

**RESOLUTION OF THE  
FOX CHAPEL NORTH HOMES ASSOCIATION, INC.**

**WHEREAS**, The Members of Fox Chapel North Homes Association, Inc. are empowered and given the authority to change, add to or subtract provisions of the By-Laws of the **Association** when meeting the following requirement as set forth in ARTICLE XIII, of the By-Laws under AMENDMENTS, Section 1. "These By-Laws may be amended, at a regular or special meeting of the members, by a vote of a majority of a quorum of members present in person or by proxy, provided that the proposed amendment be published in the written notice of the meeting."

**WHEREAS**, Proper notice was provided for a meeting of the members scheduled for September 10, 2013 and a quorum was present at that meeting;

**WHEREAS**, The following RESOLUTION was presented in the meeting notice and received an affirmative vote by a Quorum assembled at the meeting.

NOW THEREFORE be it resolved that the following "Directors Meeting Resolution" replaces the existing ARTICLE VI – Meeting of Directors, Section 1.;

**ARTICLE VI  
MEETINGS OF DIRECTORS**

**Section 1. Regular Meetings.** Regular meetings of the Board of Directors shall be held every other month at such place and hour as may be fixed from time to time by resolution of the Board. Should said meeting fall upon a legal holiday, the meeting will be held at a date, time and place as designated by the Board of Directors. At no time shall the Board of Directors meet fewer than four times per fiscal year.

I, the undersigned secretary of the Fox Chapel North Homes Association, Inc., do hereby certify that at a meeting of the Board of Directors of said corporation duly and regularly called and held on the 13 day of November, 2013 and adopted and recorded in the minute Book of said corporation, kept by me, and that such resolution is in accord with and pursuant to the By-Laws and that such resolution is now in full force and effect and has not been revoked or amended in any manner.

IN WITNESS THEREOF, I have hereunto subscribed my name this 13 day of November, 2013.

Laura Relling  
Secretary, Fox Chapel North Homes Association, Inc.

RESOLUTION OF THE BOARD OF DIRECTORS OF THE  
FOX CHAPEL NORTH HOMES ASSOCIATION, Inc.  
RESOLUTION ADOPTION  
October 9, 2011

**WHEREAS**, The Board of Directors of **FOX CHAPEL NORTH HOMES ASSOCIATION, Inc.** has the responsibility and authority to adopt and regulate rules and regulations governing architectural changes on property owned by the members of the Association, and

**WHEREAS**, the Board of Directors and the Architectural Maintenance Committee, after considerable investigation and review does hereby resolve to approve the revised **GUIDELINES FOR EXTERIOR ALTERATIONS** as set forth in Exhibit A, and

**WHEREAS**, the Board of Directors has drafted and published to its members revised **GUIDELINES FOR EXTERIOR CHANGES** regulating exterior changes and defining those changes that can be done with the approval of the Architectural Maintenance Committee and/or the Board of Director, including, and

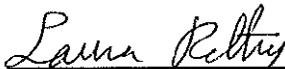
**WHEREAS**, the Board of Directors conducted a meeting on September 13, 2011 to discuss with the community any issues regarding the proposed revisions,

NOW THEREFORE be it resolved:

The **GUIDELINES FOR EXTERIOR CHANGES** attached hereto as Exhibit A are hereby adopted by the Board of Directors of **FOX CHAPEL NORTH HOMES ASSOCIATION, Inc.** and shall be published to the community and listed on the community web page.

I, the undersigned secretary of the Fox Chapel North Homes Association, Inc., does hereby certify that at a meeting of the Board of Directors of said corporation duly and regularly called and held on the 9th day of October, 2011 and adopted and recorded in the minute Book of said corporation, kept by me, and that such resolution is in accord with and pursuant to the Articles of Incorporation and that such resolution is now in full force and effect and has not been revoked or amended in any manner.

**IN WITNESS THEREOF**, I have hereunto subscribed my name this 9<sup>th</sup> day of October, 2011.



~~John Libby~~, Secretary

Fox Chapel North Homes Association, Inc.

