



Townhome Deck/Fence Guidelines

Our community started with a very uniform look, that was mandated to remain uniform, as outlined in the original bylaws.

4.2 Alterations.

a. The Owner of a Townhouse shall maintain the appearance of the exterior of the Townhouse as originally constructed, including but not limited to keeping the original exterior color scheme and materials.

Unfortunately, two things happened: the original Townhouse Declaration was very vague and over time changes occurred that were not approved, should not have been approved or occurred “under the radar” ... ultimately leading to today’s “somewhat random” appearance throughout our townhome community.

The HOA Board of Directors decided to draft updated guidelines (using color examples, descriptions) that will help to steer -over time- our community back to its originally intended appearance.

In the last section/attachment, you will find a diagram to define structural wording and color swatches that should help to guide us through the “brown vs. brown” discussion, as this means different things to different people. Lastly, please remember to review the permit process with the Borough if applicable.

We appreciate your support and understanding!

Regards

Your Board of Directors
HOA Riverwoods
November 2024

1. Requirements for Decks (Lower & Upper):

Size

Length- maximum allowed is 16' perpendicular to the townhome rear wall

Width- Maximum width allowed can be no larger than the width of the townhome structure and may not encroach on another owner's property.

Keep in mind: Although the Riverwoods HOA may approve the max size allowed of 16', New Hope borough Zoning and/or Code Official may limit the size of the deck to a smaller footprint than what could have been approved by the Riverwoods HOA. In this case, the New Hope Borough decision will be controlling, e.g., (deck may be smaller than Riverwoods HOA approves, but never larger).

→ Therefore, we must ask to apply & obtain a borough approval prior to filing an ARC request with the HOA.

Colors

Brown for the main deck boards.

Brown and Black for deck railing systems/fences, (this includes posts).

(We will be limited to colors matching the sample colors on the pages at the end of this document)

Materials

Decking (see Diagram 1):

Only natural wood or composite wood (such as Trex or Timber Tech (and similar trade names) are preferred)

Railing system

They consist of posts, top and bottom rails, and balusters (commonly also called the "slats") between the posts, again see Diagram 1.

- *Posts*- Wood, Prefabricated PVC covers for wood posts, and Pre-manufactured metal is required.
- *Top/Bottom/Cap Rails*- Wood/Composite wood/prefabricated metal rails are required.
- *Balusters/Slats*- Only vertical balusters/slats are acceptable. (Balusters/slats can be of wood or prefabricated metal)

Modern decks have started to utilize horizontal balusters/slats and sometimes also steel cable systems (horizontal or vertical).

In order to steer our community back to its original intended look, we can not approve steel-cable systems nor horizontal balusters/slats.

2. Deck Fences:

Location

Deck Fences are only allowed under elevated decks.

[Note: "Fences" on the upper deck (on Townhouses with two stories) shall be called "Railing" to help differentiate the two]

Fences are approved only to a footprint size no larger than that of the elevated deck above, see photos at end of this document for approved examples

Fence/Railing Height

The maximum height shall be four feet or any lower height in accordance with borough regulations.

(Deviations from the height rule may be approved on a case-by-case basis, during the Architectural Request Process, e.g., to address sloping ground of the ground-floor area.)

Colors

Same as those approved for railings

Materials

Same as those approved for railings.
They must have similar style as the deck railing above them.

3. Privacy Walls

Definition:

Those are “fences” between adjacent units, to the left or right, on the lower and/or upper levels of decking where they add an element of privacy.

Also, the height is often intended to be higher than fences on the lower ground (4 ft) or railing systems on upper ground (as defined by borough code).

Privacy fences in front of the property are not allowed.

(See examples attached to this document).

Colors:

Same as those approved for Railings and Deck Boards

Height/Length

Maximum privacy wall height is 6’ but must not extend lengthwise out farther than the deck itself.

Materials:

Wood or prefabricated metals are required.
Lattice is not permitted.

Balusters or Spindles

Vertical/Horizontal styles are acceptable.

Enclosures:

Enclosures of any kind are not allowed.

(This includes gazebos, "tent like structures", open air enclosures, with material such as netting, chicken wire, lattice, etc...)

4. Overall:

Some examples of acceptable styles and colors are listed under "attachments".

Attachments:

