

Kensington Community Association, Inc. Architectural Policy
November 17, 2009

The following policy has been developed in accordance with the Kensington Community Association, Inc. (hereafter KCA) covenants. Please review the policy before applying for approval for any addition or modification to your home or property.

Policy:

In order for the KCA to efficiently handle Application for Architectural Change forms, the homeowner is asked to adhere to the following rules:

The committee will consider only written requests submitted on the Application for Architectural Change form. These requests should be submitted and approved prior to the start of work on the proposed improvements or alteration. Residents will receive a written response. However, requests submitted "after the fact" will be given consideration, but the homeowner runs the risk of obtaining disapproval after an expenditure has been made. In any case, a request must be approved for all exterior changes and additions made to the lot or dwelling to preclude Association action on a violation of Covenants.

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.

The description of the change or addition should include all information necessary for the KCA to take action. Necessary data includes the height, width, length, size, shape, style, color, materials, location, and drawing or sketch of the proposed improvement showing location and elevation.

Introduction:

Listed below are the guidelines that a homeowner must follow in order to conform with architectural standards.

In general, any addition, exterior alteration, modification or change to an existing lot or dwelling shall be compatible with the design character of the original lot or dwelling. Only the existing materials on the parent structure or materials compatible with the architectural design character of the community will be approved.

Homeowners are required to obtain all necessary permits from Anne Arundel County. KCA Architectural approval in no way waives this requirement. All approved projects must be completed within 6 months of the approval date.

House:

Patio (back/background level): Brick, wood aggregate, concrete, slate, flagstone and patio block are all acceptable with approval. Request for approval must include sketch, detail of installation, and other pertinent information.

Decks: Wood, composite and aluminum are acceptable with approval. Request for approval must include sketch, detail of installation and other pertinent information. Decks are not allowed to extend beyond the side planes of the house.

Structures:

Fencing: Wood, composite, vinyl or wrought iron fences that blend with the home are acceptable with approval. Back yards may be fenced in. Fencing may not go beyond the front corner of the house. Houses that sit diagonally on a corner lot will require discussion and input from neighbors on both sides. Fences must be 6 feet or lower in height. Privacy fences must be "board on board" and the decorative side must face neighboring yards. Fences must be sturdy and properly installed. Decorative fencing around flower beds in the front yard is allowed provided the following types are used: brick-natural or white; pavers; stone; landscape ties. Fencing such as picket fencing is not allowed as a border to flower beds and gardens.

Gazebos/Trellis/Arbors: Gazebos shall be attractive in appearance, without an excess of detail ornamentation. If painted, the gazebo shall be white or earth-tone color, coordinating with and/or complementing the colors of the house. Overall height of the gazebo shall not exceed 12 ft. in height. The gazebo shall not exceed 120 square feet in size. Roofing shall match or complement that of the house. Gazebos shall be located in rear yard locations and must comply with the building setback lines.

Lighting: Outdoor lighting shall be functional and enhance the overall appearance of the residence. Outdoor lighting shall not be obtrusive or glare unduly toward streets, neighboring properties, walkway or housing units. Hoods on floodlights to shield glare may be required. Soffit mounted down-lighting and building mounted lighting shall be subtle and use attractive fixtures and enclosures. All outdoor lighting must be reviewed and approved by the KCA. Tree uprights shall be concealed underground or in shrub masses. Wattage is limited to 150W maximum. Holiday decorations must be removed no later than 30 days following the holiday.

Maintenance of Structures and Landscaping: Each owner shall maintain his lot, structures on the lot, and landscaping in good condition and repair, including but not limited to: 1. Repairing and painting all structures so as to retain a high level of maintenance including but not limited to gutters, shutters and windows. 2. Maintain lawns. 3. Pruning and trimming of all trees, hedges, and shrubbery to present a neat appearance and to avoid obstructing the view of motorists and access to pedestrians. 4. Removing trees or shrubbery that die. Tree stumps in the front yard must be entirely removed. 5. Timely removal of leaves and yard debris.

Painting/Staining/Color Changes: If a homeowner wishes to repaint his/her home with the same existing color, no submission is required. Any color/stain change on trim, fencing, doors, or siding must be submitted to the KCA for approval. Colors that are in keeping with the overall theme of the community will be approved.

Play Equipment: Play equipment is allowed only in rear yards. No portion of the play equipment (including banners) shall extend higher than 10 ft. above grade. Playground equipment such as a swing set or climbing apparatus shall be of high quality materials. Structures must be assembled and maintained in a workmanlike manner.

Retaining walls: Retaining walls shall be masonry or pressure treated lumber and maintained at all times for safety and aesthetics.

Storage Sheds: Storage sheds must be located in rear yard areas. They may not exceed ten ft. in height. Storage sheds will be compatible with the architectural characteristics of the applicant's house, adjoining house, and neighborhood setting. Compatibility is defined as similarity in architectural style, quality of workmanship, materials, and color. Storage sheds shall have a maximum square footage of 140 sq. ft.

