be integrated in a way which is harmonious with the existing landscaping on the lot and the adjacent lots. There may be required landscaping that has not yet been installed at the time of application. The owner must coordinate any proposed landscaping with all landscaping that may be required by a government agency. Front yard landscaping will be carefully considered for its effect on the overall streetscape. Generally, landscaping serves to visually soften or provide a finished look to a lot and should not be planted in such a way as to create a fenced-in appearance.
- Design: Planting of flowers by the owner is acceptable without making an application to the Review Board; however, flowers should be tasteful and blend well with the existing landscaping. While it is difficult to imagine any flowers being in poor taste, one example of flowers the Review Board would prohibit are the giant sunflowers which grow several feet from the ground.

- Materials: Flower bed and landscape borders should be submitted to the Review Board for approval. Such treatment should only be constructed using a uniform edge and should be installed in a professional manner. While stone or brick materials may be used if uniformly constructed, the edging of leads or walks using miscellaneous rocks will not be permitted in the community.
- Tree removal is a very serious issue which should only be undertaken when necessary for aesthetic, grading or safety reasons. Like landscape modifications, tree removal may be necessary in order to accomplish another modification. If this is the case, an indication of the tree(s) to be removed and reason for removal must be included in the modifications application. Owners are asked to carefully plan modifications so as to eliminate or minimize the need to remove any trees. In most cases, the owner will be asked to offset any tree loss, whether associated with another modification or not, with new plantings.
- Stockpiling of materials such as mulch, compost or firewood will only be permitted in rear yards and must be properly screened from the view of others and must be shown on the site plan for approval.



RECOMMENDED - Front yard landscaping, when done well, can add home value through enhanced curb appeal.

4. Design Guidelines

4.12 Exterior Lighting

CONSIDERATIONS:

I. Typical exterior site lighting may include light fixtures of the following types, subject to the specifications set forth in the paragraphs which follow:

- Building-mounted lights at entries
- Post-mounted lights
- Garden lights
- Building-mounted security flood lights in rear of property only.
- Flush up or accent lighting

II. Consistent with its daytime character, the Villages of Dorchester should be viewed as a quiet, natural nighttime setting without intense, overly decorative lighting which causes light pollution.

III. Fixtures should be of high quality, traditional in design, compatible with the home's architecture.

IV. Whether building-mounted or freestanding, lighting fixtures should be properly located and directed downward, diffused, or shielded to avoid causing glare when viewed from adjacent properties or from the street.

V. No exterior lighting, emanating from a Lot, shall be directed outside the boundaries of the Lot.

used sparingly, if at all, for areas along foundations only, and these fixtures should be spaced long distances apart from each other to avoid any kind of a commercial effect. Such lighting must be worked into planting or mulch beds for ease of mowing and will not be permitted to be placed along driveways or pathways.

- Security flood lights should be used with discretion so as not to adversely impact adjoining properties. When the rear lot line of a residence adjoins wooded areas or other similar situation, and the rear lot line does not adjoin a current or future residential lot or street, flood lights may be used for security purposes to illuminate the rear yard. Flood lights should always be within attractive fixtures and not of the bare bulb and socket variety. They should be mounted on the fascia board (not on the brick or siding), under roof eaves and should be a color which matches or blends with the surface upon which they are mounted.
- All conduit and wiring should be buried and installed out-of-sight by the public.
- Sodium vapor quartz and other non-incandescent varieties of lamps are presently unacceptable.
- Flush-up and accent lighting for building facades must be of low intensity to create a subtle, warm impression. The light fixtures must not be visibly obtrusive nor provide any glare. Such lighting should be totally or partially buried in the ground.

getting there:

- Lamps should be an incandescent type of 100 watts or less for most applications. High wattage commercial/industrial type fixtures are unacceptable.
- Unobtrusive building-mounted fixtures are preferred when possible.
- When building-mounted light is inadequate for proper illumination, high-quality, post-mounted fixtures of 6'-0" or less in height are preferred.
- Low-level landscape or garden lighting should be



RECOMMENDED - Front yard facade accent lighting is subtle and attractive with a warm colored glow.

4. Design Guidelines

4.13 Mailboxes

CONSIDERATIONS:

- I. All single family detached mailboxes must be manufactured and installed to bring a consistency to the streetscape.
- II. All townhouse mailboxes will be gang type as regulated by the appropriate government agency.
- III. All mailbox modifications to existing structures must be approved by the Design Review Board prior to installation.

getting there:

- Design: The bottom of the mailbox must be installed 42" above the top of pavement.
- Material & Color: The mailbox post must be a 4" x 4" pressure treated wood post with decorative top. Other structural elements of the post must be made of pressure treated wood. The pressure treated wood may be painted white. All mailboxes must be primarily black in color. The house numbers must be white.
- Plantings surrounding the mailbox posts are permissible with Review Board approval. However, ground level pots and pavers are not permitted.



