

BALMORAL

Glastonbury, CT

COMMUNITY ARCHITECTURAL GUIDELINES

The Mission of the Community Association and Architectural Review Board in publishing the Balmoral Architectural Guidelines is to ensure that as a "Common Interest Community" Balmoral retains its prominence and distinction as a most desirable residential community of the highest quality in the New England Region and beyond.

Pursuant to Article X, Section 10 of the Declaration of Balmoral, Architectural Guidelines were incorporated by the original common interest community developers of Balmoral as a means to protect the investment of its residents and to assure that design features and maintenance are compatible with the community and its residents.

Given the transition of Balmoral from new development and construction to a mature residential community, the focus of the Architectural Guidelines has evolved from its primary function of reflecting new construction design guidelines and review processes to a more diverse role that includes maintenance, upkeep and compliance issues as representing the fundamental objectives of the Architectural Review Board (ARB).

We hope that you, as residents of Balmoral and members of our Community Association, will take the time to familiarize yourself with the Balmoral Architectural Guidelines.

1. COLORS

All exterior colors of paint, stain, door and trim color, roof shingles, brick, stucco, etc. must be submitted to and approved by the ARB in advance.

2. DECKS, EXTERIOR STAIRS AND LANDINGS

Wood decks, exterior stairs, and landings are allowed only as approved by the ARB and should be designed to be an integral element in the house design. Brick or stone terraces are encouraged, except where topography makes it impossible. All wood decks must be latticed below. All lattice, balusters, rails, newels and posts must be painted to match color of home. Bulkheads (basement hatches) must be painted to match home as well.

3. STONE WALLS AND FENCES

Stonewalls will be utilized to help establish the unique identity of the community. Stonewalls will be built only as specified by the landscaping plan. Wood fences are discouraged and will only be approved after consideration by the ARB.

4. SWIMMING POOLS AND HOT TUBS

No above ground swimming pools are permitted. All in-ground pools must be approved by the ARB in advance. All outside hot tubs must be approved by the ARB as well.

5. LANDSCAPING

Landscaping must be in compliance with the overall scheme of the community. Individual landscaping plans are to be submitted to the ARB for prior approval. Maturity level of specimens at time of planting must be noted. Front yards are to be landscaped by the next planting season after completion of the home (Certificate of Occupancy). Sides of homes visible from the street should be landscaped within one year of home completion. All landscaped beds should be properly mulched. Crushed stone is not an approved bed covering. Proper maintenance of mowing, weeding, etc. should be kept up. Grass clippings must be disposed of properly.

6. OUTBUILDINGS

No outbuildings including but not limited to sheds, storage facilities or other structures will be erected.

7. DECORATIONS

No decorations including but not limited to flagpoles, arbors, pergolas, fountains, statues, figurines or other decorative "objects" are permitted without approval of the ARB.

8. OUTDOOR RECREATIONAL EQUIPMENT

All gym sets and equipment must be placed in the least conspicuous area to the street as possible. Sports equipment must be kept off the streets when not in use.

9. RECREATIONAL VEHICLES

No trailers, boats, vans, trucks, commercial or recreational vehicles are permitted to be parked or maintained on premises unless garaged. Passenger vehicles not kept in a garage must be parked on paved surface near the garage, without tarps or other temporary coverings.

10. MAILBOXES

Homeowners will use mailboxes of a standard traditional design and type and are subject to the review of the ARB.

11. PROPANE TANKS

Propane tanks are to be buried if possible, or, placed in an inconspicuous area and adequately screened with shrubbery.

12. CLOTHES LINES

Clothes lines are not permitted.

13. TELEVISION ANTENNA

Television antennas are not permitted. Satellite dishes smaller than 2' in diameter are permitted if kept in an inconspicuous area.

14. WINDOWS

All windows shall have traditional mullions (dividers). This includes sliders, sidelights, etc.

15. AIR CONDITIONERS

Window air conditioners are not permitted. All central air conditioning units will be in an inconspicuous area or adequately screened.

