



FAWN HOLLOW

NEWTOWN GRANT, SF - 3B HOMEOWNERS ASSOCIATION

975 Easton Road • Suite 102 • Warrington, PA 18976 • 215.343.1550

THESE DOCUMENTS ARE NOT TO BE USED FOR RESALE PURPOSES AND/OR TRANSFER OF TITLE AND DEED.

ENVIRONMENTAL REVIEW BOARD RULES & REGULATIONS

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SECTION 1

INTRODUCTION

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 for 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, which will help maintain the appearance and value of their property.

The purpose of the ERB is to "regulate the external design, appearance, use, and maintenance of the Cluster Properties and of improvements thereon, in such a manner so as to preserve and enhance values and to maintain a harmonious relationship among structures and the natural vegetation and topography". [1] The ERB is empowered "to regulate the external design, appearance, location and maintenance of the Cluster Properties and of improvements thereon and to regulate such uses of property." [2]

When you purchased your home, you were presented with documents known as the Covenants. The Covenants established two categories of standards. Those standards labeled "Master Board" are in effect for the entire community and may not be changed or altered by the Fawn Hollow ERB. Other standards were open to the jurisdiction of the Fawn Hollow ERB with the approval of the Board of Directors. Those standards are included in this document under "Rules and Regulations".

SECTION 2

ERB PROCEDURES

GENERAL

The ERB will only consider a written request using the ERB Request Forms, a copy of which is attached hereto as Appendix A. Additional copies may be obtained from the Fawn Hollow Property Management Office.

The description of the proposed project should include all information necessary for the committee to take action. Please include applicable specifications in sufficient detail to adequately and fully disclose the proposed alteration. Necessary data would include the height, width, length, size, shape, color and location of the proposed improvement. Photographs or sketches of similar completed projects would aid in the

ERB's consideration. If the alteration affects the existing drainage pattern, the proposed drainage pattern must be included.

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

The ERB reserves the right to reject ERB requests from homeowners who are in arrears with fees and/or fines.

PLEASE NOTE: It is the public's right to request verification of a building permit.

SECTION 3

SPECIFIC CONSIDERATIONS

Article VI, Section 3 of the Declaration provides that "no improvements, alterations, repairs, change of paint colors, excavations, changes in grade, or other work which in any way alters the exterior of any home (including exterior doors and storm doors) or Lot... shall be made or done without the prior approval of the Environmental Review Boards". All changes to properties including, but not limited to, alterations, additions, improvements, outside painting, installation of storm doors, and windows, fences, swing sets, playground equipment, decks, mailboxes, and landscaping, must have approval in writing from the ERB before any work commences, except those changes specifically allowed in the rules and regulations.

FAWN HOLLOW ERB RULES AND REGULATIONS

Awnings

Awnings are prohibited in the front and sides of all structures. Requests for awnings at the back of the home must be submitted to the ERB for approval. The ERB will approve only canvas, nylon, or other fabric awnings in a color in harmony with either the siding or trim of the house.

Deteriorating awnings or frames must be repaired or replaced immediately.

Compost Piles

Compost piles are not permitted.

Decks and Patios

All applications for decks must include the following:

- a. Layout and design of the proposed deck
- b. List of materials used
- c. Plot plan showing location of deck on property
- d. Copy of all permits issued by Newtown Township
- e. Stain samples which must be in harmony with siding or trim

Exterior Lighting

Exterior lighting, including lamp posts, must be approved by the ERB and shall not be directed in such a manner as to create an annoyance to your neighbor.

Fences

All fences must be approved by the ERB. Fences will be approved in the back of the house only. (As identified by the Master Board, fences are only allowed to extend forward as far as the rear of the home). The following types offences are currently acceptable:

- Shadow Box (Board-on-Board)
- Post and rail (Two or Three Rails)
- Picket

With all fence styles, the good side must face out. Stockade and chain-link fence are not permitted. Shadow box and picket fences must be at least three (3) feet high and no higher than five (5) feet. Post and rail fences must be at least three (3) feet high and no higher than four (4) feet. Fence color shall be as similar to natural wood tone as possible. On post and rail fences, turkey wire may be installed if it is a minimum of 13 gauge galvanized 2" x 4' mesh, vinyl covered brown or green.

