

**The Estates
Single Family Homes at
Newtown Grant**

**Newtown Grant SF-I Cluster Association
Environmental Review Board Guidelines**

December 1st, 2025

**Approved by Board of Directors
September 22, 1988**

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SECTION I

INTRODUCTION

1.1 BACKGROUND

The architectural and environmental character of our community was established by the architects and planners who originally designed Newtown Grant and was approved by the Newtown Township Board of Supervisors. The Environmental Review Board (ERB) is responsible for preserving this character. It establishes standards and is responsible along with the Cluster Association Board of Directors of informing all homeowners in the community of these standards. The standards are not intended to stifle the imagination or creative desires of the residents, but rather assure them that protective restrictions are in effect what will help maintain the appearance and value of their property. The duties of the ERB include:

Informing all homeowners that all visible changes to their property including outside painting, must be approved in advance by the ERB.

Approval or disapproval of all visible exterior alterations to the homeowner's property, including: outside painting, installing storm doors and windows, erecting fencing, changing the contour of the ground, setting up swing sets, landscaping, etc. Approval **MUST** be obtained, in writing, by the homeowner before work on the change is started, except as noted in following sections of this document.

Developing the environmental standards for the Cluster and distributing them to the homeowners.

Receiving comments and complaints from homeowners involving matters within its jurisdiction and handling them in accordance with the Cluster Association documents.

Note: Do not buy materials or enter into a binding contract for exterior alterations or changes until approval is received in writing from the ERB. If a permit from the Township is required, that too, should be obtained prior to signing a contract or purchasing materials. Any violation of the standards will cause the ERB to enact the Cluster Association Enforcement Policy.

SECTION 2

ERB PROCEDURES

2.1 GENERAL

The ERB will only consider written requests using ERB Request forms obtainable from the Newtown Grant Property Manager's office.

The description of the proposed project should include all information necessary for the committee to take action. Detailed plans at ¼ inch = 1 foot (minimum scale) drawings and specifications in sufficient detail to adequately and fully disclose the proposed alteration should be included. Necessary data would include the height, width, length, size, shape color and location of the purposed improvement. Photographs or sketches of similar completed projects would aid in the committee's consideration. If the alteration affects the existing drainage pattern, the proposed drainage pattern must be included.

Approval of any project by the committee does not waive the necessity of obtaining the required municipal permits. Applications for building, zoning and other governmental permits for the proposed project shall be made by the homeowner at their own expense. Copies of said permits must be furnished to the ERB prior to the commencement of the alteration. Obtaining a municipal permit does not waive the need for committee approval.

The ERB will not knowingly approve a project which is in violation of the municipal building or zoning codes. The ERB may require a statement prepared at the owner's expense from a qualified licensed professional that the proposed alteration(s) will not adversely affect the integrity of the existing plumbing, HVAC, electrical, or structural systems.

Abiding by deed restrictions, such as not obstructing pedestrian easements, is the responsibility of the homeowner. All cost and damages incurred as a result of not complying with easement restrictions will be borne by the homeowner.

The homeowner must agree to expeditiously complete the proposed alteration in accordance with the plans and specifications which have been approved by the ERB and agree to pay the full cost of performing all such alterations.

When ERB request forms are received by the property management office they will be logged in or date stamped and reviewed for completion. If the ERB fails to respond to the applicant within 60 days from the logged in date or date stamped, for sufficiently detailed plans and specifications, then the request is considered to have been approved. Unique requests may be forwarded to the Board of Directors for final approval.

"Approved" – meaning that the ERB has no objection to the proposal and construction may proceed as planned.

2.1 GENERAL (continued)

“Approved as Noted” – meaning that the ERB has no major objections but that the revisions noted must be made. No construction may begin until the revisions are approved.

“Disapproved – Resubmit” – meaning that there are major items missing from the request. No construction may begin until the request has been resubmitted and approved.

“Disapproved” – meaning that the proposed alteration is not in conformity with the provisions of the Declaration or ERB standards.

