

Woods at Burton Pond Architecture Standards

Standards Overview

Version 1.0

Adopted _____

Description

This Woods at Burton Pond Standard provides the general guidance related to changes to the external appearance of a property, including changes to the structure and lot. There are specific guidelines for a variety of changes that are provided as part of this document.

In general, anything that changes the external appearance of the property must have an ARC application, with some minor exceptions, describing the change and the associated approval prior to implementing the change. Refer to the specific Woods at Burton Pond Standards for guidance on specific changes. In addition, many changes require a permit from Sussex County. Refer to the Sussex County Permitting Requirements document for details.

Standards

In general, any changes to the structure (dwelling) must be approved prior to the change being made. This includes, but is not limited to, the following items: change in color of siding, trim, doors, or roof; additions to the home or changes to the structure; addition of decks, porches, outside showers, external structures for storage/trash, etc.; changes to existing driveways and walks, or the addition of patios or walks. Note: painting or replacing items with the same color does not require approval.

From Section 22.d of the Woods at Burton Pond Declaration of Covenants, Conditions, and Restrictions; No Waiver of Future Approvals: “The approval of the Woods at Burton Pond Subdivision Architecture Board of any proposals or plans and specifications or drawings for any work done or proposed, or in connection with any other matter requiring the approval and consent of such board, shall not be deemed to constitute a waiver of any right to withhold approval or consent as to any similar proposals, plans and specifications, drawings, or matter subsequently or additionally submitted for approval or consent.” Homeowners are also reminded that they are required to perform maintenance and upkeep on their property. Properties must be neat, clean, and in good repair.

Woods at Burton Pond Architecture Standards

Restrictions

The following list of restrictions are taken from the Woods at Burton Pond Declaration of Covenants, Conditions, and Restrictions. It is not a complete list. Please review the Covenants document for complete details.

No signs, with the exception of real estate sale signs and monitoring service signs, are permitted on any property in Woods at Burton Pond. (See Covenants section 24.p) Open house signs may be put up the day prior to the open house and removed at the end of the open house. Political signs and contractor signs are prohibited. Small signs to commemorate an event, party, yard sale, etc. can be put up for a period not to exceed 2 days.

Trash cans must not be stored where they are visible from the street. They must be stored in an approved trash enclosure or in the garage. (see Trash Enclosure standard)

No structure, fence, tree, bush, etc. may be constructed/planted in a designated easement. (See Covenants section 24.b.3)

Above-ground pools shall **not** be erected or permitted to remain in Woods at Burton Pond. See Covenants section 24.c) Inflatable kiddie pools are permitted to be put up in the rear of the dwelling for short periods of time when in use and should be removed when not in use.

Hot tubs and Jacuzzi tubs are permitted **only** in the rear of the dwelling within the lines from the rear of the dwelling. (See Hot Tub/Jacuzzi standard.)

No clotheslines or drying yards are permitted on any lot in Woods at Burton Pond.

No structure except a mailbox and/or flagpole shall be placed closer to the front lot boundary than the front of the garage. (See Covenants section 24.v.4)

A flagpole may not exceed twenty feet (20') in height. (See Flagpole and Flags standard)

No animals, livestock, birds, or fowl may be kept on any lot with the exception of commonly recognized domestic pets. **The maximum number of pets to be housed on a lot is 3.** (See Covenants section 24.bb)

No Hazardous materials may be used or stored on a property with the exception a tank for an outdoor grill holding 30 pounds or less of natural gas or propane, or a single gasoline can hold no more than 5 gallons. (See Covenants section 24.cc) Items must be stored in a safe manner and may not be stored outdoors in the open but can be in an outdoor storage enclosure. Propane tanks may be stored outdoors in the grill if the grill is covered.

An invisible fence shall be installed in the same location as a standard fence, in the rear portion of the house. In order to be considerate of residents walking on the sidewalks, the fence shall not be installed in the front yard. (See Fences standard for location details.)

Due to the size of properties and proximity of homes, dog houses and dog runs are not permitted in Woods at Burton Pond.

Woods at Burton Pond Architecture Standards

Easements

Easements are restrictions on the use of certain areas of a property, typically for drainage, utilities, and right of way, although others could exist. The source for the easements affecting Woods at Burton Pond are the Sussex County Code section 99-20 Easements, and section 99-18 paragraph E (10) Utilities. Easements are also documented in the Woods at Burton Pond Covenants and Restrictions section 13, in the Woods at Burton Pond Record Plan Note 11, and on some property surveys.

Per the Sussex County Code, no building, structure, or other permanent obstruction shall be placed in an easement.