RESOLUTION OF THE BOARD OF DIRECTORS OF THE  
FOX CHAPEL NORTH HOMES ASSOCIATION, Inc.  
RESOLUTION ADOPTION

**WHEREAS**, The Board of Directors of **FOX CHAPEL NORTH HOMES ASSOCIATION, Inc.** has the responsibility and authority to adopt and regulate rules and regulations governing architectural changes on property owned by the members of the Association, and

**WHEREAS**, the Covenants of the Association under Article VI, Section 1, states that, "Failure by the Association or by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter", and

**WHEREAS**, the Board of Directors and the Architectural Maintenance Committee, after considerable investigation and review of past violation notices and non-enforcement of certain covenant does hereby resolve to maintain the revised **GUIDELINES FOR EXTERIOR ALTERATIONS** as set forth in Exhibit A, and

**WHEREAS**, the Board of Directors has drafted and published to its members revised **GUIDELINES FOR EXTERIOR CHANGES** regulating exterior changes and defining those changes that can be done with and without the approval of the Architectural Maintenance Committee and/or the Board of Director, including APPEAL procedures for petitioners, and

**WHEREAS**, in an attempt to bring the community back to the original architectural standard delivered to the Association by Ryan Homes, Inc. on September 28, 1972 and in consideration of non approved changes that were made with and without the knowledge of the present homeowners, the Board of Directors hereby resolves to accept the following non approved architectural changes with the understanding that upon notification by the Association to the homeowners in violation, these changes will be enforced by the Association to reflect accepted standards as defined by the Guidelines for Exterior Alterations within a period of five (5) years from the date of the current inspection: May 24, 1995 or prior to the sale of the townhouse in non-compliance, whichever occurs first.

Herewith are the architectural changes to which the above exceptions apply:

Front Doors  
Storm Doors Style and Color  
Front Lawn Trees  
Windows:  
Style i.e. Double Hung vs. Sliding Panels

**WHEREAS**, the Board of Directors conducted a meeting on May 24,1995 to discuss with the community any issues regarding the proposed revisions and Enforcement Procedures to be taken by the Board of Directors in the event of violation.

**WHEREAS**, the Board invited written comments and oral comments by way of a letter sent to the members of record of the Association on May 8, 1995 and **WHEREAS**, after reviewing written comments and oral comments at the open meeting, the Board of Directors has prepared a final draft attached as exhibit A. for final approval by the Board.

NOW THEREFORE be it resolved:

1. The **GUIDELINES FOR EXTERIOR CHANGES** attached hereto as Exhibit A are hereby adopted by the Board of Directors of **FOX CHAPEL NORTH HOMES ASSOCIATION, Inc.** and shall be published to the community by mailing a copy to each member of the Association.

2. The Board of Directors shall provide for the implementation of the **GUIDELINES FOR EXTERIOR ALTERATIONS** through regular community inspections and by individual violations noted by AMC Members, Board of Directors and Members of the **FOX CHAPEL NORTH HOMES ASSOCIATION, INC.**

I, the undersigned secretary of the Fox Chapel North Homes Association, Inc., does hereby certify that at a meeting of the Board of Directors of said corporation duly and regularly called and held on the 14th day of June, 1995 and adopted and recorded in the minute Book of said corporation, kept by me, and that such resolution is in accord with and pursuant to the Articles of Incorporation and that such resolution is now in full force and effect and has not been revoked or amended in any manner.

**IN WITNESS THEREOF**, I have hereunto subscribed my name this 6th day of July, 1995.

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Seth Thomas, Secretary  
Fox Chapel North Homes Association, Inc.  
Seal:

**NATURE OF CHANGES:**

1. Editorial updates.
2. P.O. Box mailing instructions removed from Introduction.
3. Website address added to Section II (B), General Rules.
4. Section II (G) is added: "Homeowners must follow all County, State, or other governmental regulations in addition to the rules in the Guidelines below."
5. Section III paragraphs have been rearranged for clarity.
6. Section III (B), Color Change, specific colors by brand names is removed.
7. Section III (C)(1), Replacement Roof Shingles, has been changed to allow Dutch Colonial homes to change shingles with a signed statement from the neighbor, rather than requiring both roofs be changed at the same time.
8. Section III (C) (3), TV Antennas, "whenever possible" added.
9. Section III (D) (3), Replacement Windows, requires all windows in Colonial homes to be consistent with or without mullions.
10. Section III (F), Replacement Front Doors, additional entry and storm door styles are added. Acceptable paint colors are added.
11. Section III (H), House Numbers, is expanded to include more information from Montgomery County Codes.
12. Section III (I) (1), Landscaping, Red Maple is added to the list of recommended trees.
13. Section III (I) (5), Landscaping, has been added. Prior AMC approval is not required for shrubbery.
14. Section III (I), Landscaping, reference to flowers has been removed.
15. Section III (Q) (3), Pools, "above ground" added.
16. Section III (Q) (4), Sheds, acceptable shed size is increased to 8 X 10 feet.
17. Deck Guidelines (3), Size, changed from 17" or 18" wide to 18" wide.
18. Deck Guidelines (9) (a), Patio Door, 5' changed to 6' and reference to sidelights removed.
19. Deck Guidelines (10), Stairs, now permits stairs.