If a proposal is rejected, the applicant is free to request that the committee reconsider its position and is encouraged to present new or additional information which might clarify the request or demonstrate its acceptability.

If the applicant is not satisfied with the committee’s decision, an appeal may be made to the Grievance Committee (Board of Directors).

For final appeal, a certified letter (return receipt requested) describing the proposed improvement should be sent to the President of the Board of Directors. Variances to these guidelines will be considered by the ERB. All variances require final approval by the Board of Directors.

2.2 CONTRACTOR REQUIREMENTS

Contractors engaged to perform work in approved requests for alterations shall comply with the following guidelines.

2.2.1 Insurance

The contractor shall furnish to the Association, prior to commencing work, a certificate of insurance from his insurance carrier specifying the following coverage:

Comprehensive General Liability in a minimum amount of \$1,000,000.00 covering:

Bodily Injury – Property Damage

Personal Injury

Product/Completed Operations

Broad Form Property Damage

Other Liability

Bodily Injury/Property Damage - \$500,000.00

2.2.2 Agreements

The contractor shall:

Agree to indemnify and save harmless the Environmental Review Board, SF-I Cluster Association and Newtown Grant Master Association and its Management Agent for damages because of bodily injury, including death at any time resulting therefrom, sustained by any person or persons, and any injury to or destruction of property caused by accident, due to any act or omission of the contractor.

Agree to be responsible for loss or damage to materials, tools or appliances of the contractor used or to be used in the construction, caused by water, winds, Acts of God, theft, vandalism or other cases. The Association shall not be responsible for any loss or damage to tools or equipment of the contractor through fire or lightning or any other cause. The contractor shall be responsible for loss or damage due to his employees or suppliers damaging the work of the contractor, other contractors, sub-contractors or suppliers.

Agree to abide by the Declarations of Covenants, Conditions and Restrictions for Newtown Grant Phase I-S.F., Rules and Regulations for Newtown Grant and any other such requirements made applicable to the specific unit or property alteration.

Agree to abide by the Township's ordinances and statutes concerning the performance of said work and furnish the Association with copies of all permits needed to perform said work.

SECTION 3

ERB STANDARDS

3.1 GENERAL

No building, shed, shack, fence, wall, addition, porch, patio, deck, structure, storm and/or screen doors, swimming pool fences, dog runs, basketball courts or backboards, children's gym, swing sets, enclosures or other exterior improvements of any kind shall be commenced, constructed, erected, placed or maintained upon a lot, nor shall any exterior addition to or a change or alteration therein or change in the alteration of the finish or color of any home thereon made by anyone until final plans and specifications showing the nature, design, shape, height, materials, colors, dimensions, and location thereof.

3.2 BUILDING ALTERATIONS AND ADDITIONS

No sign, shutter or other such building material except as installed at the time of original sale, shall be affixed to or placed upon the exterior walls or roof of any home or any part thereof, without the prior written consent of the ERB.

Exterior doors and storm/screen doors shall not be installed, altered or replaced except as approved in writing by the ERB. Appendix (A) lists the general specifications for

aluminum storm/scree doors. Vinyl or vinyl-clad storm/screen doors are also approvable. In general they should follow the specifications for aluminum storm/screen storm/screen doors must match the color of the front door, trim or siding.

Awnings and canopies do not enhance the aesthetic qualities of the community and are therefore prohibited.

Only the exterior materials existing on the parent structure or compatible with the architectural design character of the community will be approved.

Exterior lighting shall not be directed in such a manner as to create annoyance to your neighbors.

Applications are not required for attic fans and ventilators that come through the roof.

3.3 FENCES (revised 7/2021)

The plans, specifications, materials, height, requested location, etc. of any proposed fence must have the prior written approval of the ERB before installation is undertaken. The type of fences that have been approved for Estates I are Board-on-Board (also called shadow box or shadow board), Post and Rail, utilizing two or three rails and Aluminum Vertical Rail. Alternative fence types may only be approved in writing by the Board of Directors.