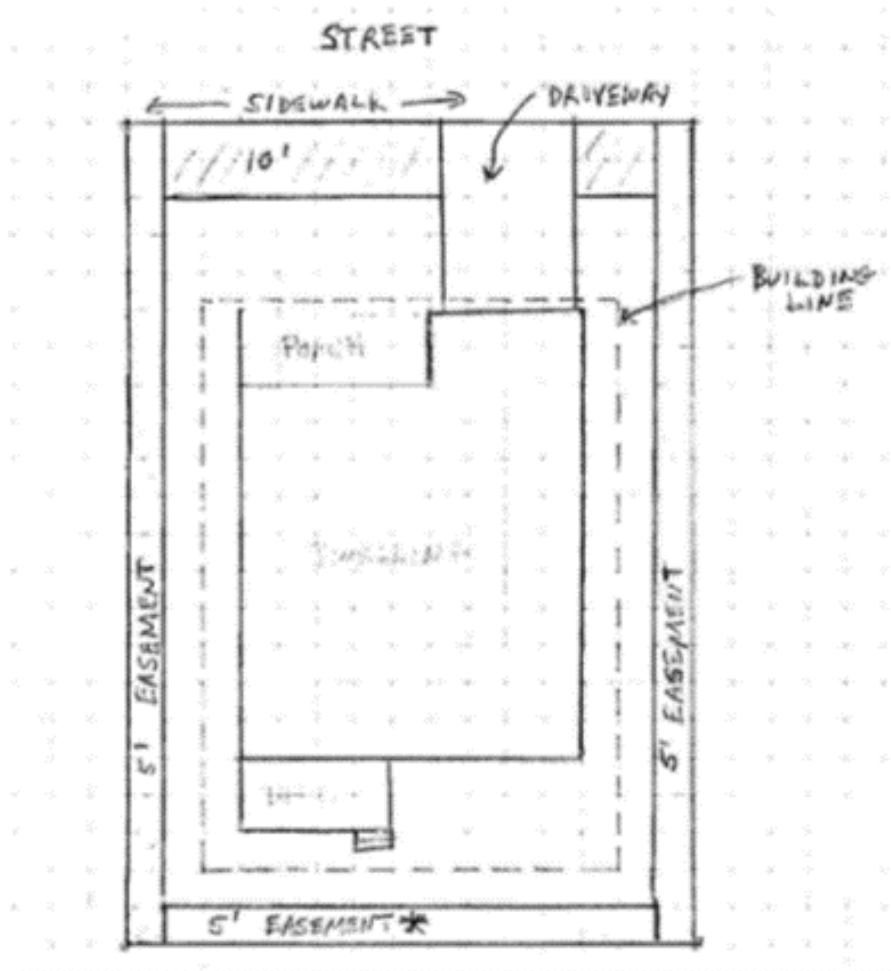
The easements applicable to Woods at Burton Pond are:

On the front boundary of the property there is a 10 foot wide utility easement on the interior side of the property line. Reference Sussex County Code section 99-18.

On the sides and rear boundaries where the property lines are shared with adjacent properties there is a 10 foot wide drainage/utility easement, with 5 feet being on each side of the property line. Reference Sussex County Code section 99-20.

On properties where a property is fully or partially bordered by open space/common area (i.e., there property line does not directly border another property), there is no easement where no other easement applies. An example is a property that has common borders on each side, the 5 foot easement would apply to those sections on the rear property line. The remainder of the rear property line that borders open space would not have an easement.

Woods at Burton Pond Architecture Standards



Building Line Restriction (BRL) setbacks:

Front = 30'
Sides = 10'
Rear = 10'

Utility/Drainage Easement (No structures or obstructions permitted):

Sides and Rear = 5' from property line shared with another property. Does not apply if property line borders open space or common areas.

Front = 10' from front property line

Woods at Burton Pond Architecture Standards

List of Woods at Burton Pond Standards

Antennas and Dishes – Page 6

Basketball Hoops – Page 7

Decks – Page 8

Driveways – Page 11

Exterior Lighting – Page 14

Fences – Page 16

Flags and Flag Poles – Page 18

Hot Tub – Jacuzzi – Page 19

Landscaping – Shrubs and Bushes – Page 20

Landscaping – Trees – Page 22

Outside Shower – Page 24

Patios and Walkways – Page 26

Play Equipment – Page 28

Sheds and External Storage Enclosures – Page 30

Solar Panels – Page 32

Storm Doors – Page 33

Trash Enclosure – Page 35

Handrails – Page 37

Home Additions – Page 38

Exterior Cameras – Page 40

Woods at Burton Pond Architecture Standards

Antennas and Dishes

Version 1.0

Description

This standard provides guidance on the placement of Free-standing antennae and/or satellite dishes, for the reception of radio, television or other electronic transmission signals, on resident's homes and property.

Standards

Size and Dimensions: Satellite dishes shall be no larger than thirty-nine inches (39"), eighteen inches (18") if mounted on roof. Antennas may be mounted upon a dwelling unit roof provided that the highest part thereof shall not exceed five feet (5'0") above its point of attachment to the roof. Installation of antennas and satellite dishes are subject to the following guidelines.

Location & Installation: The preferred location is in the back of the home. Devices are not to be installed in the front of the lot or on the front facade of a residence so long as another location exists on the lot or residence from which an acceptable quality signal can be received. They are to be located so as to be as visually unobtrusive as possible, without unreasonably increasing the cost of installation, maintenance and use and without precluding the reception of an acceptable quality signal. Antenna, cable TV, or other types of wires should be concealed next to downspouts, house trim boards, or in the recessed areas of the house to the extent possible.

Pre-Applications for approval are not required as long as standards and restrictions are met.

Restrictions

Satellite dishes shall be no larger than thirty-nine inches (39"), eighteen inches (18") if mounted on roof.

Roof mountings shall not exceed five feet above attachment to roof

Located to be as visually unobtrusive as possible.

Devices may not be placed in an easement.

Woods at Burton Pond Architecture Standards

Basketball Hoops

Version 1.0

Description

This standard provides guidance on the permitted use of Basketball Hoops in Woods at Burton Pond.

Standards

Basketball hoops may be permanently mounted on the front of the garage or in the rear of the home. The backboards must be clear Plexiglas or white board only. Note: these would only make sense on homes with a flat driveway.

ARC application required for mounted backboard and needs the following information:

- Location where assembly will be mounted.
- Description and picture (if available) of the assembly to be installed.