RECOMMENDED - Neatly strung holiday lights and other decorations must be removed within 30 days.

- Holiday decorations are restricted to 30 days prior to the holiday and 30 day following the holiday date. This means that holiday decorations cannot be put up more than 30 days preceding any holiday and must be promptly removed no later than 30 days following the actual date of the holiday.
- Low level landscape or garden lights: the tops of the lights should be no more than 12" above the ground and should be hidden by landscaping, plantings or shrubbery.



RECOMMENDED - Townhome neighborhoods use a metal gang type as regulated by the US Postal Service.



RECOMMENDED - Simple but graceful wood mailbox for detached single family homes with white numbers.

4. Design Guidelines

4.14 Painting/Colors

CONSIDERATIONS:

I. All exterior color (or material) changes on a home or other approved structure in the Villages of Dorchester must be submitted in writing to the Review Board for approval. Generally, the Review Board is agreeable to colors that create a subtle, traditional effect which is harmonious with the house and complementary to the surrounding homes in the community.

II. No request for approval is needed to re-paint any exterior elements in the existing approved color(s) already on the house as this falls under general owner maintenance.

getting there:

- Selected colors (or materials) must be harmonious with the other colors (or materials) used on the structure, e.g., roofing, trim and brick, and must be harmonious with the color scheme used in the neighborhood.



RECOMMENDED - Facade color finishes should create a subtle, traditional effect which is harmonious with surrounding homes in the neighborhood.

4.15 Retaining Walls

CONSIDERATIONS:

I. Retaining walls should be as unobtrusive as possible and installed only where structurally necessary such as for purposes of diminishing erosion or creating a more level lawn or garden area.

II. Retaining walls to be installed at the time of original construction must be applied for as part of the new construction application package.

III. Retaining walls should be built only to the minimum height needed to serve their function.

getting there:

- Design: The ends of all walls must be gradually tapered down to the ground rather than abruptly ending. Wood tie walls will only be permitted in the rear of townhouse lots.
- Material & Color: Retaining walls must be constructed of stone, brick or approved interlocking architectural pre-cast concrete blocks. Concrete walls or walls constructed of rounded landscape timbers will not be approved for aesthetic reasons.
- In certain instances, plantings may be required to screen areas where the retaining wall will be obtrusive either from the street and/or neighboring homeowners.



RECOMMENDED - Professionally installed paver retaining wall mimics the patio design and follows the contours of the rear yard.

4. Design Guidelines

- Retaining Walls Code: In some cases, safety codes may require a railing atop the retaining wall: the owner is responsible for determining through the proper authorities if a railing is necessary. Should a railing be required, the design specifications including dimensions, material and color must be included as part of the application. Alternatively, the owner may want to consider stepping the wall in a terracing effect in order to keep the wall height below the maximum allowable height for which a rail is not required.

4.16 Screen Doors

CONSIDERATIONS:

I. Should an owner decide to install screen/storm doors and windows, the owner should specify a design and color which does not alter the appearance of the door or window behind it or detract in any way from the traditional theme of the home and community.

II. Only full view storm doors, defined as doors where the glass covers at least 80 percent of the door surface, are permitted.

III. Doors with other architectural treatments, such as bars, grills or portholes, are not permitted.

getting there:

- Screen/storm doors and windows should allow a full view of the existing door or window behind it and should be a color which matches the existing door or trim color, whichever will create the most unobtrusive appearance. Half screens will not be permitted. Generally, only straight line framing with little or no ornamentation will be considered and permitted. More decorative storm doors are only allowed in single family home villages.
- Resident's design of the screen/storm door should be consistent with other doors found in their village.



RECOMMENDED - Storm door with straight line crossbar matches the color of the door trim.



RECOMMENDED - Storm door with no crossbar matches the color of the window shutters.



RECOMMENDED - Storm door with no crossbar and decorative bordering is allowed if there is a precedent.

4. Design Guidelines

4.17 Solar Panels

CONSIDERATIONS:

I. Solar rooftop devices are defined as 1) Photovoltaic (PV) panels/modules 2) Solar Water Heating (SWH) panels/modules and 3) Integrated Photovoltaic Systems (IPS) (i.e., photovoltaic “shingles, tiles or siding” or “thin-film laminates”).

II. Solar rooftop devices must be visually integrated with the architecture of the house regarding style, location, size and color. The installation of such devices should eliminate or minimize visibility from the street.

III. Tracking platforms or mechanisms that allow devices to tilt seasonally, permanently or by time of day are not allowed.

getting there:

- Installations must comply with applicable building codes; all necessary permits must be obtained.
- All installations must be designed and carried out by professionally qualified installers. Exterior control boxes and surface mounted conduits must be hidden and never visible on the front facade.