No Fence will be approved if its installation will obstruct sight lines for vehicular traffic. Fences are not permitted in the front/side yard area. Fences are to extend no further than the front wall of the property on either side.

The Board of Directors and the ERB will make every effort to keep all fencing as harmonious as possible within the framework of the fencing guidelines in place when the majority of homeowners purchased their homes and, accordingly, agreed to abide by the Declaration of Covenants, Conditions and Restrictions, By-laws, Rules and Regulations and ERB guidelines.

The ERB will not approve a request for the installation of chain link fence of any type.

Fences must be set in compliance with the individual deed restrictions and Newtown Township ordinances. All fences must be constructed off the property line so that no portion of the fence encroaches on a neighboring property owner. Also, setback from pedestrian walkways and utility easements will be considered in the ERB approval process. It is solely the Owners responsibility to ensure that all Newtown Township Ordinances and any deed restrictions are fully abided by, and any required permit is secured from the municipality.

Survey responsibility is solely the homeowners. If the fence is not positioned properly or encroaches upon neighboring properties/Association Common Area the cost of removal and any damage caused thereby is the sole responsibility of the homeowner. Owners are required to obtain a survey and submit said survey to the Association prior to installation of a fence in order to avoid future disputes/encroachment issues.

All fencing shall have finished material on both sides.

3.3.1 Board-on-Board Fencing Specifications

Wherever Board-on-Board fencing is to be used it will be 60” high and made of wood (natural cedar or pressure treated wood, with a color as similar to natural as possible, subject to approval), or vinyl (a solid color fence either white or almond, subject to approval). Homes that back to Durham Road (Rt 413) may install fencing with a height of up to 72”. All Board-on-Board fencing specifications, materials and layout must be submitted for prior written approval.

3.3.2 Post and Rail Fencing Specifications

Wherever Post and Rail fencing is to be used it shall be of the two (2) or three (3) rail type, with a height not to exceed 45”. The Post and Rail fencing may be made of wood (natural cedar or pressure treated wood, with a color as similar to natural as possible, subject to approval), or vinyl (a solid color fence either white or almond, subject to approval). Homeowners may install 13-inch gauge turkey wire to post and rail fencing if desired. All such turkey wire shall be green or brown vinyl covered galvanized wire. All horizontal post and rail specifications, materials and layout must be submitted for prior written approval.

3.3.3 Aluminum Vertical Rail

Whenever Aluminum Vertical Rail is to be used it shall be 54” high, with a flat top, in the color black. All Aluminum Vertical Rail fencing specifications, materials and layout must be submitted for prior written approval.

3.4 PAINTING

In general, only those areas that are painted may be repainted; only those areas which are stained may be re-stained; unpainted surfaces and unstained areas such as brick and stone shall remain unpainted and unstained. Exceptions to this general rule are as follows:

Exposed basement concrete walls can be painted with masonry paint, which matches the color of the exterior siding of the house. The painting of exposed basemen walls is encouraged. This will enhance the aesthetics of the Cluster. Prior approval by the ERB is still required.

Exterior color changes will be approved only if the proposed color is in harmony with the existing homes in the Cluster or if the color is similar to the color originally or re-staining areas with the same color that was originally applied to those areas by the developer.

Flat, semi-gloss paints may be used.

In general Finneran & Haley and MAB paints are approved in the proper colors.

REMEMBER: Paints fade with age. Different manufacturer’s colors may not match exactly.

Appendices (B), (C), and (D) contain the current paint combination.

Originally used by the three developers who built homes in the Cluster.

Appendix (E) describes a procedure that can be used by the homeowner to obtain paints in the original colors at a discount.

3.5 PATIOS

Newtown Township will only allow thirty percent (30%) of a home lot to be impervious to water in Newtown Grant. This means that only that percentage of the lot can be covered by the home, driveway, patio, etc. Check with the Township to verify this percentage when planning to install or expand a patio.

3.5.1 Patio Covers

Structure materials must be in keeping with those used on existing home.

The roof shingles are to match those on the existing roof of the home.

The siding and trim are to match that of the existing home.

