

Amesbury West Homes Association Architectural Guidelines

(as approved by the Board of Directors on September 15, 2012)

The following are guidelines in connection with application to the architectural committee of Amesbury West Homes Association with respect to any project which requires approval of that committee and the Board of Directors.

Article VII of AWAHA Covenants provides as follows:

“No building, fence, wall or other structure shall be commenced, erected, or maintained upon the Properties, nor shall any exterior addition to or change or alteration there in be made unless the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association, or by an architectural committee composed of three (3) or more representatives appointed by the board. In the event the board, or its designated committee, fails to approve or disapprove such design and location within thirty (30) days after the plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with.”

The following guidelines are promulgated by the Board of Directors in order to provide guidance to homeowners as to the requirements imposed by the Amended Declaration of Covenants, Conditions and Restrictions of the Association. Any homeowner desiring to make any modification to the exterior of the unit should also refer to the Architectural Request Procedures and to complete the Architectural Modification Request and deliver it to the committee.

1. Generally, any project which essentially replaces an existing structure with the same materials, quality of construction and color will generally be approved. For example, if an existing patio fence is to be replaced with the same materials and colors and design, this would normally be approved.

2. Siding material must be wood of the same quality and type as the original construction to the main unit. Exceptions may be made on a case-by-case basis based upon the location, quality, and appearance of the substitute material.
3. Replacement windows must have the same style, material, and appearance of a majority of units in the Association. The color shall match the siding of the unit. If the trim around the window was originally black, the window frame may match the black trim, or both the trim and the frame may be changed to the same color as the siding.
4. Generally, shutters and mullions will not be permitted. Existing shutters and mullions need not be changed.
5. Changes to Exterior light fixtures must be essentially of the same character and appearance as the existing fixtures.
6. The house numbers must be the same as original numbers. If these are not available, the new numbers need to be approved. The committee will attempt to identify one or more sources for numbers.
7. Garage doors must have the appearance of the existing doors—however alternative materials may be similar in appearance and can be approved.
8. Metal used on fencing or gates must be solid, but may be hollow if specifications will provide expected duration and appearance similar to solid metal. Heights and design of fencing and gates need to be approved, unless it is the same height/design as existing fencing.
9. Generally, there will be no restrictions on modifications which are in the patio of the owner AND not visible from the street outside of the patio when the gate is closed.
10. Replacement or resurfacing of driveways will be consistent with the existing material and in accordance with Board of Directors rules relating to approved method of resurfacing.
11. Any modification or addition which substantially changes the exterior appearance of a unit will only be approved if it is in harmony with the external design of not only that unit but of surrounding units, and will not interfere to any significant degree with the sightlines or views of any other unit.
12. Any landscaping changes with respect to a unit which is on Association property must be approved in the same way modifications to buildings. Also, even if approved, any upkeep or modification or removal of the landscaping will be the sole responsibility of the owner of the unit and his/her successors.

13. All changes or modifications shall comply with City and State building Codes and regulations.

14. No improvement may be made which extends (in whole or in part) beyond the lot of the Owner making the request, unless it is permitted (and then only to the extent permitted) under the Covenants of the Association with respect to certain easements.

15. Consideration will be given to whether the project will interfere with the use and/or views of other Owners.