RECOMMENDED - Professionally installed Solar Panels on the rear side of the roof avoid plumbing stack penetrations. Note that no loose cables are visible.



RECOMMENDED - Front facing solar panels fit very neatly on the gable roof's southern exposure.



RECOMMENDED - Roof Solar Panels installed on the rear side of the house are out of immediate public sight.

prohibited:

Solar Panels misplaced, not aligned, loose cables, etc.



4.18 Play Equipment/Dog Houses/Lawn Ornaments

CONSIDERATIONS:

I. For many property owners, children's play equipment including swing sets, jungle gyms, sand boxes and similar type equipment are desirable additions to a homesite. Respect for neighbors and the aesthetic quality of the Villages of Dorchester community must, however, be given due consideration.

II. Play equipment should be placed in such a manner so as not to constitute a nuisance to adjoining homeowners and to be as inconspicuous as possible from the street.

- Lawn Ornaments in the front yard must be solid figures not to exceed 24 square inches from the ground. Ornaments larger than 24 square inches will only be allowed in the backyard with application approval (picture must be included) that has signatures from all neighbors with views of the ornament.
- All homeowners desiring to install any children's play equipment or dog houses, must make an application and be granted formal approval prior to installation.

getting there:

- Location: Play equipment will only be permitted in the rear yard where it will not be readily visible from the street. Wherever possible, screening of the equipment should be accomplished by ever-green plantings to insure year-round protection. The subject of basketball equipment is addressed in a previous section of this booklet.
- Location: Dog houses will only be permitted in the rear yard where not readily visible from the street. Dog houses should be constructed with pitched roofs. Doghouses should be made of wood or siding and painted the color of the house. The roof shingles must match the shingles on the house. Landscaping is encouraged and may be required to minimize the visual impact on adjacent properties.
- Design: Lawn ornaments must not detract from the streetscape or the aesthetic quality of the neighborhood. Due to the wide variety of possible ornaments it is difficult to list the conditions for approval within this document. Every ornament must be approved by the Design Review Committee using the application process. Applications must include a picture of the proposed ornament. The ornament will be approved in the sole discretion of the Design Review Committee.



RECOMMENDED - This small Lawn Ornament makes an important public safety message and is acceptable.

prohibited:

Lawn Ornaments that serve no purpose and are not holiday decorations must be removed immediately or face receiving a violation from the Association.



4. Design Guidelines

4.19 Swimming Pools, Hot Tubs, Etc.

CONSIDERATIONS:

I. Swimming pools can greatly enhance the enjoyment and livability of a home while also providing excellent exercise benefits to the owner. However, because of the possible intrusion on adjacent properties, swimming pool plans will be very carefully reviewed and considered in terms of any possible disturbance to others.

II. A swimming pool and the associated decking and fencing must be planned and designed in conformance with the character of the Villages of Dorchester community.

III. Concept or preliminary plans are recommended to be submitted for review and comment before full working construction drawings are undertaken.

- Structures used to enclose equipment must utilize landscaping where visible from other properties.
- Fences for pools may be located on the perimeter lot line only if the pool is under construction and nearing completion. A pool fence cannot be located on the perimeter line in anticipation of a possible future pool. Pool fences must comply with all applicable County and State regulations. Landscaped ponds are allowed providing they do not exceed 18" in depth and are not used for swimming. They must be located in the rear lot and appropriate landscaping must surround the pond.

getting there:

- Outdoor swimming pools applications must be approved by the Review Board and may only be located in rear yards. Only in-ground swimming pools may be approved; above-ground pools and temporary pools are prohibited. Kiddie pools are allowed during the summer months but must be emptied and stored overnight.
- The Review Board must also review requests for hot tubs and spas. Hot tubs and spas must be located in the rear yard. If not in-ground, the hot tub or spa must be architecturally treated with decking and the base must be enclosed to hide the tub from view. The hot tub must be screened both architecturally (lattice) and with landscaping so as to minimize the visual impact from all adjacent property owners.
- Swimming pool and hot tub equipment (pumps, pipes, etc. - not the tub itself) must be located to avoid interference with neighbors and must be enclosed architecturally or screened from view with evergreen landscaping.



RECOMMENDED - Screened in-ground swimming pools of innovative shapes relate to the rear facade of house.

prohibited:

Above-ground swimming pools are not permitted in the Villages of Dorchester (including kiddie pools).



5. Removal of Existing Structures

CONSIDERATIONS:

- I. The removal of any building, major addition, fence, wall, major landscaping or other natural or structural element which alters the exterior appearance of the property must be approved in writing by the Review Board.
- II. Removal of minor, less substantial additions, such as basketball backboards or play equipment, will not require Review Board approval as long as the area is restored.
- III. Materials must be properly disposed of outside of the boundaries of any properties of the Villages of Dorchester subdivision.