Free standing/mobile basketball hoops are permitted in the community but are limited by the restrictions listed below. No ARC application is required for these as they are not a permanent structure.

Since children using the basketball hoops may be in the street, or run into the street chasing a ball, safety is a primary concern.

- Parents of younger children should supervise the play to address risk.
- Drivers must keep in mind that the community does have children, and some activities will place them in the street, so drivers must always obey the speed limits in the community and always be aware that children may be present.

Restrictions

Free standing basketball hoops shall not be placed directly in the street. They can be located in driveway close to the garage, or at the end of a driveway adjacent to the street.

Free standing basketball hoops may be located on the driveway of the Unit between noon and dusk subject to the condition that such basketball hoop is removed and stored out of sight at all other times. (See Covenants section 24.v.1) In the event of severe weather, free standing basketball hoops shall be taken down and stored to avoid potential damage to property.

Basketball hoops and backboards shall be kept in good repair, so the appearance does not detract from the community. If a basketball hoop is not maintained the resident will be asked to remove it from the property.

Woods at Burton Pond Architecture Standards

Decks and Enclosed Porches

Version 1.0

Description

This standard applies to the addition of decks (open or enclosed) to a home.

All decks require ARC approval and building permits from Sussex County. Decks over 30" high also require inspections by Sussex County inspectors. The requirements of the County may be more stringent than the Woods at Burton Pond Covenants and Guidelines. If the requirements are more stringent, the County requirements govern. If the requirements are less stringent, the Woods at Burton Pond Covenants and Guidelines take precedent.

Property Survey (may provide specifics for building lines and easements) Standards Overview and Woods at Burton Pond Stormwater Plan for easement information Sussex County Building Code and Permit Website: <https://sussexcountyde.gov/single-family-projects> Check with Sussex County for the most up to date information.

Standards

DECKS. ALL decks must be approved by the Woods at Burton Pond Architectural Board. A County permit is required for all decks, and decks over 30" high require inspections. Homeowners are advised to consider the following:

1. Elevated and ground level decks are an extension of the house which can impact its exterior appearance and may affect the privacy of adjoining homes. Drawings submitted with the application do not need to be professionally done, but they must be to scale and show dimensions and elevations.
2. Any adverse drainage requirements which might result from the construction of a deck, patio, or screened porch should be considered and remedied. Approval will be denied if the Board of Directors or the Design Review Committee believes that adjoining properties are adversely affected by changes in drainage. The use of a partially porous surface or the installation of mulch beds adjacent to a deck, patio, or porch are ways to offset drainage concerns.

Woods at Burton Pond Architecture Standards

The following factors will be considered in the review of applications:

1. **Location:** Decks should be located in rear of dwelling. Decks are prohibited at frontages. The privacy of adjacent homes aesthetics, visibility and other positive/negative features will be considerations in evaluating the location.
2. **Scale and Style:** Decks, particularly elevated decks, should be of a scale which is compatible with the home to which attached, adjacent homes and the environmental surroundings. In the case of screened or enclosed decks, the appearance needs to comply with the style of the dwelling and shall have the same exterior and roof materials as well as colors of the dwelling. The overall appearance of the deck shall not be out of scale with the size of the home and property.
3. **Materials:** Composite wood ("Trex" or equal) or pressure treated wood is to be used for walking surfaces. Vinyl used for trim and post enclosures.
4. **Color:** Railings and trim shall be white. The banding around the deck and the sides shall be white with white risers on the stairs. Roofing shingles, if applicable need to match the material on the home in color and type.
5. **Decks must be located within building restriction lines.** No deck may intrude in any manner into HOA space. Decks cannot extend beyond the building restriction line (10 ft from property line in rear and sides as defined on property survey).
6. **Stairs** should not be placed so they provide direct access to the deck from the front of the home. Stairs are not to be visible from front view of property or street.
7. **Underdeck Screening and Ground Covering:** Preferably, lattice shall be used between the deck and the ground to screen the underside of all sides of the deck. Other materials and style of applications which are compatible to the materials used for the deck may also be considered acceptable. Depending upon the height of the deck and other conditions, this may be optional with the approval of the ARC if the deck is more than 4 feet above the ground but will be required if 4 feet or less. On walkouts, the area beneath the deck should be finished with gravel placed over a liner and may be contained by a wood, brick, metal or plastic trim border or, if conditions allow, grass may be planted beneath the deck. The Architectural Board may require some additional landscaping around the deck in instances where the deck is visible from the neighbors, the road or recreational areas.
8. **Landscaping:** Landscaping around decks, patios, and screened porches is strongly encouraged to soften corners and views from adjacent lots.
9. **Privacy Screens/Walls.** Privacy screens or walls appended to decks are not permitted in the case of elevated decks. They will be considered on an individual basis in the case of ground level decks.

Woods at Burton Pond Architecture Standards

Restrictions

Decks must be located within building restriction lines. No deck may intrude in any manner into Woods at Burton Pond Common area. Decks cannot extend into an easement. Note that County regulations may further restrict the distance from the property line.

Color: Railings and trim shall be white. The banding around the deck and the sides shall be white with white risers on the stairs. Roofing shingles, if applicable need to match the material on the home in color and type.

County Building Application/Permit and inspections. See (<https://sussexcountyde.gov/single-family-projects>) for additional information.

Requires Woods at Burton Pond Subdivision Architectural Board Approval prior to starting construction.