Alternative wood fence styles will also be considered for approval by the ERB.

Invisible fence systems do not require ERB approval.

Firewood

Homeowners are permitted to neatly stack up to one and one-half cords of firewood on their property. Firewood must be neatly stacked in the side or rear yard and positioned so as not to obstruct any existing drainage patterns or easements. The ERB can provide information on drainage and easement locations.

Gazebos

Gazebos require the approval of the ERB. Gazebos may be in natural wood or, if stained or painted, must be in harmony with the color of the home. Gazebos must be positioned within the set-back requirements outlined by Newtown Township. Gazebos with lights must conform to the Fawn Hollow exterior light guidelines.

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:

- A. Hedges shrubs, or bushes may in no way encroach on neighboring properties at any time during their growth cycle.
- B. Stones, large or small can be used by the homeowner for the purpose of landscaping; ERB approval is required with the cumulative area exceeds 100 square feet.
- C. Retaining walls and grading alterations which change the contour of the earth and/or water drainage patterns must be submitted with complete details including sketches for approval.
- D. If walkways are part of submitted landscape plans, refer to the PATIO AND WALKWAY subheading for specifics.
- E. No landscaping is permitted on right of ways, line of sights, easements or swales.

Note: Homeowners are responsible for verifying locations of all underground utilities and existing easements. Homeowners bear total responsibility for any or all interruptions of services directly attributable to work performed on their property. Homeowners should call Pennsylvania's One call telephone number at 1-800-242-1776. They will notify all the utilities to mark underground wires and pipes at no charge. There is a fee for contractor requests. The One Call system requires at least 72 hours notice before work begins.

Care should be exercised in the placement of trees so they do not interfere with your neighbor, intrude on their property, or restrict the sight lines of vehicular traffic.

Lawn Ornaments

Lawn ornaments are not permitted except for seasonal decorations.

Mailboxes

Homeowners may install mailboxes and posts of their choice only after ERB approval. Mailboxes must be of a design that is harmonious with the appearance of the community. Mailboxes must remain in good repair. Rusting and/or damaged mailboxes must be repaired or replaced.

Painting

In general, only those areas that are painted may be repainted; only those areas that are stained, may be re-stained. Unpainted 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 basement walls is encouraged. This will enhance the aesthetics of the Cluster. However, prior approval by the ERB is still required.
- Exterior color changes will be approved only if the proposed color is in harmony with the other existing homes in the Cluster or if the color is similar to the color originally used by the developer. ERB is not required if the homeowner is repainting or re-staining areas with the color and finish originally applied to those areas by the developer.

See the Property Management Office or Appendix C for the color combinations originally used by the developer of your home.

NOTE: To expedite your requests to the ERB, kindly submit large paint samples preferably on the material to be stained or painted.

Patio Covering

Structure materials must be in keeping with those used on the 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.

Patios/Walkways

The ERB will only permit materials of a "natural" composition such as brick, rock, slate, stone, or concrete pavers with a natural appearance and color. "Natural" refers to muted colors of such materials as are found in the natural surroundings of Bucks County. These materials may not be joined by cement, blacktop, or any other impervious material, but rather must be installed with a pervious material between each stone, block, brick, or concrete paver such as sand or grass.

The replacement and/or repair of any existing walkways shall be restricted to the location in which it existed at the time of the initial construction of each home. All new walkways, utilizing the aforementioned materials that will cross any part of the front lawn, may only be installed, with prior ERB approval, along the edge of the driveway from the house to the street where the property width is the largest, and may not exceed 36 inches in width. The purpose of this restriction is to preserve as much open grass area as possible as well as the overall aesthetics of the entire community.

All applications for patios/walkways must include the following:

- a. Layout and design of the proposed patio and walkway
- b. List of materials to be used
- c. Plot plan showing location of walkway and/or patio
- d. Physical sample of paving material to be utilized

Driveway extensions are not permitted.