FOX CHAPEL NORTH HOMES ASSOCIATION, INC.  
GUIDELINES FOR EXTERIOR ALTERATIONS

I. Introduction

The following list of guidelines was developed in accordance with Article V, Architectural Control of the Declaration of Covenants, Conditions and Restrictions of the Association and was prepared to assist you in determining when to apply for approval to make exterior changes to your home or property. These guidelines supersede all prior guidelines. Each guideline has been developed to allow the homeowner the flexibility to make the improvements while at the same time protecting the rights of other homeowners. In general, anything that will decrease the value of your or your neighbors' property will be prohibited. The guidelines are designed to ease the burden of the AMC by suggesting that you do not petition for an alteration if the guidelines do not allow it. **Any exterior change that does not comply with the following guidelines, except as otherwise noted, requires prior approval.**

II. General Rules

Any request for exterior changes to your property must adhere to the following protocol and have approval of the AMC before changes may be initiated. Violations of the Architectural Guidelines, including lack of maintenance as cited by the Board of Directors, the AMC, or the management company acting on their behalf, will be subject to the same guidelines.

A. All changes must comply with building, fire, and sanitary codes of Montgomery County, Maryland. Further, you must show proof that you have adhered to these codes.

B. The method of petitioning for an alteration requires the completion of a "REQUEST FOR ARCHITECTURAL CHANGE" form (see sample attached). This form is available from any member of the AMC, from any member of the Board of Directors, from <http://foxchapelnorthhoa.org>, or by contacting the management office.

This form requires an accurate description of all desired changes, including size, style (shape), color, etc., and a drawing of the project. A listing of safety measures you will take to prevent damage to bordering properties will be necessary. All documents must be mailed to the Association or the management office. Written confirmation of receipt of your application will be mailed to your address of record. If you have not received this confirmation within fifteen (15) days, contact the Association or the management office.

In the event of a dispute with regard to receipt of a request by the Association, the requesting homeowner must be able to document the date of actual receipt by a member of the AMC Committee, a board member or the management company. Proper documentation would be a receipt for certified mail or a signed receipt obtained upon delivery by the homeowner, as specified above. The original documents will be retained by the AMC and a copy, indicating approval or denial,

will be returned to the homeowner. The homeowner should retain the copy and include it as a part of the homeowner's resale package to be conveyed to the purchaser when the townhouse ownership is transferred.

C. Petitioners may appeal a denial, in writing, to the Board of Directors. The appeal must be sent to the Board of Directors at the Association's mailing address or to the attention of the Board of Directors, c/o the management company. Upon receipt of an appeal, the Board of Directors, or its designee, will schedule a mutually agreed upon hearing date. The hearing must be scheduled no more than sixty (60) days from the receipt of the appeal, and a reasonable amount of time must be allotted for the discussion of the appeal.

1. At the hearing the petitioner will be given an opportunity to present a reason or reasons for reconsideration of the Architectural Maintenance Committee's decision with regard to the original petition. At this time the petitioner may introduce testimony or written documentation to support the petitioner's request for reconsideration of the Architectural Maintenance Committee's original decision. The Board may also enter documentation or testimony into the record at that time.

2. The Board will then be required to notify the petitioner, in writing to the address of record, within fifteen (15) days of the appeal date. If the petitioner still disagrees with the finding of the Board of Directors, the petitioner may request a hearing before the Montgomery County Commission on Common Ownership Communities.