NOTE: Any structure to be built must be submitted to the Township for building permits. Also Township taxes may be increased if a structure connected to the house is added.

3.6 LANDSCAPING

If more privacy is needed there are many varied and beautiful landscaping techniques which may be employed. Landscaping work and plantings in general do not require the approval of the ERB. Exceptions to this general rule are noted below.

Hedges, shrubs, or bushes may be planted parallel to the boundary lines of a lot, but no closer than four (4) feet to the boundary line and spaced at a three (3) foot minimum distance from each other. All such plantings are to be maintained at a height not to exceed 60 inches (5 feet). Plantings of this type require ERB approval.

Stones, large or small, can be used by the homeowner for the purpose of landscaping. ERB approval is required when the accumulative area exceeds one hundred (100) square feet.

Trees, hedges, shrubs, etc. which restrict sight lines of vehicular traffic shall be cut back or removed. Planting of individual trees, shrubs, etc. does not require the approval of the ERB; however, care should be exercised in the placement of trees so they do not interfere with your neighbor or intrude on their property.

Retaining walls and grading alterations which change the contour or the earth and/or water drainage patterns require the submission of an ERB form to which includes a complete details including sketches for approval.

No lot or boundary lines are to be formed by cinder blocks, bricks, hedges, shrubs, fences or fence like structures of any kind, except as approved by the ERB.

3.7 ALTERNATE ENERGY SOURCES

3.7.1 Wood Stoves

Township permits are required.

ERB approval is not required if an external chimney already exists for the stove to use.

3.7.2 Windmills

NOT PERMITTED

3.7.3 Skylights

Flat or bubble are allowed.

Skylights may be fixed or movable.

3.8 YARD EQUIPMENT

An application to the ERB showing the proposed locations must be made prior to installing any equipment.

No homeowner shall place or store anything on the patio or grounds around his home other than outdoor furniture and barbecue grills, nor shall patio or grounds be decorated, painted or otherwise altered, if in the opinion of the ERB, such placement, storage, decorating, painting or alteration would create an appearance or condition which is not in keeping with the standards maintained or to be maintained in the Cluster. A homeowner is permitted to store firewood on the patio or grounds of his home up to maximum of one and one-half cord of firewood.

Rusting or deteriorated yard equipment must be removed or repaired.

3.8.1 Swing Sets

Wooden swing sets only are permitted in the Cluster. They are to be maintained in good condition.

3.8.2 Basketball Equipment

Basketball backboard installations are allowed if of fiberglass and/or metal construction. All poles must be of metal embedded in concrete for stability.

3.8.3 Pools and Spas

Outside spas and in-ground pools are allowed for single homes.

Above-ground pools are NOT permitted.

Spas must be covered and locked when not being used.

Heaters for spas cannot be gas fired using a supply line connected to a gas line inside the home.

Detailed plans must be approved by the Board of Directors.

Children's pools not exceeding six (6) feet in diameter are not considered above ground pools and may be left outside during the swimming season.

3.3.4 Dog Runs

Dog runs or pens of any kind whatsoever are not permitted.

3.8.5 Satellite Dishes

NOT PERMITTED

3.8.6 Clothes Lines/Trees

Exterior clothes trees or clothes lines of any type are not permitted.

3.9 YARD MAINTENANCE (NEWTOWN GRANT MASTER)

Yards and/or lawns all must be maintained to provide a neat appearance to the Cluster.

Grass areas shall be mowed so that the height does not exceed eight inches (8") and/or the grass does not go to seed.

There may be no bare spots in the lawn.

Lawn should be treated for weed control.

Beds must be mulched, edged and weeded on a regular basis throughout the growing season.

Shrubs are to be trimmed so as not to appear overgrown or to infringe on another property.

Leaves are to be removed from the lawn in the fall.

Dead plantings are to be removed and replaced in a timely manner.

All residents must maintain ground cover on their lots to avoid erosion of soil onto streets or other properties.

All residents shall avoid conditions which may cause health risks to others in the Cluster.

