

FARMINGTON CHASE HOMEOWNER'S MANUAL

MODIFYING YOUR HOME - Guidelines for Exterior Changes

Introduction

Each of us purchased a home in Farmington Chase because we were attracted to what we saw in this community. The community we found here is due, in part, to the owners who lived here before us and maintained "a community of families, in lovely homes, on beautiful land, in the forests of Farmington, with recreation, order, and enjoyment for all." ¹

As a Planned Unit Development (rather than a true Condominium), "The purchaser can, within limitations, modify his/her home, dig into his/her dirt, plant, recreate and expand within his lot because he owns a parcel of land... not just an enclosed space within a building." ¹ The originators of Farmington Chase developed a process to provide for these limitations.

In order to maintain "Farmington Chase as a woodland community" ², the documents establishing Farmington Chase require any change to homeowner structures or land to be reviewed and approved by the Architectural Control Committee and the Board of Directors ^{2,3}. Changes to structures or lots may not be made until the changes have been approved.

¹ Introduction to Documents for Establishment and Operation of Farmington Chase, 1974

² Declaration of Covenants and Restrictions, 1974

³ Bylaws, 1974

Approval Process

1. To minimize your expense and efforts, you should seek approval from the Architectural Control Committee and Board of Directors before making any changes.
2. Review the Guidelines below. These Guidelines are designed to help you plan modifications that are likely to be approved. Even if you follow the guidelines, you still must request and receive approval before making any changes.
3. Obtain information about size, color, composition, model number, brochures, etc. of all the materials you want to use.
4. Submit your proposal, as detailed below, by the first day of the month for review by the Board of Directors later in the month. This will allow time for members of the Architectural Control Committee to review your proposal and contact you regarding any clarifications.
5. Submit five copies of a written proposal with the above information to the Architectural Control Committee. You need to submit only one copy of a manufacturer's brochure. Five copies of your proposal are needed so we can distribute them immediately to all members of the committee. If you submit only one copy, your request will be delayed until committee members have a chance to make copies.
6. The Architectural Control Committee will review your proposal and make a recommendation to the Board of Directors at their next meeting.
7. Contact a Board member prior to the Board meeting if you would like to talk at the meeting.

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8. The Board of Directors will make a decision on your proposal and Imagineers will mail their response to you.

Guidelines for Unit Owners on Exterior Changes

Call Before You Dig

Call 1-800-922-4455 before digging anywhere. If you accidentally damage a utility line, even if it was placed too close to the surface, you can be injured or killed and the utility will bill you for repairs (e.g. \$5000 for a transformer).

Common Property

All areas owned and maintained by the Farmington Chase Association, Inc. and to which all members have access (roads, parking areas, forests, planted areas outside of Unit Owner Lots, etc.).

Lot Boundaries

Each Unit Owner owns the property upon which their structures (living space, garage, shed) are built and some area outside of the structures.

The approximate boundaries of Unit Owner Lot outside of the structures are as follows:

FRONT: From the exterior wall of the living structure forward to the iron fence (or where it used to be) and bounded by the wood fence(s) between the units.

REAR: From the exterior wall of the living structure back 24-25 feet* (30 feet in some cases) and bounded by the wood fence(s) between the units. *Consult plot documents to accurately determine this distance.

SIDE: (End units only) From the exterior wall of the living structure and out approximately 10 ½ feet, back to the rear boundary as above and forward to the front boundary as above.

NOTE:

- The measurements given above are approximate. Contact the management company (Imagineers) to access your plot plan which is kept in the Club House.
- The space next to the garages is Common Property, not part of the Unit Owner Lot.

Plantings Within A Lot

Unit owners may plant within their lot without seeking approval “provided natural, growing materials, which are not diseased, neglected, not impinge on other Lots or the Common Properties, are used in such landscaping” (Bylaws, Section 10, 1974). Please note that this applies only to the plants themselves. It does not apply to pots, planters, landscaping materials, or any other non-plant item.

Common Property Adjacent to Garage and Front Sidewalk

PLANTS: May plant natural, growing materials, which are not diseased, neglected, and do not impinge on other Lots or other Common Property without first seeking approval from the

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Architectural Control Committee and the Board of Directors (BD 7/9/02). Note: This is the only Common Property where residents may plant without prior approval.

Fabricated Objects (stones, plant pots, edging, etc.):

Earth tone colored objects may be used without first seeking approval from the Architectural Control Committee and the Board of Directors. Objects in other colors must be approved before placing in this area.

Courtyard (in front of your unit)

Need approval for "Any fabricated item extending above the surface of the earth and permanently attached to a structure or the earth" (Bylaws, Section 10, 1974).

Need approval for any fabricated item that is taller than the party fence (BD 7/9/02).

Backyard

RIGHT OF WAY: Must maintain a five foot wide passable area connecting to your neighbors' five foot wide passable area (BD 4/23/02)

Back Patio

May use brick or interlocking concrete pavers, slate, or flagstone – colors for all should be terra cotta, slate gray, or brown – must use appropriate base (BD 7/9/02).

Deck

Rails and balusters painted same color as siding (BD 7/9/02).

Visible joists, beams, girders, and posts painted same color as siding (BD 7/9/02).

Lattice, painted the same color as siding, may be placed below deck around margins (BD 7/9/02).

When the Association contracts for painting, all of the above items at every unit will be painted to match the siding (BD 7/9/02).

Floorboards may be painted or stained in earth tones (BD 7/9/02) or may be painted same color as siding (BD 3/25/03 *REVISION*).

NOTE: (BD xx/xx/xx) refers to the date that the Board of Directors approved the guideline.

Paved Drive

This is Common Property. Items may not be placed on the paved areas in front of or around garages.

Wood Piles

Maximum size is 4' H x 4' W x 8' L. Neatly stacked, no covering. No closer than 16' away from buildings to prevent termite infestations of buildings (BD 7/9/02).

Windows

You may use the window brand of your preference as long as it meets the requirements for style, color, size, etc.

TYPE: Sliding window only, no grilles, same size as original (BD 4/23/02)

COLOR: dark brown/bronze (BD 4/23/02)

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SIZE: same size as original (BD 4/23/02)

Front Doors

TYPE: Six panel (top two panels may be plain glass), 36-inch width (BD 3/14/01).

COLOR: Burgundy or Dark Green.

Front Door Sidelights

Plain glass only (BD 3/6/01)

Front Porch Light

May keep the original fixture or replace it with the fixture approved by the Board of Directors (BD 10/23/01).

Storm Doors

TYPE: Full view (preferred) (BD 3/14/01) OR glass/screen above/rectangular panel below (no scallop edge). Cross buck style (triangular panels below) is not approved (BD 3/27/01).

COLOR: same as for front door (above) (BD 3/14/01).

GLASS: plain or bevel edge, no etching or designs on glass, no leaded glass (BD 3/14/01).

Sliding Doors

You may use the window brand of your preference as long as it meets the requirements for style, color, size, etc.

TYPE: Sliding door only, same size as original (BD 7/9/02). Door may have mullions (aka grilles) with Board approval (7/23/02).

COLOR: dark brown/bronze (BD 4/23/02)

The Following Do Not Need Prior Approval of The Architectural Control Committee Or The Board Of Directors

Hanging Decorations/Plants

May use shepherd hook within boundary of Lot.

Holiday Decorations Within Your Lot

Keep items within boundary of Lot. Remove decorations within a reasonable period of time.

U.S. Flag

Please be respectful and display the flag according to the U.S. Code as developed by the U.S. Congress.