D. Any homeowner found in violation of any of these guidelines by an individual board member, an AMC member, the management company as their designee, or an individual homeowner who reports a violation to the management company will receive written notice of that violation and will be asked to correct the violation within thirty (30) days of the date of the notice. Notice will be given by first-class mail to the address of record for the homeowner. The notice will include:

1. A description of the nature of the violation
2. The appropriate action to be taken by the homeowner to correct the violation.
3. A description of the homeowner's right to appeal.

E. The Board of Directors may safeguard against any alteration that is not approved. Article VII, Exterior Maintenance, of the Covenants of the Association gives the Board the authority to restore a homeowner's property to its original condition. "...the cost of such exterior maintenance shall be added to and become a part of the assessment to which such Lot is subject." All assessments are subject to lien and foreclosure if not paid.

F. All exterior changes shall conform to the general decor of the court.

G. Homeowners must follow all County, State, or other governmental regulations in addition to the rules in the Guidelines below.

### III. GUIDELINES

All exterior changes must adhere to the guidelines as listed below. Any changes other than those listed must be approved on an individual basis. Maintenance may be performed without approval; however, maintenance in this instance means the replacement or repair of existing structures in like material and color. Any maintenance that will alter the outward appearance of your property requires prior approval from the AMC or the Board of Directors. Temporary, emergency repairs, may be made without approval, but must be brought into standards within thirty (30) days of the emergency.

**A. Removal of Existing Structures** - Changes that involve the removal of an existing structure (e.g., removal of an existing storm door) must be approved.

**B. Color Changes** - Window frames, siding, bricks, and sidewalks are not to be painted in any color other than original. Replacement of worn siding must be as close as possible to the original color. The same applies to brick replacement.

1) Those houses requiring painting must use the following color.

Address	Color
Bedford Court; (Tudor Style) 11630, 11632, 11636, 11640, 11644, 11648, 11652, 11656	White & Brown Trim
Running Cedar (Contemporary Style) 19336, 19340, 19344, 19348, 19352, 19356, 19360	Brown Trim & Stained Siding
Aldenham (Tudor Style) 19100, 19108, 19120, 19128	White & Brown Trim
Ashworth (Contemporary Style) 11700, 11704, 11708, 11712, 11716, U720, 11724, 11728	Brown Trim & Stained Siding
Ashworth (Tudor Style) 11701, 11705, 11709, 11713, 11717, 11721, 11725	White & Brown Trim
Deep Run Court (Tudor Style) 19236, 19240, 19244, 19248, 19252, 19256, 19260, 19264	White & Brown Trim
All addresses not listed are brick and siding. Colors are to remain as is. All trim should be * white.	Trim White

2) Stain for contemporary homes must be approved on an individual basis.

3) Acceptable front door paint colors are as follows; Black, Green, Red, White or Brown. Door color must coordinate with siding color and match adjoining neighbor. If the neighbor's door is not one of these colors, AMC approval is required before a door can be painted.

#### C. Roofs

**1) Replacement Roof Shingles** - All homes under the same gutter line must have matching roof shingles. All homes need not be re-roofed at the same time. To change the style or color of roof shingles, the homeowner must submit an architectural change request form and a statement signed by the owner of the neighboring house that shares the same stoop agreeing to install the same color and style of shingles when he or she change their roof. The neighboring homeowner must also agree that this agreement will become part of their resale package.

2) **Attic Fans** – Attic vent fans may only be installed below the peak of the roof on the rear side.

3) **TV Antennas** - TV and radio antennas with a maximum boom length of five feet are approved. Antennas used for transmitting, such as CB and short wave, are not permitted. TV antennas, wherever possible, shall be mounted on the backside of the house and the down lead wire shall be led through the ridge vent to the attic. Antennas shall not extend more than three (3) feet above the peak. TV satellite dishes are limited to 18” in diameter and must, wherever possible, be mounted on the backside of the roof.

#### D. Replacement Windows

1) Those homes built with sliding (side-to-side) windows must have replacement windows of the same style with the exception of rear windows that may be replaced with casement or double-hung windows.

2) Homes built with double-hung windows must have replacement windows of the same style.

3) Front windows for colonial style homes must be consistent. Those having mullions (six-over-six grids) must have them in ALL front windows, both upper and lower stories. If new windows without mullions are installed, the mullions in the other windows must be removed.

4) Storm windows are acceptable as long as they match styles with regular windows.

5) No permanent (seasonal) plastic sheeting is permitted.