16. GARBAGE RECEPTACLES

All garbage receptacles are to be removed from the curbside within 24 hours of trash pickup. Additionally, these receptacles are to be stored in an area not visible from the street or your neighbors.

17. PETS

All homeowners must restrict their pets to their own property unless restrained and accompanied by their master. It is required by law that all "droppings" (off your own property) be picked up immediately and disposed of properly.

18. STANDARD MAINTENANCE

The ARB will from time to time promulgate and adopt standards of maintenance of the exterior of houses, lawns and landscaping which shall be incorporated by reference into these regulations.

Per Declaration of Balmoral, Article X, Section 10.1 (c), "each lot owner is responsible for the maintenance and care of the lot and the buildings situated thereon. The Architectural Review Board shall establish standards for the maintenance, care and upkeep of the lots and the buildings situated thereon. In the event that the lot owner shall fail to comply with such standards, then in such event the Association shall have the right, duty and obligation to perform such maintenance, repair or upkeep in accordance with such standards. The cost of such work shall be an extraordinary assessment to be imposed against such Lot owner and shall be paid within ten (10) days following assessment. In the event of non payment such extraordinary assessment shall be a lien against the lot."

GUIDELINES & REVIEW ITEMS FOR NEW CONSTRUCTION, ADDITIONS OR EXTERIOR RENOVATIONS

1) SUBMITTAL-CONSTRUCTION, ADDITIONS, EXTERIOR RENOVATIONS

The owner shall submit plans along with \$200.00 fee payable to "Jack Kemper, Architect" to the Chairperson of the ARB. The submittal will include all floor plans at 1/4"=1.0", all exterior elevations, wall sections, foundation plans, at least 2 elevations, identification of exterior materials and a site plan showing building location, drives and building setbacks.

2) REVIEW

The Architectural Review Board will make a general review and make suggestions as to design refinement, building siting, exterior materials, type of windows and general appearance giving consideration to those homes immediately adjacent thereto. If a design is rejected by the ARB, the owner must resubmit a revised plan. Following preliminary approval, the plan will be submitted to the architect for professional input. If changes are required the plans will be resubmitted with those changes for final approval.

No site work or construction may commence without written approval from the ARB and Architect, Jack Kemper.

3) SITE PLAN APPROVAL

a. The owner will submit a site plan at 1"= 20.0" showing the house location, and out buildings, existing and finished grades at 2' intervals, all drives and walks.

b. The owner shall submit a landscape plan showing all trees, patios and other plantings to be submitted separately from the site plan within three months of the pouring of the foundation.

c. Samples of all exterior colors and material must be submitted for approval.

4) SIZE

All houses submitted for approval must be a minimum of 3000 square feet. Included in this calculation will be fully completed, fully integrated space on the first and second floors. Garages, basements and attics are not included in the calculation of square footage for this purpose.

5) ROOFS

The roof slope, shape, configuration, color and materials shall be specified. Designs should avoid low or flat roof pitches.

6) EXTERIOR MATERIALS

Exterior cladding i.e., wood siding, brick and trim materials should be consistent with the style and character of the house design. No vinyl or metal siding is allowed. Siding material must be specified and approved by the ARB.

7) WINDOWS

Windows will be high quality wood or vinyl clad wood. Windows are such a major element of a house that they must appear appropriate to the style of the house. Windows should be well proportioned. No reflective shading film on glass is allowed. All windows shall have traditional dividers. No skylights are permitted that are visible from the street.

8) ARCHITECTURAL TRIM AND COLUMNS

Columns and trim shall be wood and appropriate to the architectural style.

9) MASSING/STYLE

It is up to the ARB to ensure that houses are correctly massed for style and that the style be appropriate to its site or context. Consideration must be given to the neighboring houses and to the street as a whole. The Board must allow for creativity and at the same time encourage a sense of unity in the development.

10) CHANGES

Any deviation from approved items, including but not limited to siting, design, landscape, drive and walls must be resubmitted and approved in writing prior to the work being done.