4.0 SNOW REMOVAL (NEWTOWN GRANT MASTER & NEWTOWN TOWNSHIP)

Newtown Township public works is responsible for snow removal from all streets in Newtown Grant.

Residents must cooperate with snow plowing / removal equipment operators by moving their vehicles off the street no later than when the snow has accumulated to 2 inches.

Your vehicle may be ticketed, towed at the owner's expense, possibly damaged by snow plowing / removal operations, and / or blocked in by plowed snow if you don't move

your vehicle. Contact the Community Manager for information on parking in the lots at the NTG Recreation Center if you cannot fit all of your vehicles in your driveway.

It is a violation of a Newtown Township ordinance to shovel, plow, or push snow from your sidewalk or driveway into the public roadway.

It is the responsibility of the resident to clear the public sidewalk(s) in front of, and in some cases on the side, and rear of your property within 24 hours after the end of the snow fall. Some residents with corner units have sidewalks fronting on two streets. Contact the Community Manager if you have questions on what sidewalks you are responsible for.

Clearance of snow from a resident's driveway and private walks is up to the resident.

Be a good neighbor by completely removing snow from your vehicle (including the roof) while it is in your driveway.

The Estates I association contracts for snow to be removed from sidewalks that abut to the Estates I basin only.

4.1 TRASH AND RECYCLING, LAWN REFUSE, AND BULK ITEM DISPOSAL (NEWTOWN GRANT MASTER)

Trash bins and/or trash bags, including Lawn and Leaf bags, shall not be permitted to stand along the outside wall of any building or in front of garage doors.

All non-recyclable trash shall be in bags that tie closed and be placed within trash bins with a top closure. Lawn and Leaf bags are excepted.

Trash bins and recyclable trash containers, including Lawn and Leaf bags, shall not be placed outside until the evening before the scheduled trash pick-up.

Trash bins and recyclable trash containers shall be removed from the street and returned inside your garage as soon as possible, but no later than the day of pick-up.

Dumping of grass clippings or trash is not permitted in wooded areas or the common property. Do not dump grass clippings, any parts from tree or shrub pruning, or any other trash onto the EI common property, including all wooded areas.

Burning of papers or rubbish of any kind is not permitted.

Do not place any trash or recyclable items in the dog waste collection baskets.

Do not place any bulk items curbside for disposal until first arranging a bulk pick up with your waste service provider. Do not place the bulk item curbside for pickup until the evening before the day of your confirmed bulk item pickup.

Residents are not permitted to dispose of their household trash and recyclable items in any of the dumpsters located near the Newtown Grant Association Offices or within the confines of the Society Place condominiums. You may be prosecuted for theft of services.

4.2 PETS (NEWTOWN GRANT MASTER)

All pets that will be taken outside the Owner's home on any occasion must be registered with the State of Pennsylvania.

An animal of any kind may be kept only as a domestic pet. It cannot be used for any commercial purpose including, but not limited to, breeding for sale, research, or experimentation.

No pet shall be permitted to run at large or to roam without a leash on any lands other than its owner's land.

Any person owning or having the care, custody or possession of a dog(s) shall maintain control of such dog(s) at all times. Control is maintained by confining the dog(s) within the premises of the person owning or having the care, custody or possession of the dog(s) by means of a secure collar and chain or other device to prevent straying fence or electric fence). Control is maintained while off the person's premises by means of a secure collar and a physical leash which shall be consistent with the Newtown Township ordinance. Any non-physical leash, such as an electric leash or other such control mechanism, does not meet the requirements of this section. Retractable leash mechanisms are allowed so long as their use is in compliance with the requirements of this section and the leash does not exceed twenty (20) feet.

Any person owning or having the care, custody, possession, or control of a dog(s) while off the person's premises shall have in their possession the equipment necessary to remove the dog's fecal matter and shall so remove such fecal matter deposited by their dog(s) before the owner leaves the immediate area where the fecal matter deposited. Pets shall NOT be walked between buildings (rear or side yards) except in case where side yard is completely private. Pets may be walked in designated areas on the perimeter of the Community.