**E. Shutters** - All townhouses of colonial style were designed and built with shutters. These homes must maintain them. Replacements must be of identical size and color. Additional shutters may not be added.

**F. Replacement Front Doors and/or Installation/Replacement of Storm Doors**

The following chart gives recommended styles for storm doors and front entry doors for each style of townhouse. Other styles may be approved by the AMC. To request approval, the homeowner must submit an architectural change request form and a statement signed by the owner of the neighboring house that shares the same stoop agrees to install the same color and style of door when he or she change their door. Glass oval doors will not be approved. Illustrations of recommended styles are attached.

Townhouse Style	Storm Doors	Front Entry Door
Colonial	Full View	6 panel slab door
	Cross Buck half view	4 panel fan light * 2 panel or 4 panel 9 light
Contemporary	Full view	6 panel slab door
	3/4 view	4 panel fan light *
		4 panel with 2 light
		2 panel with 2 light
		9 panel center light
		1 side panel light
Tudor	Full view	6 panel slab door
	3/4 view	4 panel fan light *
		4 panel with 2 light
		4 panel mission prairie
		9 panel center light

\* The light must be clear, not containing lead.

1) Acceptable front door paint colors are as follows; Black, Green, Red, White or Brown. Door color must coordinate with siding color and match adjoining neighbor. If the neighbor's door is not one of these colors, AMC approval is required before a door can be painted.

2) To comply with the builder's original plan, homes under the same rain-gutter line with adjoining doors must have matching style doors. The following properties in Aldenham Court are exempt from this requirement 19100, 19104, 19108, 19112, 19116, 19120, 19124, 19128.

3) This does not mean that both homeowners must change their doors at the same time. To change the style of front doors or storms doors, the homeowner must submit an architectural change request form and a statement signed by the owner of the neighboring house that shares the same stoop agreeing to install the same color and style of door when he or she change their door. The neighboring homeowner must also agree that this agreement will become part of their resale package.

**G. Fireplaces** - May be approved on an individual basis. The fireplace and chimney shall meet all Montgomery County codes. Your insurance company must be notified, since this will affect your homeowner's policy

**H. House Numbers** - Are required on every townhouse. The following is taken from the Montgomery County Code on Addresses found in the Montgomery County Website. Please follow the guidelines below to make sure your house number is easy to read:

1. Numbers must be visible from the street. Existing residential home numbering can be 3 1/2 inches high, however if you replace existing numbers they must be at least 5 inches high.
2. Numbers should be placed on a contrasting background, with a reflective coating on the numbers for easy visibility at night.
3. Repair or replace aging address number placards, especially on mailboxes that are a distance from the front of the residence.
4. Prune any bushes, tree limbs or other growth that has covered your house numbers.
5. Numbers should be placed on or beside the front door. If your door is not easily seen from the street, put the numbers on a post, fence or tree at the driveway entrance so they can be clearly seen from the street. In addition to numbers on the front door of your house, if you have a rural-style mailbox, reflective and contrasting numbers should be placed on both sides of the box so they can be seen by an emergency vehicle approaching from either direction.

**I. Landscaping** - Every house must have one (and only one) front-yard tree with the exception of end units that are not required to have a tree if the common area tree extends over the front lawn of the end unit. No additional front-yard trees are permitted.

1) Elimination of a front-yard tree is prohibited. Replacement of the existing tree is permitted but must be accomplished within thirty (30) days of removal of the old tree. Any non-fruit-bearing, non-grafted, and non-evergreen, with a minimum of one (1) inch in caliper and five (5) feet in height, will be an acceptable replacement tree. All trees must be kept pruned to remain within

property boundaries. The following trees are recommended: Kwanzan or Yoshino Cherry; White or Pink Dogwood, Red Maple, Thundercloud or Newport Plum, Redspire, or Aristocrat Pear. **Bradford Pear is prohibited.**

2) If a tree becomes a safety hazard, it must be removed by the property owner, at their expense. If the homeowner ignores this responsibility, the AMC and Board of Directors will have it removed at the homeowner's expense. (See II.E. under the General Rules)

3) Trees to be planted in the back yard must have prior approval since these might infringe on your neighbors' property.

4) The addition, removal, or replacement of shrubbery requires AMC approval.

5) Shrubby should not encroach on common sidewalks.