6. Standards for Maintenance of Lot Improvements

CONSIDERATIONS:

- I. Each Owner shall keep his lot and all improvements therein or thereon, in good order and repair and free of debris. All new construction and modifications shall be maintained in a condition which is substantially similar to the original condition at the time of Review Board approval. Such maintenance includes, but is not limited to:
 - Repainting, re-staining or renovating, on a periodic basis as needed, exterior surfaces which through damage and/or normal wear and tear, appear substantially different from what was originally approved by the Review Board.
 - Replacement or repair of exterior damage or deterioration of exterior housing materials, such as siding, trim, roofing, doors, shutters, gutters, downspouts, flues, window or screens.
 - Replacement or repair of exterior damage or deterioration to fences, retaining or screening walls, decks, recreational structures, lighting fixtures, etc.

7. Vehicle and Garage Restrictions

CONSIDERATIONS:

- I. It is important for the community that all vehicles are maintained properly so as not to detract from the aesthetic quality of the neighborhood.
- II. Except for parking within garages, and except as herein elsewhere provided, no junk vehicle, unlicensed or inoperable motor vehicle (which shall include, without limitation, any vehicle which would not pass applicable State inspection criteria), trailer, camp truck, house trailer, recreational vehicle, boat or other similar vehicles, machinery or equipment of any kind or character (except for such equipment and machinery as may be reasonable, customary and usual in connection with the use and maintenance of any dwelling and except for such equipment and machinery as the Association may require in connection with the maintenance and operation of the Common Area) shall be kept upon the property or upon the public or private streets adjacent to the property nor (except for bona fide emergencies) shall the repair or extraordinary maintenance of automobiles or other vehicles be carried out thereon. (For additional information, refer to the Declaration of Covenants and The Parking Resolution where maximum fines are outlined).

8. Glossary of Terms

Accessory Building – A building, such as a shed or garage, that is located in the same lot as the main building, the use of which is incidental to that of the main building.

Architectural Review Committee (ARC) – The reviewing body or “Review Board,” which reviews and approves all submitted Improvements established pursuant to the Declaration.

Building Restriction Line – A line, defined by local ordinances, beyond which a structure may not project. The line is usually parallel to the street line or other property line.

Board – The elected Board of Directors of the Villages of Dorchester Homeowner’s Association.

Declaration – The Declaration of Covenants, Conditions, and Restrictions for the Villages of Dorchester, as amended and recorded from time to time.

Design Guidelines – The restrictions, review procedures, and construction regulations adopted and enforced by the Architectural Review Committee (ARC) as set forth herein and as amended and supplemented from time to time by the ARC.

Easement – A right or privilege to a property held by someone other than the owner such as a right to construct and maintain a utility.

Excavation – The moving or digging of dirt in preparation for construction.

Fence – A structure usually made of wood, wire, vinyl, metal or a combination of these materials enclosing a portion of a lot or adding an architectural or privacy element to a lot.

Fill – Sand, gravel or loose earth used to bring a sub-grade up to a desired level.

Floor Plan – An architectural drawing, to scale, showing walls, doors, window openings, stairs and rooms as one would view the building from overhead without a roof on.

Lot – A subdivided Lot or other building site as shown on the Plat.

Lot Line – The line forming the legal boundary of a property.

Lot Survey – Information obtained through an engineer or surveyor depicting existing features, inventory, and Lot configuration.

Natural Grade – The existing contour of a site, prior to the time any alterations, grading, or site work is done to the Lot.

Owner – The Owner of a Lot. For the purpose herein, the Owner may act through such Owner’s agent, provided that such agent is authorized in writing to act in such a capacity.

Privacy Wall – Walls not to exceed 6’ in height to be constructed of materials compatible with the exterior of the house, used to screen garbage areas, dog runs, barbecue areas, pools, hot tubs, etc.

Private Area – That part of the Building Envelope which is surrounded by walls and is not visible from any adjacent Lot or Common Area.

8. Glossary of Terms

Occupancy – The use of the building in accordance with the approved plans and specifications.

Pitch – The slope of a roof in the form of a ratio: the vertical rise over the horizontal run. Example 8:12.

Plat – A graphic description of a surveyed piece of land indicating the boundaries, location and dimensions. A recorded plat is found in the county clerks office and will contain information regarding easements and other restrictions including lot and block numbers.

Setback – Distance from the property line to the point where the building area may begin.

Site Plan – A drawing showing to scale the size and location of all new construction and all existing structures on a site including the site boundaries and dimensions.

Structure – An assembly of parts of various materials assembled or constructed and erected or placed to satisfy a need.

Variance – A specific exception to the ARC's or the Association's guidelines In order to overcome practical difficulties or to prevent undue hardship in the application of the ARC's or the Association's guidelines.

Violation – An infringement of the ARC's or the Association's guidelines.