Woods at Burton Pond Architecture Standards

Driveway

Version
1.0

Description

This standard describes the required standards and restrictions related to driveways in Woods at Burton Pond.

Each home in Woods at Burton Pond is delivered from the builder with a standard 2-car driveway of asphalt or concrete. The goal of this standard is to ensure any changes to the driveways, and any proposed changes, are in compliance with all standards and restrictions as set out in the Woods at Burton Pond Covenants, Conditions, and Restrictions, and any restrictions imposed by Sussex County and/or the State of Delaware.

Standards

All changes to driveways require Woods at Burton Pond Subdivision Architecture Board approval prior to construction.

The ARC application must include:

- Picture of existing driveway
- Copy of property survey
 - A diagram showing the location and dimensions of the modified driveway in relation to the garage, property line and easements
- The materials to be used, including color
- Document any changes to drainage

Driveways must have a hard, dustless surface, such as concrete or porous concrete, asphalt, brick, pavers stone or similar material.

Driveways must be maintained in good repair.

Restrictions

Loose stone is not permitted for a driveway.

Widening a driveway to the front area of the residence is not permitted. An extension to the garage side of the property towards the property line would be considered for approval.

Woods at Burton Pond Architecture Standards

Driveway extensions (width) must not extend into any easement or closer than five (5) feet to a property line.

Driveway extensions must be of the same material as the existing driveway.

Decorate borders of pavers, brick, etc., must be approved via ARC process.

Driveway extensions or changes must not alter the drainage characteristics of the driveway, or cause water to be directed at an adjacent property.

Examples



Driveway extension – does not comply – different material



Driveway Extension – Complies same material and location

Woods at Burton Pond Architecture Standards



Driveway Border – brick – complies with standard



Driveway Border – Stones – does **not** comply with standard

Woods at Burton Pond Architecture Standards

Exterior Lighting

Version 1.0

Description

This standard outlines the standards and restrictions for exterior lighting added to the property beyond what has been provided by the builder. The addition of exterior lights may not interfere or disturb quiet enjoyment of another property. The standard also applies to holiday decorations.

Standards

Any **NEW** lighting added to the property, with the exceptions noted below, require an ARC application and approval.

The ARC application must include:

- Diagram with location of lights on the property, area to be lit, and direction lights point
- Type, color, and size of light fixture (picture, if possible)
- Brightness (wattage/lumens) of the lights and type of bulb

Any lighting added to a property must be aimed at the property only and must not be aimed at or disturb adjacent properties or common area.

Light fixtures added to a dwelling must match the color and/or the style of the current fixtures, where applicable.

Lights in the rear of a dwelling may **not** remain on all night with the **exception** of low-level lights (i.e. solar post top lights, path lights). Lights in the front of a dwelling may remain on.

Security lights are permitted, but must be aimed to light a specific area, and must be aimed down so they do not shine at or disturb adjacent properties. Spotlights, or other bright security lights, installed where the light may reach an adjacent property may not remain on all night, or must be installed with a motion detector that has a timeout feature.

Low level lighting, including post top lights and path lights, are permitted without an ARC application with the following restrictions:

- A limit of 2 post lights may be installed on the front and/or rear of a dwelling
- Path lights

Woods at Burton Pond Architecture Standards

Christmas holiday lights are permitted and do not require an ARC application. The lights should be in good taste and not impact adjacent properties. The lights may be put up no earlier than 30 days before the holiday and must be taken down within 30 days of the holiday.

Restrictions

Any lighting added to a property, with the exception of low-level security lighting and Christmas lights, must be approved by the Woods at Burton Pond Architecture Review Board prior to installation.

Bright lights that impact an adjacent property are **not** permitted, with the exception of security lights that are pointed down and must use a motion detector with a timeout function for shutoff.

Low level post top lights are limited to 2 in the front and/or rear of a dwelling.

A light pointed at a tree is permitted in front of the dwelling and in the rear or side of the dwelling only if there is no adjacent property. Lights pointed at a tree are **not** permitted in the rear or sides of a dwelling if there is an adjacent property.

Decorative patio and deck lighting must be placed so that light is not emitted across property lines.

Light fixtures should match the color and/or style of the house, if applicable.

Woods at Burton Pond Architecture Standards

Fences

Version 1.1

Description

This standard will describe the standards for fences to be used on properties in Woods at Burton Pond.

Standards

Requires Woods at Burton Pond Subdivision Architecture Board approval and Sussex County building permit prior to construction.

Required information for ARC application:

- Property survey
- Diagram showing locations where fence will be installed in relation to dwelling and any easements, and location and size of gates.
- Description of fence used: type, height, material, and color
- Any impact on drainage or changes to landscaping as part of the project.

Location: Fences must be in the rear and sides of the dwelling and can extend no more than 50% (1/2) of the length of the side from the rear to the front of the dwelling.

Material: vinyl or aluminum picket style fence, hedge or shrubbery.

Color: White or Black

Dimensions: Fences can be no higher than six feet (6'). Fence posts can be six foot nine inches 6'9".

Fence must have a gate with a minimum 52 inch (52") opening to allow the mowers to enter the yard.

Restrictions

Fences cannot be erected in any area where an easement exists or within five feet (5') of any property line.

Fences cannot be constructed in the front yard of a property, nor can the fence be closer to the front than ½ (50%) of the length of the side of the dwelling from the rear.

Chain link and privacy style fences are not permitted.

Woods at Burton Pond Architecture Standards

Examples



Woods at Burton Pond Architecture Standards

Flag Poles and Flags

Version 1.0

Description

This standard applies to Flag Poles and Flags flown in the Woods at Burton Pond.