NOTE; Walkways and patios must be approved by the ERB. Newtown Township allows 30% of a single-family 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 Codes Department at 215-968-2800 to verify this percentage and to clarify which materials are considered 'impervious' when planning to install or expand a patio/walkway.

RECREATION EQUIPMENT

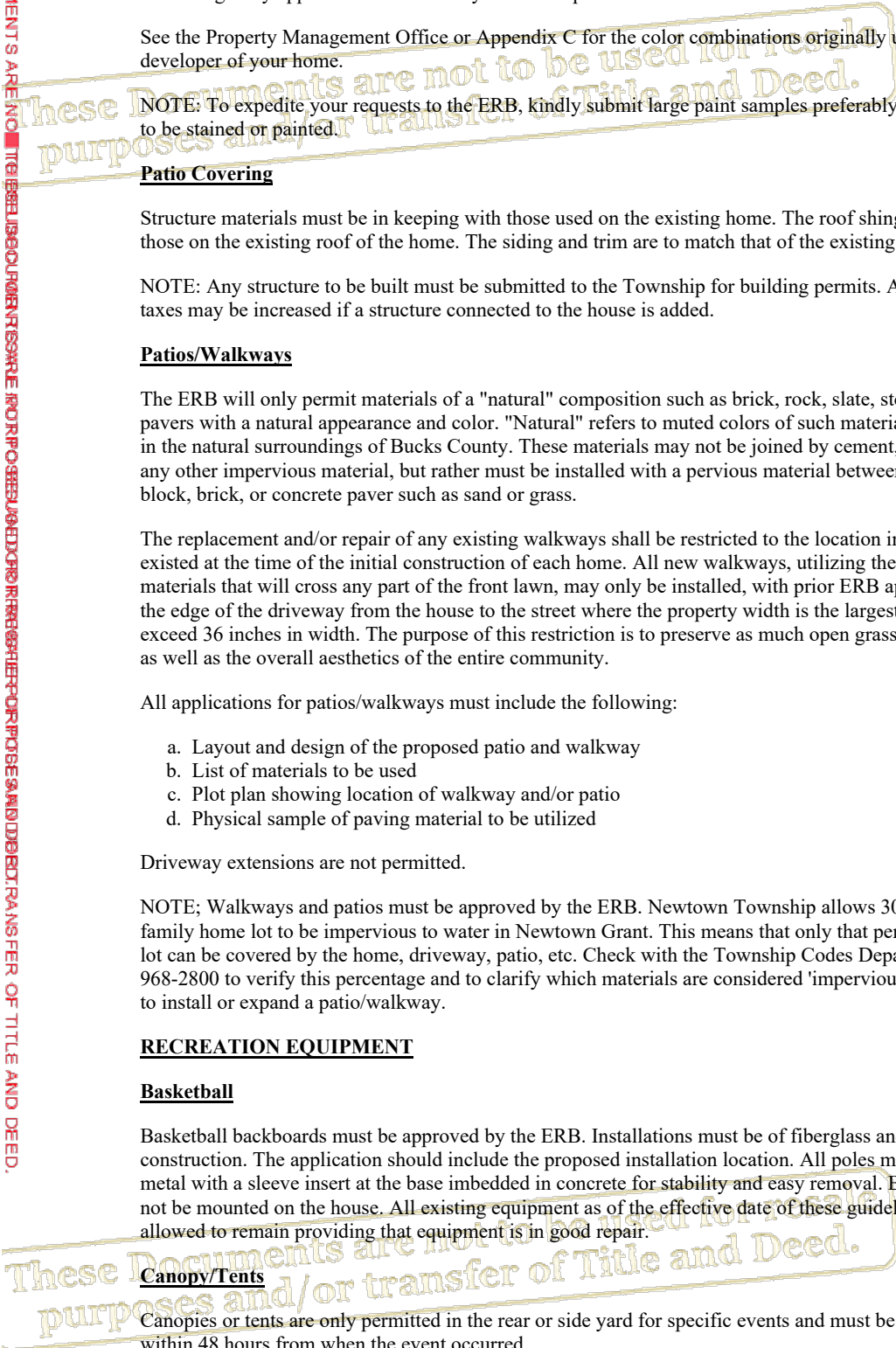
Basketball

Basketball backboards must be approved by the ERB. Installations must be of fiberglass and/or metal construction. The application should include the proposed installation location. All poles must be made of metal with a sleeve insert at the base imbedded in concrete for stability and easy removal. Backboards may not be mounted on the house. All existing equipment as of the effective date of these guidelines will be allowed to remain providing that equipment is in good repair.