i) Clarification of terminology

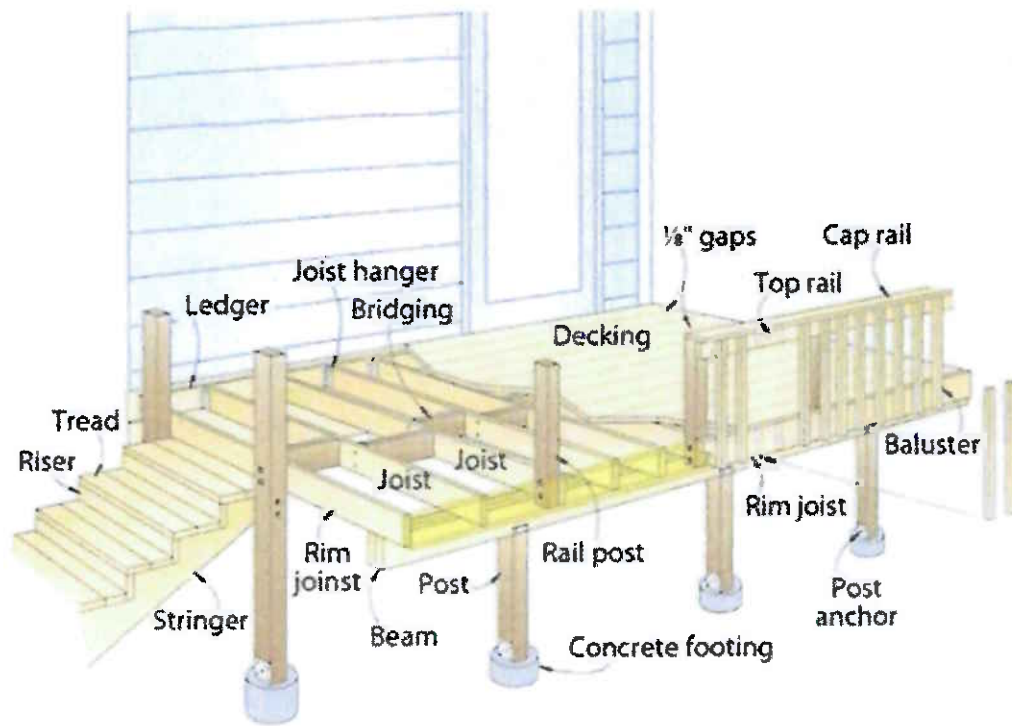


Diagram 1, to clarify terminology

ii) Stains (if natural wood is used)

If a homeowner selects natural wood, be aware that it will need to be stained on a regular basis.

Of note: There are four basic types of deck finishes: solid, semi-solid, semi-transparent, and clear stains. The main difference between each one, is the amount of pigmentation they hold. From a solid stain to a clear sealer you will find less and less pigmentation.

Subsequent stains will need to adhere to the initial stain, as submitted and approved in the original ARC request.

The HOA board of directors reserves its right to inspect decks on a regular basis and to compare the color and appearance against pictures that were original submitted.

Should a deck be desired to receive a different color/stain, a new ARC request will need to be submitted.

All this obviously does not pertain to “engineered” deck material, aka composite wood, Trex, etc.

iii. Colors

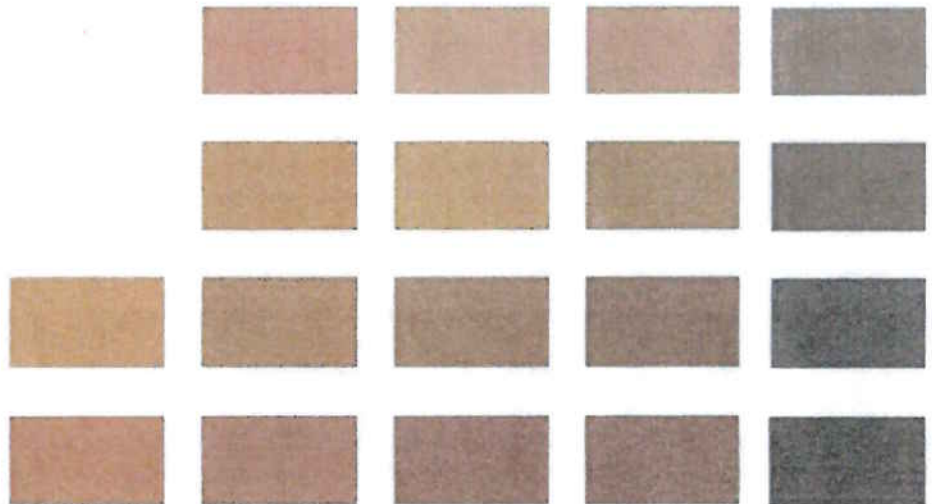
Unfortunately, the original bylaws did not include color examples of any type. Nor can we safely ascertain original colors after 25+ years.

However, some original decks remain, and all were of “dark brown” and posts were often black or similar “dark brown.”

To steer our community back to a uniform original look, we are using this “generic” color swatch and depict colors of black/browns that are acceptable.

We purposely stayed away from depicting a specific company’s color-naming “convention”, each one HomeDepot, Lowes, Sherman, etc, have their own trade-marked naming convention.

Please look at the examples to the right, where we tried to depict the color “darkness” of brown as best as we could



iv. Examples:

Here are some *examples* from our community that adhere to the original look, using either natural wood or engineered composites.

They are by no means intended to be “only this exact look” but might help you to find a solution that works for you and adheres to our requirements.



ARCHITECTURAL REQUEST FORM

Today's Date:

Type of Change being requested:

Name:

Address:

Home Phone #:

Cell Phone #:

Email Address:

Full Description of the Change:

Must attach pictures, catalog cuts, color samples, and drawings. Must also attach Height, Length, Width, and all Dimensions.

The owner must notify neighbors if the project will interfere with the neighbor's property, and the owner will repair any damages to a neighbor's property to its original state in a timely manner. Owner will be responsible for repairs for any damages made to common area. Once completed, you must notify the Property Manager of completion. If your architectural request application is approved, it is valid for **no more than six months** from the approval date.

Anticipated start and finish dates:

Start _____ *Finish* _____

Submission of this form and its approval or disapproval by the Board does not replace the resident's obligation to abide by all Township ordinances and permit requirements.

The owner also understands that there may be a site visit by the Board and/or Management.

Homeowner initials

Include Pictures, catalog cuts, color samples and drawings that may help the board in their decision	
Include necessary Length, Width, Height and any other required dimensions included in ARC request	
Homeowner(s) agree to abide by all local ordinances, codes, permit requirements, and all Riverwoods at New Hope rules and regulations.	
If approved, homeowner(s) will be notified by mail. Approvals are valid for six months. It is the homeowner(s) responsibility to inform CPM the project is completed.	
Project will be inspected to ensure it was completed within approved scope	

NOTE: Completed form to be returned to the Association's address as listed below, or by fax to 215-491-5620 or email the Property Manager, Dave Craven at d.craven@cpm975.com.

BOARD ACTION:	DATE:	INITIALS:	BOARD MEMBER:
<i>Board Approved</i>			
<i>Board Denied</i>			
<i>Notified of Completion</i>			