Standards

A dwelling may have a single flagpole on the property and may be no more than 20 feet in height.

Installation of the flagpole requires Woods at Burton Pond Subdivision Architecture Board approval prior to installation.

The ARC application must include:

- Location of the flagpole on the property (in front of dwelling is permitted).
- Height of the flagpole

In addition, a US Flag may be displayed in the front of the dwelling using a commonly available wall mount bracket with a 3'x 5' flag. The bracket can be mounted on the wall/frame of the garage door, or on a column near the front porch. Note: only 1 per dwelling

If the requirements for the flag and bracket comply with the standard, no application is required.

Restrictions

Flagpole may not exceed 20' in height.

Limit of 1 flagpole or one flag bracket per dwelling.

Flags flown should be in good taste. See examples for typical flags that are permitted. Flags that can be judged as offensive using typical norms of society and good judgement are not permitted.

Examples

Typical flags that are permitted to be flown are: Current or Historical US flags, Delaware state flag, flags from branches of the US Military services, etc.

Woods at Burton Pond Architecture Standards

Hot Tubs/Jacuzzi

Version 1.0

Description

This standard provides guidance on the installation of outdoor Hot Tubs or Jacuzzis on a property.

Standards

Requires Woods at Burton Pond Subdivision Architecture Board approval prior to starting the installation.

ARC application requires the following:

- Copy of property survey
- Diagram showing location and size of hot tub
- Description of hot tub/Jacuzzi to be installed
- Noise specification for pump/motor and noise abatement measures
- Description of impact to drainage for the property

Must be installed in the rear of the dwelling within the lines measured and running from each of the rear corners of the dwelling to the rear lot line as close to the home as possible.

All work that requires a permit, such as electric and plumbing, must have the permits and inspections for compliance to code done through Sussex County or the State of Delaware.

Electrical and plumbing lines must be run in a way to reduce the visibility to other properties.

Motor and pump must be positioned or have a cover for noise abatement so adjacent properties will not be impacted.

Must not disturb the elevation and draining characteristics of the property or development.

Must have a cover to secure access for safety when not in use.

If the hot tub would be visually disruptive to adjacent properties a privacy screen would be needed.

Restrictions

Must be in the rear of the building and may not be in the utility or drainage easement.

Any digging requires a call to Miss Utility (dial 811) to ensure no utility lines would be damaged during the installation.

Woods at Burton Pond Architecture Standards

Landscaping – Shrubs, Bushes and Flower Beds

Version 1.0

Description

This standard outlines the requirements for the flower beds, shrubs and bushes on a property in the Woods at Burton Pond Development.

Standards

Planting of new shrubs and bushes on a property requires an ARC application, except the area that includes the original plantings from the builder, and any planting within 4 feet (4') of the foundation, patios, and decks of a dwelling provided it meets the following requirements:

- Shrubs and bushes should be appropriate for the community. Examples are the plantings done by builders and at the entrances. A list of some commonly used plants is included in the examples section.
- All beds shall have mulch or stones installed in areas without plantings or ground cover. The mulch can be black, brown, or red. In lieu of mulch, stones can be used.

Flowers may be planted anywhere within the beds defined above.

Small shrubs and flowers can be placed around the mailbox.

Shrubs and bushes can be planted in other locations on the property with an approved ARA application, but may not be planted within the area of an easement.

All plantings must be trimmed if appropriate and weeds should be kept to a minimum.

Restrictions

Shrubs and bushes cannot be planted in areas where an easement exists.

Shrubs and bushes planted on corner lots must be more than 5 feet from both the front and the side property lines, with the expectation that upon maturity the planting will provide 5 feet of visual space to assure safety for cars and pedestrians.

When preparing to dig to plant bushes, always remember to contact Miss Utility to have the utility lines marked so no damage is done.

Woods at Burton Pond Architecture Standards

Examples

A list of plantings that are considered invasive and should not be used can be found at
<http://www.dnrec.state.de.us/fw/invasive.htm>

Examples of plantings that will do well in Delaware can be found at
<http://s3.amazonaws.com/udextension/lawngarden/files/2012/06/PLD.pdf>

Woods at Burton Pond Architecture Standards

Landscaping - Trees

Description

The standards for trees on the properties in Woods at Burton Pond describe the tree specifications for size and location on properties. Trees should not be larger than is practical for the community and need to be planted away from easements and public sidewalks. There should also be sufficient space around the tree to accommodate the area the tree will encompass when mature.

Survey for each property (for specific easement information)

Standards

Trees should be appropriate in size and type for the community.

Trees may be located in the front or rear of the property.

Trees may not be planted within 10 feet of the front sidewalk.

Trees planted on the sides of the house must be 10 feet from the property line.

Trees planted on corner lots must be more than 10 feet from both the front and the side, with the expectation that upon maturity the tree will provide 10 feet of visual space to assure safety for cars and pedestrians and will not encroach on neighboring properties.

Trees must be located on a property so the mature spread of the tree will not impact any structures on the property or encroach on neighboring properties or common area.

Trees should have a small area of mulch surrounding the trunk to prevent damage from the lawn service.

Restrictions

Trees may not be planted in any area where an easement exists.

Branches must be trimmed high enough so the lawn service can cut the lawn.

Leaves must be raked and disposed of in a timely manner.

Prior to digging to plant a tree, contact Miss Utility to get the location of utility systems.

Due to the sizes of the lots in Woods at Burton Pond, trees must have a mature height limit of no more than 30 feet.