Canopy/Tents

Canopies or tents are only permitted in the rear or side yard for specific events and must be disassembled within 48 hours from when the event occurred.

Pools/Spas



Outside spas and in-ground pools are allowed for single homes. Detailed plans must be approved by the ERB.

In-ground pools must be surrounded by an approved five (5) foot high fence at a location sufficient to protect all residents. Exits/entrances must be locked when the pool or spa is not in use. Applications for approval of in-ground pools must include the following:

- a. Copies of all permits issued by Newtown Township
- b. Layout and design of proposed pool
- c. Plot plan showing location of pool on property
- d. Specifics regarding the fence

NOTE: Above ground pools are NOT permitted. Spas must be covered and locked when not in use. Children's pools not exceeding six (6) feet in diameter and ten (10) inches in height, and made of plastic or vinyl, do not require ERB approval. They may be left outside during the swim season.

Swing Sets/Playground Equipment

Playground equipment will be allowed with the approval of the ERB. All equipment should be appropriately anchored. Rusting or deteriorating equipment must be removed or repaired immediately. Equipment must be located in rear yards only, and not closer than five feet (5') from all property lines.

Storm Doors

[See Appendix B.](#)

Yard Equipment/Maintenance

No homeowner shall place or store anything on the patio or grounds around his home, other than outdoor furniture and barbecue grills. A homeowner is permitted to store firewood on the patio or grounds of his home up to a maximum of one and one-half cord.

Rusting or deteriorated yard equipment of any kind must be removed or repaired. Maintenance

Yards shall be maintained to provide a neat appearance to the Cluster. Lawns shall be maintained so that grass height does not exceed six (6) inches. Fruit-bearing trees must be well-maintained and fallen fruit must be disposed of appropriately and in a timely manner.

Residents must maintain ground cover on their lots so as to avoid soil erosion onto streets or other properties.

Within 30 days after the completion of any building project, all building materials and debris must be cleared from site, and excavations must be back filled and returned to original grade.

MISCELLANEOUS USES OF PROPERTY

The following guidelines have been established by the Master Board and are provided for your reference. Homeowners are encouraged to refer to their Declaration of Covenants, Conditions, and Restrictions for a complete listing of Master Board Regulations.

- Trashcans may not be stored outside.
- Clotheslines or cloths trees of any kind are not permitted.
- Commercial vehicles may not be parked on the property except when work is being done on the property.
- Boats, trailers, or unregistered vehicles may not be parked anywhere on any lot or on the street in front of any property.
- Attic fans and attic ventilators are permitted and do not require ERB approval.
- Underground sprinkler systems are permitted and do not require ERB approval. However, homeowners are reminded they do need a permit from the Newtown Township.
- Window air conditioners are not permitted.

- An animal of any kind may be kept only as a domestic pet. Pet runs, pens or houses of any kind are not permitted. No pet shall be permitted to run at large or remain outside unattended. Owners must clean up after their pets.

ENFORCEMENT POLICY

The schedule of fines, which will be imposed by the Board of Directors, is as follows:

First Offense	Written Warning*
Second Offense	\$50.00 Fine
Third Offense	\$100.00 Fine

* If found in violation, the homeowner must submit a request application within 30 days of written warning or remove the violation.

If after the third offense the situation has not been resolved, the Board has the authority, as established by the Master Board Covenants, to initiate any or all, corrective action(s) at the homeowner's expense. It is conceivable that an unresolved infraction could result in a lien being placed on the property.

NOTES: Fines that apply to Master Board rules and regulations may be amended in the future.

Failure to submit and ERB approval request for any exterior improvements, changes, Additions, or alterations may be subject to fines and possibly enforced removal.