No pets, leashed or unleashed, shall be permitted in the Association Recreation Area.

If any pet, without provocation, causes or creates a nuisance, or unreasonable disturbance or noise, the pet owner shall correct the problem immediately.

Please dispose of pet waste in the designated trash cans on North/South Drive, Cypress Drive, Laurel Circle and Jonquil Drive (if you are in the community walking your dog) or your own garbage can.

Anyone observing any infraction of any of these rules shall discuss the infraction in a neighborly manner with the pet owner or resident shall, if the complaint is not satisfied voluntarily, write to the Association relating the incident or incidents and the efforts made to obtain voluntary compliance

4.3 DISTURBANCES/NOISE VIOLATIONS (NEWTOWN GRANT MASTER)

Lawn mowers, power tools and other noise making equipment shall only be used:

(a) Monday thru Friday from 7:30 AM until 9:00 PM, and

(b) Saturday and Sunday from 9:00 AM until 9:00 PM.

The Newtown Township noise ordinance can be found: <https://ecode360.com/30830602> and will be enforced by local authorities.

4.4 SIGNS (NEWTOWN GRANT MASTER)

1. General Prohibition

- a. No sign or flag of any kind may be displayed inside any Home or Unit if it is visible from the exterior.
- b. No signs or flags of any kind are allowed on or within the property, including any Home or Unit or Common Property, unless explicitly permitted by this policy.

2. Permitted Exterior Signage

A. Real Estate Signs

- a. "For Sale" or "For Rent" signs are permitted solely for the purpose of selling or renting a Home or Unit.
- b. "For Sale" or "For Rent" signs must be placed on the homeowner's property and must not obstruct sidewalks or views.
- c. Signs must be free-standing, professionally maintained (e.g., no damage, rust, or faded text), and must be removed within seven (7) days of the closing or the sale or signing of the agreement for rental of the Home.
- d. "Sold" signs are not permitted.
- e. Directional signs for open houses are permitted only on the day of the open house event only, may be placed on HOA property or Common Property, and must be removed immediately after the open house concludes.
- f. **Maximum size of signage shall be 24" x 36".**

B. Flags (Flags (including U.S., State, Military, Religious, Seasonal, Decorative, Holiday, and Sports Team Flags))

- a. The U.S. flag may always be displayed, provided it is displayed respectfully and in accordance with the U.S. Flag Code and the Newtown Grant flag code outlined in the Rules and Regulations.
- b. Pennsylvania State, military, and religious flags are permitted, provided they are displayed respectfully and in accordance with applicable laws or guidelines.
- c. Seasonal, holiday, decorative, and sports team flags are permitted.
- d. Garden flags are permitted.

- e. All flags permitted under this section must be properly maintained, free of damage, and displayed in a respectful manner.
- f. Maximum size of all flags (including U.S., State, Military, Religious, Seasonal, Decorative, Holiday, and Sports Team) shall be **3 feet by 5 feet**.
- g. Freestanding flagpoles are not permitted.

C. Political Signs and Flags

- a. One sign/flag per candidate, issue, or party is allowed per homeowner's property, provided that there shall be no more than three (3) signs/flags.
- b. Signs/flags may only be displayed up to thirty (30) days before and seven (7) days after an election, including federal, state, local, or HOA elections.
- c. Maximum size:
 - Political signs: **18" x 24"**
 - Political flags: **3 feet by 5 feet**

D. Informational and Public Safety Signs

- a. Permitted signs include:
 - i. Dog waste reminder signs (e.g., "Please Pick Up After Your Dog" or "Please Curb Your Dog").
 - ii. Home security system signs (indicating the property is protected by a security system).
 - iii. Public Safety-Related Signs (such as "Lawn Treated," utility marking signs, or "No Solicitation" signs).
- b. Signs must be professionally designed, unobtrusive, and no larger than 8" x 8".
- c. Signs must be displayed on the Home or Unit and shall not be placed or affixed on Common Property.
- d. Homeowners may submit requests for approval of additional types of public safety signs to the HOA.