Trees shall not encroach on neighboring properties or common areas.

Woods at Burton Pond Architecture Standards

Examples

Trees not recommended for planting are: Silver maple (brittle); Norway Maple (spreads large number of saplings over great distance); Bradford Pear (prone to split and snap in rough weather); Sweet Gum (sheds spiked balls); Weeping Willow (roots seek out water in pipes); hybrid Poplars (very shallow and invasive root system).

A comprehensive list of trees recommended for Delaware can be seen on the University of Delaware's website <http://extension.udel.edu/factsheets/trees-for-delaware/>

Shade trees that are native to Delaware include: Red Maple, Black Gum, Swamp White Oak and Shingle Oak.

Small to medium spring flowering trees that are native to Delaware include: Serviceberry, Fringetree, Flowering Dogwood, Hawthorn, Carolina Silverbell and Sourwood.

Woods at Burton Pond Architecture Standards

Outside Showers

Version 1.0

Description

Standards for outside showers to be constructed on properties in Woods at Burton Pond are defined

Standards

Outside shower projects require an ARC application and approval prior to starting construction.

ARC application must include:

- Location
- Dimensions
- Materials
- Color
- Drainage plan/details

Maximum dimensions are height: 7 feet, length (along wall): 8 feet, depth (from wall): 4 feet

Outside showers must be enclosed to conceal plumbing.

The appearance of the enclosure must be compatible with the style of the dwelling.

The enclosure must be constructed with white vinyl panels, or a frame with the same color siding as the dwelling.

Base: The enclosure must have a solid base that prohibits growth of grass and weeds as the mowing service will not enter the enclosure to cut grass. The base should extend several inches out around the perimeter of the enclosure to avoid damage from line trimming.

Restrictions

Outside showers are to be located in the rear, or possibly the side of the dwelling and must not extend into any easement as documented on the property survey.

Outside showers must not adversely affect drainage for the property. Runoff must flow into natural water courses of the property.

A county building permit is required.

Woods at Burton Pond Architecture Standards

Examples



Woods at Burton Pond Architecture Standards

Patios and Walkways

Version 1.0

Description

This standard applies to the addition of patios and/or walkways to a home. It would **only** apply to the builder provided walkway in the front of the house if it were to be replaced or modified.

Survey for each property (for specific easement information).

Standards Overview and Woods at Burton Pond Stormwater Plan for easement information

Standards

All patios and walkways require Woods at Burton Pond Subdivision Architecture Board approval and Sussex County building permit prior to construction. Any changes to the original ARC application must also be approved prior to construction.

The ARC application must provide the following information:

- Copy of Property Survey
- Diagram with location, dimensions, and relation to dwelling and easements
- Elevation drawing (if needed)
- Material, including color (suggest a picture of pavers/flagstone, if possible)
- Any additional features, such as landscaping, drainage plan, etc.

Walkways:

- Shall be constructed of concrete, pavers, flagstone, brick or stamped concrete.
- Shall be located in the side or rear of a property but may **not** be located in a utility/drainage easement.
- Shall be flush to the ground.
- Must not interfere with the normal drainage of the property.

Patios:

- Shall be located in the rear of the property, or on the side in the case where there is not sufficient space in the rear of the property.
- Shall be constructed from ground level.
- Shall be constructed of concrete, pavers, flagstone, brick or stamped concrete.

Woods at Burton Pond Architecture Standards

- Concrete shall be poured to a 4" minimum depth
- Must not interfere with the normal drainage of the property.
- Additional landscaping and plants are encouraged, but not required. If landscaping or plants are planned, please include the details in the ARC application.

Restrictions

Patios and walkways may **not** encroach on any utility/drainage easement or be any closer to a property line than five feet. Property survey can be used to identify areas where easements exist.

All county, state and federal approvals and permits, if required, are the owner's responsibility.

If any excavation is required, contact Miss Utility (811) prior to the construction.

Work must be done in a professional manner.

All costs associated with the project are the owner's responsibility.

If railings are required the material must be white PVC.

Construction must be completed in a timely manner.

All structures must be within the required setback, if applicable, and is the owner's responsibility to verify.

Any adverse drainage requirements which might result from the construction of a patio should be considered and remedied.

The patio may be surrounded by landscaping.

Woods at Burton Pond Architecture Standards

Play Equipment

Version 1.0

Description

This standard provides guidance on the placement of play equipment (Swing Sets, Playhouses, Trampolines, Sandboxes, etc.) on resident's property. The standard location for play equipment is in the rear of the dwelling and must be sized in proportion to the property.

Standards

An ARC application is required and must contain the following information:

- Diagram showing the location of the equipment on the property in relation to the dwelling and easements
- Description of the equipment including dimensions, material, and color
- A picture or graphic of the equipment
- Sussex County building permit required for Playhouses.

The standard location for the play equipment is in the rear of the dwelling. If there is insufficient space, a request for an exception can be made and will be considered based on all applicable factors, with no commitment for approval.

Play equipment shall not be installed in areas where an easement exists.

The design and materials shall be visually harmonious with the lot and surrounding residential lots and structures.

Wood structures should be left in a natural tone.

Maintenance and repair of the structures are the responsibility of the homeowner. Rust, peeling paint, and items in disrepair must be addressed in a reasonable timeframe. Wooden structures erected of treated lumber should be stained or coated to preserve them. Decaying lumber must be replaced and repaired on an ongoing basis. The structure must be removed from the property if not maintained.