6) Grass should be maintained at a maximum height of four (4) inches during the growing season.

**J. Yard Clutter** - No noxious or offensive activity shall be carried out on or upon any lot, front or back yard, nor shall any thing be done or placed thereon which may become an annoyance or nuisance to the neighborhood. No property shall be used or maintained as a dumping ground or storage area for rubbish, building materials, automobile parts etc. Owners shall, at all times, maintain their property and all appurtenances thereto in good repair and in a state of neat appearance and shall remove or conceal from public view all trash, debris or other matter in an appropriate storage container.

**K. Pets** - No animals, livestock, or poultry of any kind shall be raised, bred or kept on any property, except that dogs, cats or other household pets may be kept provided they are not kept, bred, or maintained for a commercial purpose or impose on the right of other homeowners and comply with the animal control laws of the Department of Animal Control and Humane Treatment of Montgomery County.

**L. Lamp Posts** - Both gas and electric lamp posts in keeping with the architectural harmony of the community are allowed with prior approval. It is recommended that front yard lights are lit from sundown to sunup each day.

**M. Front Yard Light** - It is recommended that front-yard lights are lit from sundown to sunup each day.

**N. Ornamental Objects** - Figurines, statues, and bric-a-brac are acceptable only within the confines of the backyard privacy fence. **NOTHING** of this sort will be permitted on the front lawn with the exception of: one (1) clay or wooden planter will be acceptable in the front yard. Figurine-style planters will not be acceptable.

**O. Recycling Bins and Trash/Garbage Cans and Bags** - These containers must be kept within the confines of the backyard privacy fence. They may be moved to the front curb after 4:00 PM of the evening before pickup day and must be returned to the backyard by 8:00 PM of the pickup day.

**P. Lawn Furniture, Barbeques, Children's Toys, and Bikes** - All of these items must be removed to within the confines of the backyard privacy fence at the end of each day. Nothing is to be left unattended in the front yard, along the sidewalk, or in the common areas.

**Q. Backyards.**

**1) Backyard Privacy Fences** - Wooden privacy fences, of board-on-board, basket weave, and stockade designs are acceptable. The first two sections (those adjoining the back of the house) are required and must extend from both sides of the property and be a total of sixteen (16) feet in length per side and no more than six (6) feet high. Remaining sections of a lower height are acceptable. Fences must be left natural (or treated with clear wood preservative); no paint or stain is allowed. Removal of existing privacy fence beyond the required sixteen (16) feet per side, require prior approval. Fences of split rail design (used only to divide properties) are approved for front yards.

**2) Trees** to be planted in the back yard must have prior approval since these might infringe on your neighbors' property.

**3) Pools** - Temporary above ground pools are permitted within the confines of the privacy fence and must be maintained in accordance with the Montgomery County Codes. Owner assumes full responsibility for flooding or other damage of adjacent property.

**4) Sheds** - Commercially available kits or pre-assembled sheds with ground dimensions up to 8 feet by 10 feet and no higher than 8 feet are acceptable, within the property lines. These sheds must be erected level, be anchored securely, and have provisions for proper drainage and runoff from the roof.

**5) Playground Equipment** - Swings, jungle gyms, slides, etc. are acceptable up to eight (8) feet in height and must be within a six (6) foot high privacy fence. Under no circumstances will playground equipment be permitted in front yards.

**6) Patios/Decks**- The size, composition, and style of patios or ground-level decks are up to the individual, as long as the structure does not extend beyond the privacy fence. Proper drainage must be provided.

a. Owners of homes with walk-out basements may erect a deck off their living room. Specifications for an acceptable deck are attached.

7) **Brick Barbecue and Chimney** - This permanent type of backyard barbecue must be approved on an individual basis. Before an application for this construction can be reviewed, the AMC must be assured it will not infringe on your neighbors' comfort and safety.

8) **Spotlights** - Are acceptable in the backyard only, as long as they are not aimed toward other yards or courts.

9) **Clotheslines** - Permanently installed clotheslines are not acceptable. Temporary lines within the privacy fence are allowed for occasional use and may not remain overnight.

10) **Awnings and Patio Covers** - All permanent awnings must be approved from designs submitted to the AMC. Seasonal awnings and patio covers are acceptable for backyard locations only. No tarp-like awnings will be acceptable.