ENVIRONMENTAL REVIEW BOARD
REQUEST FORM

Printable Fawn Hollow [ERB Request Form](#)

REQUEST PROCEDURE

ERB Request Forms may be submitted to the ERB for consideration in one of the following ways:

1. Hand-delivered to the Property Management Office, at which time the Homeowner will be issued a dated receipt.
2. Mailed to:
Fawn Hollow Environmental Review Board
975 Easton Road, Suite 102
Wamngton, PA 18976

A dated receipt will be mailed to the Homeowner.

3. Hand-delivered to the Fawn Hollow Homeowners Association Board of Directors at a regularly scheduled meeting. (A dated receipt will be issued.)

A request submitted in a manner other than those specified above shall be deemed improperly submitted and the ERB shall be under no obligation to act upon such a request.

To facilitate the approval process, the Homeowner may apply to the ERB and Newtown Township simultaneously.

The ERB will respond to the applicant within sixty (60) days from the date received. A receipt will be mailed to the Homeowner upon arrival of application. If receipt is not received within two weeks, then the Homeowner is responsible for any follow-up necessary.

One of the following responses will be noted on returned applications:

"**Approved**" — meaning that the ERB has no objections to the proposal and construction may proceed as planned.

"**Approved as Noted**" — meaning that the ERB has no major objections but that the revisions noted must be made.

"**Disapproved-Resubmit**" — meaning that there are major items missing from the request. No construction may begin until the request has been resubmitted and approved.

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"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 ERB reconsider its position and is encouraged to present new or additional information which might clarify the request or demonstrate its acceptability. In addition, the applicant has the right to appeal to the Fawn Hollow Board any adverse ERB decision pursuant to the Declaration of Covenants.

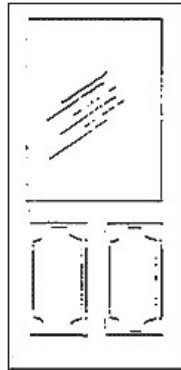
APPENDIX B

FAWN HOLLOW
STORM DOOR SPECIFICATIONS

1. Door will be designed of heavy gauge extruded aluminum sections of 6063 T-6 tempered aluminum with a minimum tensile strength of 22,000 PSI.
2. Main frames shall have a nominal thickness of .50" or one-half inch.
3. Glass frame and screen frames to have wall thickness of .50" or one-half inch.
4. Main door frame to be joined together with interior steel gussets.
5. Glass and screen inserts to be secured together with stainless screws and the screen frame will be secured to the gussets by peening at the mitered comers.
6. Screens to be 18 x 16 Anodized aluminum mesh conforming to Federal Specifications RR-W-365 Type VH.
7. Glass insert to be tempered glass.
8. Glass and screen will be held in place with an aluminum thumbscrew and clip.
9. The selected doors may be installed with or without the scallops (as outlined below).



FULL GLASS STYLE



SCALLOPED DESIGN



CROSS BUCK DESIGN

NOTE: Storm doors and windows shall not be installed, altered or replaced except as approved in writing by the ERB. The color of the storm door must be compatible with the home's color scheme. Please refer to the following Appendix B page, for acceptable door styles. Alternative door styles will also be considered.

APPENDIX C

NEWTOWN GRANT FAWN HOLLOW
EXTERIOR COLOR SELECTIONS

Combination #1N

- | | |
|---------------|---------------------------|
| Roof: | Black Blend (Tamko) |
| Upgrade Roof: | Charcoal Blend (GAF) |
| Stone: | Mountain Run/Apple Valley |
| Brick: | Williamsburg |
| Stucco: | Silver |

THESE DOCUMENTS ARE TO BE USED FOR REFERENCE PURPOSES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSES AND DEED.

