

SUMMARY OF BENNINGTON'S ARCHITECTURAL REVIEW GUIDELINES

Here is a summary of the Architectural Review Guidelines. If you have questions requiring more detailed information, please refer to the Architectural Review materials that were included with your New Owner Packet. If you purchased your unit prior to 2014, you can request the updated Architectural Review materials from the Bennington Community Administrator.

THE PURPOSE OF THE ARCHITECTURAL REVIEW COMMITTEE'S WORK

Bennington's Architectural Review Committee (ARC) works hard all year to "Keep Bennington Beautiful." By making sure that the exteriors of all homes in Bennington present a neat and harmonious appearance, the ARC helps each unit in our neighborhood maintain its maximum value. The Committee welcomes your questions and is here to help. The ARC can be reached by phone through the community administrator at 301 977 3376 or by email at the Administrator at Benningtoncommunity@outlook.com.

GENERAL MAINTENANCE AND APPEARANCE STANDARDS

- 1--It is the responsibility of each homeowner to maintain the exterior portion of his/her home and lot to include wood, brick facades, fences, shrubbery, lawns, etc.
 - 2--Paint and stained surfaces shall be maintained in uniform and good repair with no peeling, chipping, cracking, or discoloration.
 - 3--Front, side, and back yards shall be kept free and clear of items and/or object that in anyway diminish the appearance of the community.
 - 4--Fences and gates shall be maintained in good repair (e.g. no gates off their hinges, no broken boards, no leaning fences).
 - 5--General exterior house appearances shall be maintained in uniform manner and good repair (e.g., trim, shutters, downspouts, roof shingles).
 - 6--Foliage extending over sidewalk shall be trimmed to maintain adequate headroom above the sidewalk.
 - 7--Trees, shrubs and vines shall be kept neatly trimmed and not appear overgrown or unkempt.
 - 8--Lawns and planted areas require regular maintenance to protect and foster good growth. Lawns in excess of 12 inches in height will be considered a violation. Planted areas must not extend onto sidewalks or common areas.
 - 9--Trash and recycling shall be stored in backyards. For health reasons, trash shall be put in closed containers. Residents are responsible for picking up trash originating from their properties.
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10--Indoor household furniture, or any other items designed or intended for use inside the house, may not be kept in front yards, or in the side yards of end units.

11--Grills and related equipment may not be stored in front or side yards when not in use.

12--The Bennington Community Association is empowered under the Declaration to enter any unit's lot and fix any design or maintenance default at the owner's expense, following due process.

DESIGN GUIDELINES

A. ANTENAS

Placement of Satellite Dishes TV within Bennington Community will be allowed under the following provisions:

- The satellite dish, including the wiring, must be placed exclusively on the homeowner's property.
- The homeowner is required to place the satellite dish, to the extent feasible, in a location that is not visible from the front of the home.
- The satellite dish must be capable of receiving direct broadcast satellite service, including direct-to-home satellite service, and cannot be larger than 39 inches.
- The satellite dish must meet all electrical code and fire requirements and be installed to professional standards, with no free hanging wires or wires extending down the exterior of the structure.
- The satellite dish may not be installed in any manner or location that may present a safety hazard to the public. The satellite dish must be secure in its installed position.
- In the case of rental units, the satellite dish may only be installed with the homeowner's permission. The home owner of the rental unit must have written permission on file with the administrator of the Bennington Community Association.

B. ATTIC FAN, VENTILATORS, WINDOW AIR CONDITIONERS, AND SKYLIGHTS

- Attic fans and ventilators requires prior ARC approval.
- Attic fans and ventilators should not extend above the peak of the roof. They should extend no higher than 24 inches above the roof surface and should not be visible from the front of the house.
- No window air conditioner units will be allowed in the Bennington community.
- Skylights are allowed on the rear roof of the house with prior ARC approval.

C. CHIMNEYS

Chimneys require prior ARC approval and shall be enclosed with approved material.

D. DECKS

- Decks require prior ARC approval.
- Only ground level decks not fronting the street are permitted. If it appears that the applicant's deck may infringe upon his neighbor's privacy, the neighbor's opinion will be sought by the committee and taken into consideration.
- Decks must be made of rot-resistant, pressure-treated wood and remain in the natural color.
- Railing must be no higher than 42 inches and may not be higher than the adjoining privacy fence.