#### **IV. LIABILITY**

Each individual homeowner is responsible for any damages to his neighbors' property, or other properties, arising as a result of an architectural change or lack of required maintenance. This applies even if the change is approved by the AMC and the Board of Directors. Examples include drainage erosion, structural damage from an object blown in the wind, etc. The individual must take it upon himself to ensure proper safety when maintaining a pool, playground equipment, or other hazardous structures.

FOX CHAPEL NORTH HOMES ASSOCIATION  
DECK GUIDELINES

1. Decks will only be considered on townhouses with rear walkout basements
2. A "Request for Architectural Change" form is required for the construction of a deck.
3. Size to be 12' deep x 17' or 18' wide and set in 1' or 1 ½', respectively, from outer edge of house (see diagram)
4. There will be no angled corners on the deck
5. Deck to be supported by a minimum of three (3) 6 x 6 posts (see diagram)
6. Deck must be mounted to band board
7. Slats must be 2 x 2 pickets mounted vertically to code
8. Height and board used for hand rail and hand rail itself must meet Montgomery County Code
9. Door opening:
  - a. patio door must be a 6' sliding or hinged French door.
  - b. doorway is to be trimmed or cased out by either 1) retooling bricks or 2) trimming with wood or vinyl casement
  - c. color outside must be white
10. If the deck has stairs, they must extent down from the front of the deck, not to the side.
11. A 6' X 12' wooden privacy fence at deck level can be required at the option of neighbor and/or neighbors on either/both sides except on an end unit with only one adjoining neighbor who might only be required to build a privacy fence on one side, that adjoining his neighbor.
12. A 6' X 12' privacy fence at deck level is required where two adjacent decks are constructed, to be built on the newer deck and the responsibility of the newer built deck owner.
13. Natural wood with or without a clear natural preservative only: NO PAINT OR STAINS.
14. STRUCTURE MUST PASS MONTGOMERY COUNTY CODE.

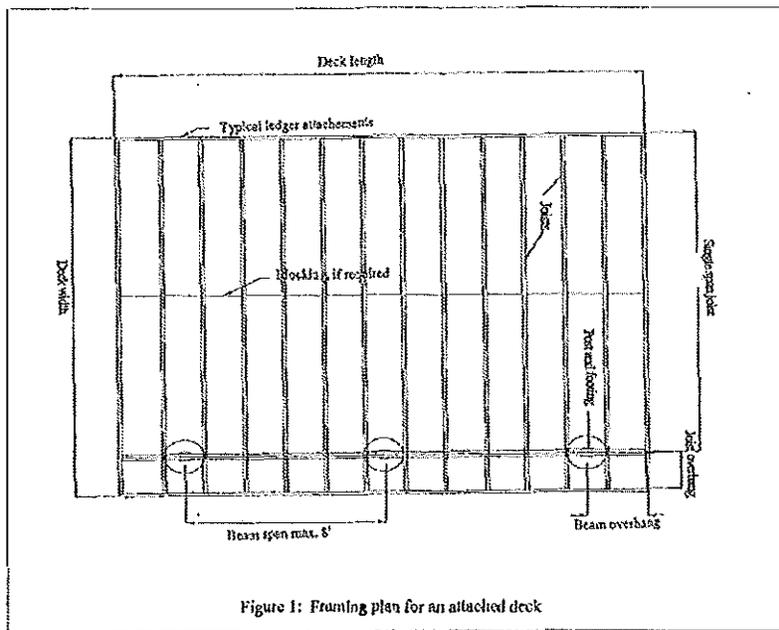


Figure 1: Framing plan for an attached deck

Table 1

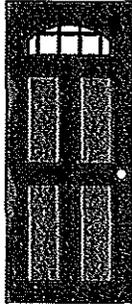
Joists				Beams	
Size	Spacing	Maximum Spans	Overhang	Size	With Overhanging Joists
2x6	12"	10'-4"	2'-6"	2-2x8	2-2x10
	16"	9'-5"	2'-6"	2-2x8	2-2x10
	24"	7'-8"	2'	2-2x8	2-2x10
2x8	12"	13'-6"	3'	2-2x10	2-2x12
	16"	12'-2"	3'	2-2x10	2-2x10
	24"	10'	2'-6"	2-2x8	2-2x10
2x10	12"	17'-5"	3'	2-2x10	2-2x12
	16"	15'-8"	3'	2-2x10	2-2x12
	24"	12'-9"	3'	2-2x10	2-2x12
2x12	12"	20'-10"	3'	2-2x12	3-2x10
	16"	18'-3"	3'	2-2x10	2-2x12
	24"	15'-1"	3'	2-2x10	2-2x12