Siding: Gray or Pewter (Wolverine)
Trim: White (Reynold's Aluminum)
Shutters: Militia Blue (Hi-Gloss)
Garage Doors: M.A.B. Cape May
Front Door and Sidelights: Militia Blue (Hi-Gloss)
Cedar Stain: M.A.B. Clear Wood Preservative
(Flood C.W.F.)
Gutters: White

Combination #2N

Roof: Slatetone Gray (Tamko)
Upgrade Roof: Slate Blend (GAF)
Stone: Blue Frost/Blue Frost
Brick: Williamsburg
Stucco: Silver
Siding: Gray or Pewter (Wolverine)
Trim: Mist Blue (Reynolds Aluminum)
Shutters: Black (Hi-Gloss)
Garage Doors: M.A.B. Cape May
Front Door and Sidelights: Black (Hi-Gloss)
Cedar Stain: M.A.B. Clear Wood Preservative
(Flood C.W.F.)
Gutters: Grey

Combination #3N*

Roof: Weathered Wood (Tamko)
Upgrade Roof: Heather Blend (GAF)
Stone: Pocono Gold/Somerton Gold
Brick: Mossy Oak
Stucco: Ivory
Siding: Clay (Wolverine)
Trim: Almond (Reynolds Aluminum)
Shutters: F&H TUN Tavern Green (Hi-Gloss)
Garage Doors: F&H Independence Hall White
Front Door and Sidelights: F&H TUN Tavern Green (Hi-Gloss)
Cedar Stain: M.A.B. Clear Wood Preservative
(Flood C.W.F.)
Gutters: Almond

* Add Green Mist Stone 4/30/93 per Linda

Combination #4N

Roof: Black Blend (Tamko)
Upgrade Roof: Charcoal Blend (GAF)
Stone: Pocono Gold/Somerton Gold
Brick: Williamsburg
Stucco: Antique
Siding: Wicker (Wolverine)
Trim: Almond (Reynolds Aluminum)
Shutters: F&H Congress Hall Red (Hi-Gloss)
Garage Doors: M.A.B. Heddle Beige
Front Door and Sidelights: F&H Congress Hall Red (Hi-Gloss)
Cedar Stain: M.A.B. Clear Wood Preservative
(Flood C.W.F.)
Gutters: Almond

Combination #5N — Discontinued

Combination #6N — Discontinued

Combination #7N

Roof: Slatetone Gray (Tamko)
Upgrade Roof: Charcoal Blend (GAF)
Stone: Mountain Run/Apple Valley

Brick: Mossy Oak
Stucco: Champagne
Siding: Clay (Wolverine)
Trim: Almond (Reynolds Aluminum)
Shutters: Black (Hi-Gloss)
Garage Doors: F&H Independence Hall White
Front Door and Sidelights: Black (Hi-Gloss)
Cedar Stain: M.A.B. Clear Wood Preservative
(Flood C.W.F.)
Gutters: Almond

Combination #8N*

Roof: Cedar Blend (Tamko)
Upgrade Roof: Heather Blend (GAF)
Stone: Pocono Gold/Somerton Gold
Brick: Mojave Brown
Stucco: Champagne
Siding: Wicker (Wolverine)
Trim: Almond (Reynolds Aluminum)
Shutters: MAB Cumberland Green (Hi-Gloss)
Garage Doors: F&H Independence Hall White
Front Door and Sidelights: MAB Cumberland Green (Hi-Gloss)
Cedar Stain: MAB Clear Wood Preservative
(Flood C.W.F.)
Gutters: Almond

*Add Green Mist Stone 4/30/93

Combination #10N

Roof: Tweed Blend (Tamko)
Upgrade Roof: Sunset Brick (GAF)
Stone: Pocono Gold/Somerton Gold
Brick: Old Plantation
Stucco: Ivory
Siding: Wicker (Wolverine)
Trim: Almond (Reynolds Aluminum)
Shutters: F&H Congress Hall Red
Garage Doors: F&H Independence Hall White
Front Door and Sidelights: F&H Supreme Court Yellow
(Hi-Gloss)
Cedar Stain: M.A.B. Clear Wood Preservative
(Hi-Gloss)
Gutters: Almond