E. EXTERIOR DECORATIVE OBJECTS

- Exterior decorative objects require prior ARC approval.
- Exterior decorative objects exposed to the street include, but are not limited to, bird baths, wagon wheels, garden pools, freestanding mounted pole lights, flag poles, and items attached to approved structures, such as trellises and weathervanes.
- Exterior holiday decorations do not require approval but must be removed within 30 days after the holiday period.

F. FENCES

- Fences require prior ARC approval. It is the sole responsibility of the homeowner to comply with all easement and right of way lines when installing fencing.
- Only backyard fences are permitted. Fences may not extend forward of the rear of the house.
- Only the alternate board (board on board) style of fence will be approved.
- Maximum height for any backyard fence is 6 feet.
- The wood used for all fencing must be either cedar rot resistant (as used in the original construction), or be pressure-treated and remain in the natural color.

G. HOUSE EXTERIORS

- House exterior colors require ARC approval.
- Any exterior painting with new or existing colors must have prior approval of the ARC.
- Windows, doors, shutters, siding, and all trim shall be maintained.
- A chart of approved colors is available from the Bennington Administrator upon request.
- When reroofing, the color of the roof shingles needs to be approved by the ARC.

H. PATIOS

- Backyard patios do not require prior ARC approval provided they satisfy the following criteria:
- Are in the backyard, not a side yard, and shall not extend forward of rear of the house.
 - No more than 50% of the backyard within the property boundaries shall be covered with non-seepage material. (This provision is intended to prevent drainage problems to common or adjacent properties).

I. PLAYGROUND EQUIPMENT

Playground equipment is only permitted in fenced backyards that are totally enclosed.

J. SHEDS

- Sheds require prior ARC approval.
- Sheds shall be kept in good repair.
- The surrounding grounds shall be kept free of debris.
- Any additions to or modifications of sheds must be approved by the ARC.
- Sheds shall not be placed outside the applicant's privacy fence.
- All shed roofs shall be covered with cedar shakes.
- All sheds must be maintained with material similar to original shed and in the natural color.

K. SHUTTERS

- All shutters and trim shall be maintained in good repair. If the house originally had shutters, they shall be retained.

L. STEPS

- No changes may be made to the front or back steps without prior approval of the ARC. Steps shall be maintained.
- All handrails, whether installed for either decorative or safety reasons, require prior ARC approval. They must be black or dark brown wrought iron or material giving the appearance of wrought iron.
- ARC requests for handrails must include color samples and drawings or photos of proposed railing style and configuration.

M. GREENHOUSES

- Require ACC approval.
- Window greenhouses shall be allowed on the back of the house.
- Attached greenhouses shall be allowed on the back of the house, at ground level, no higher than one story, coming off an existing entrance. They shall be constructed of permanent durable materials.

N. BAY WINDOWS

- Bay windows are allowed with ARC approval.

O. ROOFTOP SOLAR POWER INSTALLATIONS

Solar power installations may be installed upon obtaining a Gaithersburg City building permit and approval of the ARC request, under the following conditions:

- Solar power installations must comply with all applicable building codes and other governmental regulations.
- Residents must submit an ARC request form along with drawings and/or photos showing proposed location on the roof and with detailed information regarding size, installation details, materials and color.
- Solar power collectors must be secured so that they do not jeopardize the safety of residents or cause damage to adjacent properties.

P. CLOTHESLINES

- Clotheslines must be placed in the back yard only.
- Clotheslines must be retractable and mounted no higher than the top of the fence.
- Clotheslines must not be left out overnight.

BEFORE ANY WORK IS DONE ON THE EXTERIOR OF YOUR UNIT

Owners who wish to do any work whatsoever on the outside of their unit need to submit a fully-completed Architectural Review Committee Request For Approval form to the Bennington Administrator before starting any project. This is even true of work that is exactly the same color or material as the original. The form can be picked up from the Administrator during office hours, or printed from the Bennington Community web site. The Administrator is available to answer your questions about the form. Call the office at 301 977 3376 during office hours, or send an email to Benningtoncommunity@outlook.com.

Your ARC Request For Approval form will be approved or denied within 30 days of your submitting it to the Administrator. If the request is denied, the Administrator and the Architectural Review Committee will be available to discuss options that fit the community's Guidelines.

Any exterior changes to your unit must be compatible with the design character of the original building and have the approval of the ARC. Unpainted surfaces require approval to be stained or painted.

Construction work in general requires permits (e.g., fences, decks, fireplaces, etc.). Obtaining a city or county permit does not take the place of receiving an ARC approval, and receiving an ARC approval does not take the place of a Gaithersburg City permit.