E. Garage/Yard Sale Signs

- a. **Permitted Displays:** Signs advertising garage or yard sales are permitted under the following conditions:
 - i. Signs may only be displayed for up to 24 hours prior to the event and must be removed immediately following the sale.
 - ii. Signs must be professionally printed or neatly handwritten and must not include any offensive or commercial advertising unrelated to the sale.
- iii. **Maximum size shall be 18" by 24".**
- b. **Placement:** Signs may be placed only on the Home or Unit or as permitted in writing by

the Association, on Common Property. Signs are not permitted in HOA flower beds, mulched areas, or other landscaped sections. They must not obstruct sidewalks or views nor create hazards.

3. Enforcement

- a. Homeowners are responsible for ensuring compliance with these rules and regulations.
- b. The Association reserves the right to request the removal of non-compliant signs. If the homeowner fails to comply within seven (7) days of receiving written notice, further action may be taken, including fines and enforcement procedures as outlined in Association policies. The HOA shall not be required to, but is entitled to, remove and dispose of any sign that violates this rule and regulation at the expense of the owner.

4. Clarifications

- a. This policy supersedes any previous rules regarding signage.
- b. All other forms of advertising, promotional, or non-permitted signage are prohibited.
- c. Questions or concerns about compliance or exceptions should be directed to the property manager.

APPENDIX A

GENERAL SPECIFICATIONS FOR ALUMINUM SCREEN/STORM DOORS

Door will be designed of heavy gauge extruded aluminum sections of 6063 T-5 tempered aluminum with a minimum tensile strength of 22000 PSI.

The main frame shall have a nominal thickness of 0.050”.

All glass frames and screen frames shall have a wall thickness of 0.50”.

The main door frame shall be joined together with interior steel gussets.

The glass and screen inserts shall be secured together with stainless steel screws and the screen frame will be secured to the gussets by peening at the mitered corners.

The screen(s) shall be 18 x 16 anodized aluminum mesh conforming to Federal Specification RR-W-365-Type VII.

The glass insert(s) shall be of American made tempered glass.

The glass and/or screen insert(s) shall be held in place with aluminum thumb screws and clips.

APPENDIX B
ORLEANS PAINT COMBINATIONS

NOTE: All paint names listed are Finneran & Haley

Combination No. 1

Roof: Cedar Blend
Siding: Almond
Trim: Independence Hall Quill
Door: Elfreth's Alley Brown

Combination No. 2

Roof: Heather Blend
Siding: Almond
Trim: Tower Stair Hall Blue
Door: Finisterre Blue

Combination No. 3

Roof: Slate Blend
Siding: Sandtone
Trim: Tower Stair Hall Blue
Door: Finisterre Blue

Combination No. 4

Roof: Cedar Blend
Siding: Sandtone
Trim: Supreme Court Yellow
Door: Milburne Brown

Combination No. 5

Roof: Heather Blend
Siding: Amber Beige
Trim: Todd House Bronze
Door: Coventry Green

Combination No. 6

Roof: Charcoal Blend
Siding: Amber Beige
Trim: Battlefield Moss
Door: Stonewyck Black

Combination No. 7

Roof: Slate Blend
Siding: Colonial Blue
Trim: Independence Hall White
Door: Finisterre Blue

Combination No. 8

Roof: Heather Blend
Siding: Colonial Blue
Trim: Colonial Mauve
Door: Stonewyck Black

Combination No. 9

Roof: Charcoal Blend
Siding: Chapel Gray
Trim: Battlefield Moss
Door: Stonewyck Black

Combination No. 11

Roof: Burnt Sienna Blend
Siding: Desert Gold
Trim: Todd House Bronze
Door: Fremont Gold

Combination No. 13

Roof: Heather Blend
Siding: Autumn Brown
Trim: Congress Hall Tan
Door: Milburne Brown