Combination #11N

Roof: Cedar Blend (Tamko)
Upgrade Roof: Cedar Blend (GAF)
Stone: Pocono Gold/Somerton Gold
Brick: Centennial
Stucco: Ivory
Siding: Almond (Wolverine)
Trim: Briarwood (Reynolds Aluminum)
Shutters: F&H Elfreth's Alley Brown
(Hi-Gloss)
Garage Doors: F&H Franklin White
Front Door and Sidelights: F&H Elfreth's Alley Brown
(Hi-Gloss)
Cedar Stain: M.A.B. Clear Wood Preservative
(Flood C.W.F.)
Gutters: Almond

*Add Green Mist Stone 4/30/93

Combination #12N*

Roof: Weathered Wood (Taroko)
Upgrade Roof: Weathered Wood (GAF)
Stone: Mountain Run/Apple Valley
Brick: Williamsburg
Stucco: Silver
Siding: Gray or Pewter (Wolverine)
Trim: Almond (Reynolds Aluminum)
Shutters: F&H Liberty Gray (Hi-Gloss)
Garage Doors: M.A.B. Old Portsmouth
Front Door and Sidelights: F&H Liberty Gray (Hi-Gloss)
Cedar Stain: M.A.B. Clear Wood Preservative (Hi-Gloss)
Gutters: Almond

*Add Green Mist Stone 4/30/93

Combination #13N

Roof: Weathered Wood (Tamko)
Upgrade Roof: Weathered Wood (GAF)
Stone: Blue Frost/Blue Frost
Brick: Mojave Brown
Stucco: Champagne
Siding: Almond (Wolverine)
Trim: Mist Blue (Reynolds Aluminum)
Shutters: F&H Belmont Blue (Hi-Gloss)
Garage Doors: F&H Independence Hall White
Front Door and Sidelights: F&H Belmont Blue (Hi-Gloss)
Cedar Stain: M.A.B. Clear Wood Preservative (Flood C.W.F.)
Gutters: Almond

Combination #14N*

Roof: Weathered Wood (Tamko)
Upgrade Roof: Slate Blend (GAF)
Stone: Blue Frost/Blue Frost
Brick: Centennial
Stucco: Antique
Siding: Almond (Wolverine)
Trim: Mist Blue (Reynolds Aluminum)
Shutters: F&H Flintlock Gray (Hi-Gloss)
Garage Doors: F&H Franklin White
Front Door and Sidelights: F&H Flintlock Gray (Hi-Gloss)
Cedar Stain: MAB Clear Wood Preservative (Flood C.W.F.)
Gutters: Almond

*Green Mist Added on 4/30/93

Combination #15N*

Roof: Weathered Wood (Tamko)
Upgrade Roof: Weathered Wood (GAF)
Stone: Pocono Gold/Somerton Gold
Brick: Mossy Oak
Stucco: Ivory
Siding: Almond (Wolverine)
Trim: Briarwood (Reynolds Aluminum)
Shutters: F&H Tun Tavern Green (Hi-Gloss)
Garage Doors: F&H Franklin White
Front Doors and Sidelights: F&H Tun Tavern Green (Hi-Gloss)
Cedar Stain: MAB Clear Wood Preservative (Flood C.W.F.)
Gutters: Almond

* Green Mist Added on 4/30/93

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Combination #16N — Discontinued

Combination #17N

Roof:	Slatetone Gray (Tamko)
Upgrade Roof:	Slate Blend (GAF)
Stone:	Blue Frost/Blue Frost
Brick:	Williamsburg
Stucco:	Champagne
Siding:	Wicker (Wolverine)
Trim:	Almond (Reynolds Aluminum)
Shutters:	F&H Grand Staircase Blue (Hi-Gloss)
Garage Doors:	F&H Independence Hall White
Front Door and Sidelights:	F&H Congress Hall Red
Cedar Stain:	M.A.B. Clear Wood Preservative (Flood C.W.F.)
Gutters:	Almond

Combination #18N

Roof:	Twweed Blend (Tamko)
Upgrade Roof:	Sunset Brick (GAF)
Stone:	Pocono Gold/Somerton Gold
Brick:	Old Plantation
Stucco:	Ivory
Siding:	Wicker (Wolverine)
Trim:	Almond (Reynolds Aluminum)
Shutters:	F&H Penn Red (Hi-Gloss)
Garage Doors:	F&H Independence Hall White
Front Doors and Sidelights:	Black (Hi-Gloss)
Cedar Stain:	MAB Clear Wood Preservative (Flood C.W.F.)
Gutters:	Almond