## FRONT ENTRY DOORS

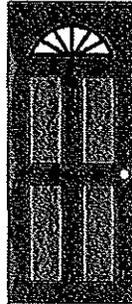
4 PANEL  
2 LIGHT



4 PANEL  
MISSION PRAIRIE  
LIGHT



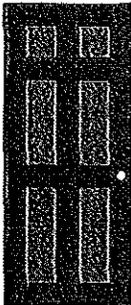
4 PANEL  
FAN LIGHT



2 PANEL  
2 LIGHT



6 PANEL  
DOOR



2 PANEL  
9 LIGHT



4 PANEL  
9 LIGHT



9 PANEL  
CENTER LIGHT



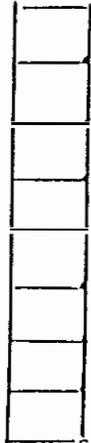
1 SIDE  
PANEL LIGHT



TOWNHOUSE STYLE	STORM DOORS	FRONT ENTRY DOOR
CELTIC	FULL VIEW CROSS BUCK HALF VIEW	6 PANEL SLAB DOOR 4 PANEL FAN LIGHT 2 PANEL DR 4 PANEL 9 LIGHT
CONTEMPORARY	FULL VIEW 3/4 VIEW	6 PANEL SLAB DOOR 4 PANEL FAN LIGHT 4 PANEL WITH 2 LIGHT 2 PANEL WITH 2 LIGHT 9 PANEL CENTER LIGHT 1 SIDE PANEL LIGHT
TUDOR	FULL VIEW 3/4 VIEW	6 PANEL SLAB DOOR 4 PANEL FAN LIGHT 4 PANEL WITH 2 LIGHT 4 PANEL MISSION PRAIRIE 9 PANEL CENTER LIGHT



Mark the position of your house relative the others in your court using the diagram at the right. If your row does not have 8 townhouses, cross one out.

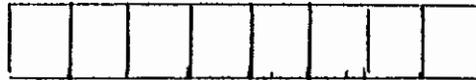


Have you discussed the proposed change with your immediate neighbor(s)?

If yes did either voice any objection?

If yes, what? \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_



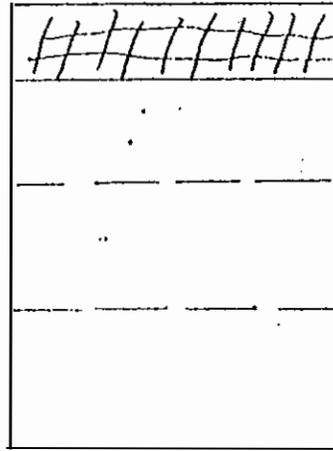
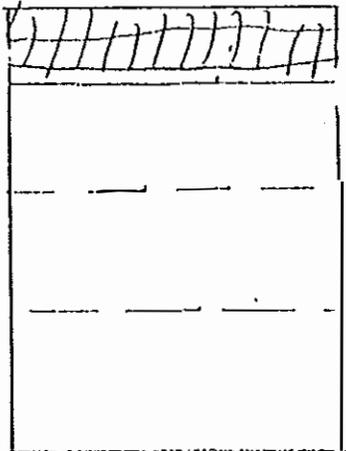
Neighbor(s) signature(s): \_\_\_\_\_

address : \_\_\_\_\_

Use the drawings below to diagram any changes to the front and/or back of your townhouse. Please draw in doors and windows and indicate ground level.

FRONT

BACK



Circle One: Front is; aluminum siding; redwood or Dutch Colonial

Back is; aluminum siding; brick; cinder-block

Color of aluminum siding is: \_\_\_\_\_

**DO NOT WRITE BELOW THIS LINE**

Architectural Maintenance Committee Vote: For \_\_\_\_\_ Against \_\_\_\_\_

Board of Directors Vote on Appeal: For \_\_\_\_\_ Against \_\_\_\_\_

FINAL DECISION: APPROVED \_\_\_\_\_ REJECTED \_\_\_\_\_

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