

THE GALLOWAYS TOWNHOUSES AT COOKE'S HOPE

EXTERIOR DETAILS AND GUIDELINES

It was the stated intent of the developer of Cooke's Hope that the exterior appearance of the Galloways Townhouses should be uniform, and it is the function of the Cooke's Hope Homeowners Association to ensure that residents/owners in The Galloways adhere to that requirement.

The following information is provided as a guideline to those Galloways owners who have a need to maintain or replace exterior elements of their homes. These guidelines are not in any way a substitute for the requirement that homeowners submit an AERC Request for Approval Form as defined in the Homeowners Association Covenants, Conditions and Restrictions.

It is understood that building materials manufacturers may, over time, alter color, availability and design. With this in mind, the AERC will require that any exterior materials used in maintenance or replacement must duplicate, as nearly as possible, the existing materials and designs on the residence.

EXTERIOR PAINT

Exterior paint color specifications, as approved by the AERC on August 15, 2013, are attached to this document.

EXTERIOR SIDING -TRIM - GUTTERS

Two styles of vinyl siding have been used. Any replacement must match the original style as closely as possible.

The styles are:

- 1) Double 4 inch wood grain "Clapboard"
- 2) Double 7 inch "Cedar Shake"

Colors :

Vinyl siding color is variously described by manufacturers as "Clay" or "Natural Clay".

Soffit is white vinyl, and fascia is white aluminum.

Gutters are “K” style in white, and down spouts are “Clay” to match the color on vinyl siding units and black on brick units.

WINDOWS - DOORS - SHUTTERS

- Pella windows were originally installed in all Galloways residences.
- Main entry doors are insulated six-panel steel with “Schlage” bright brass hardware similar to the “Plymouth” design.
- Optional storm/screen doors may be installed at the entry. The approved door is a “Pella® Full view Storm Door” in Hartford Green.
- Rear patio doors are white vinyl exterior clad Pella Designer or ProLine Series .
- Shutters on brick units are black.
- Original garage doors are wood “carriage type” similar to those manufactured by Amarr Garage Doors. Replacements may be aluminum, similar to those manufactured by “Clopay Building Products” and with the same appearance as the original.

LIGHTING FIXTURES - HOUSE NUMBERS - SIGNAGE

- Replacement exterior lighting fixtures must match the original. Garage door carriage lights are manufactured by Seagull Lighting and are available at E.D. Supply in Easton. The garage lights provide minimal street illumination and should remain lit during the night hours. A light sensor has been installed for that purpose.
- Exterior flood or security lighting may be installed on the rear of the residence subject to approval by the AERC.
- House number location and style may not be altered. No other house markings may be installed. Homeowners are required to ensure that shrubbery does not interfere with visibility of the house number from the street.
- Realtor signage may be placed in accordance with those regulations that apply to the entire Cooke's Hope community.

- American and/or Maryland flags may be displayed and mounted on a fixture attached to the front porch post. All other flags or banners are discouraged

ROOFING

Roofing is a 25-year “architectural shingle”. The color of replacement shingles will be “Sablewood” or equivalent.

DRIVEWAYS AND WALKWAYS

Driveways are asphalt and no other material may be substituted. Front walkways and porch are brushed concrete and no other material may be substituted. Walkways may be installed at the side or rear of the residence subject to AERC approval. Walkways at the side of the residence must be within the residence property limit and may not extend into the common area.

AWNINGS AND/OR CANOPIES

Awning or canopies may be installed subject to the specifications and approval by the AERC. Fabric must be Sunbrella "Hemlock Tweed" or equivalent. Supporting framework must be white. Detailed specifications are attached to this document.

FENCING

No fencing – decorative or otherwise – is permitted at the front of the residence. Privacy panels at the rear of the residences are clear cedar. Split rail fencing rails are hemlock, and posts are locust. Approval for other types of fencing will be considered by the AERC.

Approved by the HOA Board of Directors
Sept 17, 2014