Combination #19N

Roof:	Weathered Wood (Tamko)
Upgrade Roof:	Weathered Wood (GAF)
Stone:	Mountain Run/Apple Valley
Brick:	Williamsburg
Stucco:	Antique
Siding:	Almond (Wolverine)
Trim:	Briarwood (Reynolds Aluminum)
Shutters:	F&H Ft. Mifflin Brown (Hi-Gloss)
Garage Doors:	F&H Franklin White
Front Door and Sidelights:	F&H Mifflin Brown (Hi-Gloss)
Cedar Stain:	MAB Clear Wood Preservative (Flood C.W.F.)
Gutters:	Almond

Combination #20N

Roof:	Weathered Wood (Tamko)
Upgrade Roof:	Heather Blend (GAF)
Stone:	Mountain Run/Apple Valley
Brick:	Williamsburg
Stucco:	Champagne
Siding:	Clay (Wolverine)
Trim:	Almond (Reynolds Aluminum)
Shutters:	F&H Belmont Blue (Hi-Gloss)
Garage Doors:	F&H Franklin White
Front Door and Sidelights:	F&H Belmont Blue (Hi-Gloss)
Cedar Stain:	MAB Clear Wood Preservative (Flood C.W.F.)
Gutters:	Almond

Combination #21N*

Roof: Slatetone Gray (Tamko)
 Upgrade Roof: Slate Blend (GAF)
 Stone: Blue Frost/Blue Frost
 Brick: Williamsburg
 Stucco: Champagne
 Siding: Gray or Pewter (Wolverine)
 Trim: Briarwood (Reynolds Aluminum)
 Shutters: F&H Congress Hall Red (Hi-Gloss)
 Garage Doors: F&H Independence Hall Quill
 Front Doors and Sidelights: F&H Congress Hall Red (Hi-Gloss)
 Cedar Stain: MAB Clear Wood Preservative
 (Flood C.W.F.)
 Gutters: Almond

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 *Green Mist Added on 4/30/93

Combination #22N*

Roof: Weathered Wood (Tamko)
 Upgrade Roof: Heather Blend (GAF)
 Stone: Pocono Gold/Somerton Gold
 Brick: Centennial
 Stucco: Champagne
 Siding: Almond (Wolverine)
 Trim: Briarwood (Reynolds Aluminum)
 Shutters: MAB Tun Tavern Green (Hi-Gloss)
 Garage Doors: Asteroid
 Front Door and Sidelights: MAB Tun Tavern Green (Hi-Gloss)
 Cedar Stain: MAB Clear Wood Preservative
 (Flood C.W.F.)
 Gutters: Almond

*Green Mist added on 4/30/93

Combination #23N

Roof: Weathered Wood (Tamko)
 Upgrade Roof: Heather Blend (GAF)
 Stone: Pocono Gold/Somerton Gold
 Brick: Williamsburg
 Stucco: Champagne
 Siding: Almond
 Trim: Briarwood (Reynolds Aluminum)
 Shutters: F&H Congress Hall Red (Hi-Gloss)
 Garage Doors: F&H Franklin White
 Front Door and Sidelights: F&H Congress Hall Red (Hi-Gloss)
 Cedar Stain: MAB Clear Wood Preservative
 (Flood C.W.F.)
 Gutters: Almond

#24N (Wethersfield Model)

Roof: Weathered Wood (Tamko)
 Upgraded Roof: Weathered Wood (GAF)
 Siding: Herringbone
 Trim: White (Reynolds Aluminum)
 Front Door: F&H Okra #5544D
 Shutters: White
 Garage Doors: White
 Stone: Blue Frost or Green Mist
 Stucco: Antique

#25N (New Haven Model)

Roof: Slatetone Gray
 Stucco: Silver
 Siding: Pewter
 Trim: Bonanza Beige
 Stone: Blue Frost

Front Door: F&H Liberty Gray (Hi-Gloss)
Garage Doors: MAB Old Portsmouth

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