Combination No. 15

Roof: Slate Blend
Siding: Heritage Gray
Trim: Belmont Blue
Door: Stonewyck Black

Combination No. 10

Roof: Cedar Blend
Siding: Chapel Gray
Trim: Battlefield Moss
Door: Fremont Gold

Combination No. 12

Roof: Cedar Blend
Siding: Desert Gold
Trim: Franklin White
Door: Milburne Brown

Combination No. 14

Roof: Cedar Blend
Siding: Autumn Brown
Trim: Independence Hall White
Door: Elfreth's Alley Brown

Combination No. 16

Roof: Charcoal Blend
Siding: Heritage Gray
Trim: Colonial Mauve
Door: Finisterre Blue

APPENDIX C
KELLY PAINT COMBINATIONS

NOTE: At the time of original issue of this document, the ERB was unable to obtain a list of the colors used for the Kelly homes. When the list becomes available it will be sent out to all homeowners. If any homeowner that has a Kelly home has a list of the color combinations, please contact any member of the ERB.

APPENDIX D

SCHRENK PAINT COMBINATIONS

NOTE: All paint names are MAB “Seashore Exterior”.

Siding color names in parentheses are similar Orleans color names.

Combination No. 1

Roof: Woodtone or Timberblend
Siding: Buckskin (Autumn Brown)
Trim: Germania Buff
Door: Medium Brown

Combination No. 2

Roof: Weathered Blend or Slate Gray
Siding: Buckskin (Autumn Brown)
Trim: Cape May
Door: Haddon Blue

Combination No. 3

Roof: Slate Gray
Siding: Colonial Ivory (Sandtone)
Trim: Salt Glaze
Door: Haddon Blue

Combination No. 4

Roof: Woodtone or Timberblend
Siding: Colonial Ivory (Sandtone)
Trim: Pershing Beige
Door: Absegami

Combination No. 5

Roof: Weathered Blend or Slate Gray
Siding: Plantation Moss (Amber Beige)
Trim: Gloucester Gray
Door: Bayberry Green

Combination No. 6

Roof: Ebony Black or Black
Siding: Plantation Moss (Amber Beige)
Trim: Cordwainer Tan
Door: Black

Combination No. 7

Roof: Slate Gray
Siding: Mist Blue (Colonial Blue)
Trim: Heddle Beige
Door: Militia Blue

Combination No. 8

Roof: Slate Tone or Weathered Blend
Siding: Mist Blue (Colonial Blue)
Trim: Sky Gray
Door: Black

Combination No. 9

Roof: Ebony Black or Black
Siding: French Gray (Heritage Gray)
Trim: Patriots Blue
Door: Black

Combination No. 11

Roof: Golden Brown or Cinnamon Frost
Siding: Autumn Gold (Desert Gold)
Trim: Ticktown Gray
Door: Gretna Green

Combination No. 13

Roof: Golden Brown or Cinnamon Frost
Siding: Classic Crème (Almond/Sandtone)
Trim: Governors Fawn
Door: Chestnut Brown

Combination No. 15

Roof: Slate Blend or Slate Gray
Siding: Traditional Blue (Colonial Blue)
Trim: Port Republic Tan
Door: Town & Country Red

Combination No. 10

Roof: Slate Tone or Slate Gray
Siding: French Gray (Heritage Gray)
Trim: Autumn Tan
Door: Town & Country Red

Combination No. 12

Roof: Woodtone or Timberblend
Siding: Autumn Gold (Desert Gold)
Trim: Oyster Creek Brown
Door: Medium Brown

Combination No. 14

Roof: Woodtone or Timberland
Siding: Classic Crème (Almond/Sandtone)
Trim: Cape May
Door: Patriots Blue

Combination No. 16

Roof: Ebony Black or Black
Siding: Traditional Blue (Colonial Blue)
Trim: Cape May
Door: Black

APPENDIX E
NEWTOWN GRANT PHASE I-S.F. DISCOUNT PROGRAM

The ERB and Board of Directors is currently investigating the possibility of establishing an account with a local paint shop. This account will be intended to ensure the continued availability of the colors for our Cluster and offer an unspecified discount to homeowners.

At this time the final details have not been worked out, when they are an update to this document will be mailed to you.