Restrictions

Play equipment shall not be placed in an easement, in a common area, or in front of a dwelling.

All play equipment must be appropriately sized for the property.

For safety, all play equipment must be properly anchored.

Woods at Burton Pond Architecture Standards

When installing play equipment, placement must allow for lawn maintenance.

Temporary activity sets, such as inflatable bounce houses, may be used in the rear of a dwelling for a child's party for up to 3 days, and then must be removed.

Woods at Burton Pond Architecture Standards

Sheds and External Storage Enclosures

Version 1.0

Description

Standards for sheds and external storage enclosures on properties in Woods at Burton Pond are defined.

Standards

ARC application must include the following information:

- Type of storage enclosure
- Location of storage enclosure
- Dimensions of storage enclosure
- List of materials and colors used for enclosure, with pictures if possible.

Nothing unsightly shall be stored on the exterior of dwellings or common areas. This includes, but is not limited to toys, bicycles, kayaks / canoes, trash / rubbish, machinery / equipment, and building materials.

Portable grills are permitted but must not be stored at the front of the dwelling.

Standalone and attached storage sheds must conform in appearance and style of the dwelling and require an ARC application and approval. The colors of the wall and roof materials of the shed must closely match the colors of the dwelling.

Standalone sheds must be located in the rear of the property, preferably close to the dwelling wall, and cannot be larger than 8'X12' with a maximum height of 9' and must rest on a solid foundation. The sheds may not be placed in any area of an easement.

Attached (lean-to) storage sheds, as seen in example below, may not extend beyond the building line or extend into an easement, may be constructed on the side or rear of the dwelling, cannot be wider than 8' or have a depth greater than 6' (form wall, but not over buildingline), with a maximum height of 8', must have a solid foundation, and must be constructed with the same exterior siding and roof materials and colors as the dwelling.

Storage enclosures without roofs may be constructed using white PVC panels with a door and installed on the rear or side of a house once ARC approval is obtained. Enclosures cannot be wider than 4' and no longer than 8' with a maximum height of 6'. Enclosures must completely conceal items being stored.

Base: The enclosure must have a solid or stone base that prohibits growth of grass and weeds as the mowing service will not enter the enclosure to cut grass. The base should extend several inches out around the perimeter of the enclosure to avoid damage from line trimming.

Woods at Burton Pond Architecture Standards

Restrictions

Storage of any items below a deck is prohibited except for the following two restrictions:

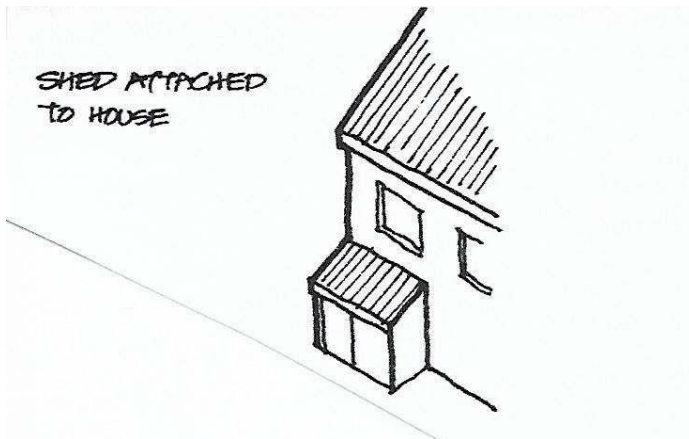
- The underside of the deck must be screened with white PVC lattice with 1" openings.
- Lattice must be installed and supported as needed, and have a white trim for a finished appearance
- No items below the deck are to be visible from adjacent properties.

Procurement of a County building permit is required.

Sheds / enclosures may not encroach utility or drainage easements.

Metal, resin, and vinyl sheds are not permitted.

Examples



Woods at Burton Pond Architecture Standards

Solar Panels

Version 1.0

Description

Solar Panels are permitted to be installed on homes in the community. The use of Solar Energy is promoted by the US government and State of Delaware. Woods at Burton Pond covenants promote methods of building that reduce energy consumption.

Standards

Woods at Burton Pond Subdivision Architecture Board approval is required prior to the installation of Solar Panels.

Requirements for ARC application:

- Name and business information of contractor, including insurance coverage.
- Contractor proposal including the following information:
 - Diagram showing locations of Solar Panels on the roof.
 - Diagram showing location of cables, conduit, and meters on the dwelling.

Solar Panels may be installed on roofs of dwellings only in Woods at Burton Pond.

A Sussex County building permit is required.

Solar Panels shall be installed by a qualified contractor and a licensed electrician.

Where possible, the Solar Panels should be installed in a location on the roof to minimize the view from the street but can be in view of the street if that is the best location to take full advantage of the sun.

Wiring for the panels shall be run in such a way as to minimize the visual impact on the dwelling.

Conduit can be run in the rear of the dwelling, or on the side of the dwelling adjacent to a corner or edge.

Restrictions

Installation shall meet all Sussex County and State of Delaware building code standards and any required inspections are completed.

Solar panels shall be securely fastened to the roof and may not overhang the edge of the roof.

Cable and/or conduit runs shall be run in such a way as to minimize the visual impact on the dwelling.

Cable and/or conduit runs may not be located in the front of the dwelling.

Woods at Burton Pond Architecture Standards

Storm/Screen Doors

Version 1.0

Description

This standard applies to adding a storm/screen door to the front door of a dwelling.

Standards

Storm/Screen doors added to the dwelling require Woods at Burton Pond Subdivision Architecture Board approval prior to installation.

