

3 - ARCHITECTURAL CONTROL

This section provides an overview of Chesterfield Mews' architectural control standards and processes. For detailed, official information, refer to the community's bylaws and covenants.

Personal Property

Townhome communities typically have both *personal property* and *common grounds*. In the Mews, your personal property consists of your house and the outdoor space indicated on your plat (you received a copy of the plat at closing). You are responsible for maintaining the interior and exterior of your home, including any trees, bushes, or flowers located within your plat boundaries.

Courtyards are considered personal property. You and your neighbors share responsibility for maintaining your courtyard, including making necessary repairs for safety and aesthetics and snow removal. *(Please note that salt will damage courtyard surfaces.)*

Although mailbox clusters are on common grounds, mailbox keys are the responsibility of the homeowner. The mailboxes themselves are the responsibility of either the CMCA or the U.S. Postal Service. Please see the chart below to determine who is responsible for the maintenance of your mailbox. You may obtain extra keys or new locks from the post office. Your mailbox lock number can be found inside the clustered mailbox (generally, on the back side of the lock on the locking bar).

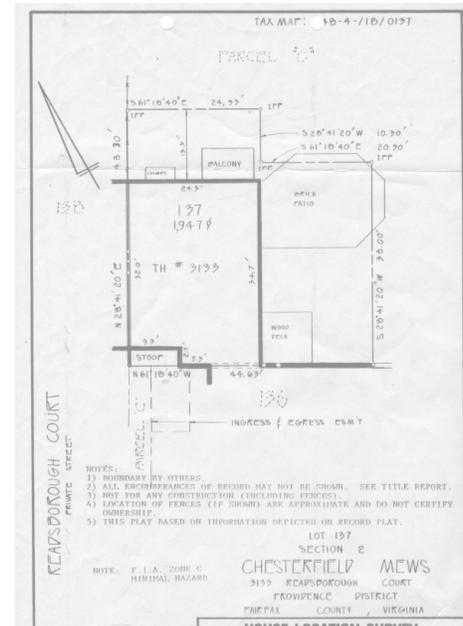


FIGURE 1. AN EXAMPLE OF A PLAT

Mailboxes owned by USPS
Lower Colchester Brook (Units 3162-3176 & 3179-3193)
Middle Colchester Brook (Units 3146-3160)
Lower Eakin Park (Units 3161-3183)
Lower Readsborough (Units 3171-3195)
Mailboxes owned by CMCA
Middle Colchester Brook (Units 3151-3177)
Upper Colchester Brook (Units 3130-3144)
Guysborough – West (Units 3130-3144)
Guysborough – East (Units 3131-3145)

Upper Eakin Park (Units 3130-3145)
Mid Eakin Park (Units 3150-3164 & 3185-3191)
Delbourne (Units 3130-3156)
Upper Readsborough (Units 3131-3145)
Readsborough - East (Units 3151-3165)
Readsborough – West (Units 3160 – 3174)

Architectural Control

As in any townhome community, the CMCA has established standards and guidelines to maintain a consistent and attractive appearance of homes in the community. As noted in Section 2, the CMCA has an Architectural Control Committee (ACC) that is responsible for maintaining these standards. Annual exterior home inspections are conducted by the ACC, with assistance from SCS. The inspection assesses compliance and condition of exterior paint, trim, lighting, fences, and courtyards.

Any alterations to the exterior of your home must be pre-approved by the committee. These alterations include, but are not limited to:

- Exterior additions or changes to the house or fence
- Construction within fenced areas that will be visible above the fence line
- Any deck-mounted change or addition that will be visible above your fence line (e.g. attic exhaust fans or stove chimneys)
- Any new or additional fencing
- Windows
- Awnings

Before beginning any exterior work, submit a written request to the ACC (only written requests will be considered.) The ACC Application form can be downloaded from the CMCA website under “Architectural Guidelines”. Attach drawings, material lists, color samples, product brochures, and other documentation that details your plans along with your application. You may send your request to any ACC member or mail it to the ACC in care of the CMCA (see Section 8, *Important Contact Information*).

Specific models of some replacement items (Storm Doors, Paint Colors) have been pre-approved and do not require an ACC application. Please see the CMCA Website under “Architectural Guidelines” for more information.

Exterior Maintenance

The exteriors of Mews homes are a textured plywood that, with proper maintenance, lasts for many years. Replacement panels can be purchased at several places (see below). The thickness and the space between the grooves in the siding varies (4, 8, or 10.5 inches) among Mews homes; measure yours and purchase replacement panels accordingly. You will find a general list of where to find these materials on the CMCA website. If you don't have access to the internet, contact the ACC (see Section 8, *Important Contact Information*).

Re-painting is needed every five to seven years and must retain the approved colors (each building, or cluster, must be one color). You will find a general list of approved paint colors, including the color number or formula, on the CMCA website. If you don't have access to the internet, contact the ACC (see contact information on the website).

In Case This Is Your First Fireplace...

The Chimney Safety Institute of America (CSIA) reports that creosote accumulation is the leading cause of chimney fires. A dirty, blocked, or inadequately maintained chimney can inhibit proper venting of smoke up the flue and cause a chimney fire.

Nearly all residential fires originating in the chimney are preventable. An annual chimney inspection by a certified chimney sweep can prevent fires or, a related risk, carbon monoxide poisoning. The CSIA recommends the following chimney safety tips:

- Hire a certified chimney sweep
- Have your chimney checked every year
- Burn only well-seasoned hardwoods
- Install a carbon monoxide detector
- Install a chimney cap
- Have your chimney waterproofed
- Have your chimney flashing inspected and maintained
- Install a sealing damper in your wood-burning system
- Have your chimney sweep ensure that your chimney has an appropriate liner
- Have your chimney checked for damage after a violent storm or lightning strike.



Dark discoloration of the bricks near the top of the chimney is a likely indicator of water leakage; this is mold, not soot. An early check may save costly repairs later. Due to the age of this community, many homes have experienced this problem in recent years.

Source: "Fire Facts," Washington State Patrol Fire Protection Bureau