The ARC request requires the following information:

- Door style (with picture, if possible)
- Colors of siding, trim, front door, and shutters.
- Proposed color for door

The door style standard can be a full view (80% or more glass) and may have a single bar across the center of the frame to divide glass/screen into 2 panels. See examples below.

Color should match or complement the color of the front door, trim, siding, and shutters.

Restrictions

Material must be aluminum. Wood doors are not permitted.

Doors frames may not have grills, multiple bars, or cross-hatching.

Examples

Door style standard is one of the following, or similar in style:

Woods at Burton Pond Architecture Standards



Woods at Burton Pond Architecture Standards

Trash Enclosures

Version 1.0

Description

The standard applies to the addition of a trash enclosure to the exterior of a home. This complies with the restriction that trash containers cannot be stored outside on the property in sight of the street

Standards

Requires Woods at Burton Pond Subdivision Architecture Board approval prior to construction.

ARC application must include the following:

- Copy of property survey with location of the Trash Enclosure identified
- Dimensions and shape of the Trash Enclosure
- Material used – color and type

Location of trash enclosure: Side of the dwelling adjacent to the garage.

Shape: Can be 2 sided (L-shaped) with opening to the rear, or 3 sided with a door/gate.

Size: Can extend no more than 4 feet (4') from the side of the dwelling and a length of no more than 8 feet (8'). Height must be sufficient to block the view of the trash containers from the street, approx. four feet (4'), but no more than six feet (6').

Material: The enclosure shall be of solid white PVC or vinyl, or a color that matches the siding of the dwelling.

Base: The enclosure must have a solid or stone base that prohibits growth of grass and weeds as the mowing service will not enter the enclosure to cut grass. The base should extend several inches out around the perimeter of the enclosure to avoid damage from line trimming.

Owners are encouraged to provide landscaping around the trash enclosure using plants that are an appropriate size and type to match those in the community.

Restrictions

Trash containers must be in a trash enclosure or the garage. Trash containers may not be stored on the property in sight of the street.

For Trash can storage only. Larger enclosures, or enclosures planned for other uses, should use the External Storage Enclosures Standard.

Woods at Burton Pond Architecture Standards

Examples



2 sided solid



3 sided solid

Woods at Burton Pond Architecture Standards

Handrails

Version 1.0

Description

The standard applies to the addition of a handrails to the exterior of a home.

Standards

Requires Woods at Burton Pond Subdivision Architecture Board approval prior to construction.

ARC application must include the following:

- Copy of property survey with location of the Handrails identified
- Type of handrails to be installed with color and type of material
- Material used – color and type

Woods at Burton Pond Architecture Standards

Home Additions

Version 1.0

Description

This standard applies to additions to a home.

All additions require ARC approval and building permits from Sussex County and inspections by Sussex County inspectors. The requirements of the County may be more stringent than the Woods at Burton Pond Covenants and Guidelines. If the requirements are more stringent, the County requirements govern. If the requirements are less stringent, the Woods at Burton Pond Covenants and Guidelines take precedent.

Standards

Additions ALL additions must be approved by the Woods at Burton Pond Architectural Board. A County permit is required for all additions and require inspections. Homeowners are advised to consider the following:

1. Additions are an extension of the house which can impact its exterior appearance and may affect the privacy of adjoining homes. Drawings submitted with the application do not need to be professionally done, but they must be to scale and show dimensions and elevations.
2. Any adverse drainage requirements which might result from the construction of an addition should be considered and remedied. Approval will be denied if the Board of Directors or the Design Review Committee believes that adjoining properties are adversely affected by changes in drainage.

The following factors will be considered in the review of applications:

1. **Location:** Additions should be located in rear or side of dwelling. Additions are prohibited at frontages. The privacy of adjacent homes aesthetics, visibility and other positive/negative features will be considerations in evaluating the location.
2. **Scale and Style:** Additions should be of a scale which is compatible with the home to which attached, adjacent homes and the environmental surroundings. The appearance needs to comply with the style of the dwelling and shall have the same exterior and roof materials as well as colors of the dwelling. The overall appearance of the addition shall not be out of scale with the size of the home and property.
3. **Materials:** Materials shall match the existing dwelling.
4. **Additions must be located within building restriction lines.** No addition may intrude in any manner into HOA space and cannot extend beyond the building restriction line (10 ft from property line in rear and sides as defined on property survey).

Woods at Burton Pond Architecture Standards

Restrictions

- **Additions must be located within building restriction lines.** No addition may intrude in any manner into Woods at Burton Pond Common area. Additions cannot extend into an easement. Note that County regulations may further restrict the distance from the property line.
- **Color:** Color and Roofing shingles shall match the existing dwelling.
- County Building Application/Permit and inspections. See (<https://sussexcountyde.gov/single-family-projects>) for additional information.
- Requires Woods at Burton Pond Subdivision Architectural Board Approval prior to starting construction.

Woods at Burton Pond Architecture Standards

Exterior Cameras

Version 1.0

Description

The standard applies to the addition of exterior cameras to the exterior of a home.

Standards

Exterior cameras, including Ring doorbells, requires Woods at Burton Pond Subdivision Architecture Board approval prior to installation.

ARC application must include the following:

- Picture and description of camera to be installed
- Location on house where camera or cameras are to be installed

Restrictions

- Cameras must be fixed in one position and cannot be able to be manipulated remotely
- Cameras must be pointed towards open space or to the ground of owners property
- Cameras cannot be aimed at neighboring properties