

MIDDLE RUN CROSSING SERVICE CORPORATION

Community Guidelines

as

Adopted by the
Board of Directors

May 23, 1994

MIDDLE RUN CROSSING SERVICE CORPORATION
University Office Plaza
Oxford Building, Suite 101
Newark, Delaware 19702-5417
(302 456-9985)

Wednesday, May 25, 1994

Dear Homeowner:

The Board of Directors and Architectural Review Committee (ARC) in accordance w/ Sec. 3.04 of the Declaration of Restrictions are pleased to present these community guidelines to assist you in applying for exterior alterations. The guidelines are the result of many hours of deliberation and planning, to find the best possible process for ease and convenience to all homeowners. It is hoped that this effort will result in an equitable and consistent handling of all Architectural applications for exterior alterations.

The overall goal of these guidelines is to keep the community an attractive and desirable place to live, as well as protect the value of your investment.

We have had this booklet compiled with staples which permits you to include future attachments. In this initial packet, we have addressed the architectural items that we feel the majority of homeowners would want for exterior alterations. As other items are requested, they will be reviewed and included by sending you inserts for this booklet.

Our appreciation is extended to you at this time for your interest in the Community and compliance with the Documents.

Sincerely,

Board of Directors
and Architectural Review Committee

MIDDLE RUN CROSSING SERVICE CORPORATION

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MIDDLE RUN CROSSING SERVICE CORPORATION

WHAT ARE THE COVENANTS?

The Declaration of Covenants, Conditions and Restrictions are the Documents you received at the point of sale for your unit. They are the legal and binding documents between the Service Corporation and each member (you) to which all parties must abide by. Our covenants assure owners of certain minimum standards for land use, architectural design, and property maintenance throughout the community. They also provide for your membership in the Middle Run Crossing Community and establish a mechanism for the operation of the Corporation on a daily basis.

The Covenants "run with the land" as part of your deed of ownership. The Covenants are a contractual obligation between the homeowner and the Corporation, and every homeowner is obligated to abide by them. It is our hope and intent to help you in every way to obtain the fullest enjoyment of your private property and the commonly owned property consistent with your obligations to the other homeowners and the Corporation.

HOW DOES THE ARCHITECTURAL CONTROL PROCESS WORK?

Every effort has been made to make this process as simple and efficient as possible. The items that have been dealt with in this booklet are **pre-approved** for construction without the requirement of obtaining an approved application. The process is covered in the next heading.

All approvals are based on the final grade and stabilization of your lot. No construction may begin until your lot is in compliance with the construction site plans per New Castle County requirements. Owners who proceed to construct exterior alterations prior to final site approval on their lot do so at their own risk.

ITEMS NOT COVERED IN THE PRE-APPROVED LIST

Any alteration which is not included in the Pre-Approved list below requires that a completed application be submitted, reviewed, approved and returned to you prior to the construction of the alteration.

HOW DO I DETERMINE MY PROPERTY LINES?

It is your responsibility to obtain a survey and permanent stakes for your property corners. You may use the contractor of your choice to perform the work or you may feel free to call the contractor used by Pulte Homes. Morris & Ritchie Associates, Inc. can be contacted at (410) 821-1692 for the purpose of surveying property lines.

Caution should be used in this issue, as you need to verify with Pulte Homes that the fine grade and stabilization is completed on your lot before it is surveyed and construction of any alteration begins.

It is your responsibility to insure the proper installation of all exterior alterations on your lot within the property line boundaries defined in these Guidelines.

PRE-APPROVED DECKS, FENCES, SHEDS AND STORM DOORS

Decks, fences, sheds and storm doors which are constructed or installed under the following guidelines **DO NOT REQUIRE AN APPROVED APPLICATION** from the Architectural Review Committee before construction begins.

Homeowners making exterior alterations or additions to their lot **using these guidelines** may simply complete the application; indicating thereon that the item is built in accordance with these guidelines, enclose a copy of the final building permit inspection form; New Castle County (if applicable), and a picture of the alteration. Approvals will be automatic provided all requirements are met.

Please be reminded that it is the homeowners' responsibility to apply for and obtain all permits required by New Castle County. The telephone number for Residential Building Permits is 366-7760. New Castle County **does require** a building permit for decks and fences, but does not require a building permit for sheds under 100 square feet in size.

Homeowners are reminded that construction of a fence in an easement area will be at the owner's risk and the Corporation assumes no liability.

Approval or Denial of any architectural alteration (pre-approved or requiring approval) submitted to Middle Run Crossing Service Corporation is based on the Corporations' criteria. Property owners have the sole responsibility for compliance with New Castle County Codes and Regulations.

CONSERVATION EASEMENTS

In accordance with Sec. 3.04 of the Middle Run Crossing Declarations of Restrictions, the Board of Directors hereby establishes "Conservation Easements" for all natural, and undisturbed areas within the community. Any natural, or undisturbed area including but not limited to; (woods, brush, shrubs, meadow, trees, hedge rows, bramble, deciduous ground cover, weeds, or grasses) shall be defined as a "Conservation Easement" and shall not be disturbed.

"Conservation Easements" exist on both privately owned individual lots, and community open space. The following restrictions apply to "Conservation Easements".

- 1) No Clearing or Grading
- 2) No Cutting, Mowing, or Burning
- 3) No Construction of fences, decks, or sheds
- 4) No Composting or dumping of debris
- 5) No Storage of equipment or material

Each lot owner shall be responsible for any disturbance of a "Conservation Easement" on his or her lot.

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For Single Family Detached Homes

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GUIDELINE # SF001

PERMITTED DECK

- A. Materials Decks may be constructed of pressure treated lumber, solid redwood or cedar.
- No lattice of any type is permitted.
- B. Finish Natural or Clear wood finish only. No stain or paint of any type is permitted.
- C. Railing Decks thirty inches (30") or more off the ground must have railings no lower than three feet (3') nor higher than three feet, six inches (3'6") high, measured from the upper surface of the deck floor.
- D. Baluster Railing support balusters may be no larger than two inches x two inches (2"x 2") and must be placed in a straight up and down (vertical position). No other style or type of baluster will be permitted.
- E. Placement
1. Decks may not be built forward of the rear foundation wall. Stairs located on the side of the deck may not extend past the side foundation wall. Stairs located on the rear of the deck may not extend more than 19 feet (19') from the rear home foundation wall or three feet (3') past the maximum deck length which is 16 feet (16').

 Length or depth is considered from the rear foundation wall to the rear property line. Width is considered from outside foundation wall to outside foundation wall.

 2. Decks must be attached to the dwelling. No free standing decks will be permitted.
 3. Wooden patios that are installed one inch (1") or more above ground are considered decks and must comply with deck guidelines.
 4. All support posts which make contact with the ground must be installed in concrete footers or be anchored above ground to a below grade concrete footer.

Guideline SF001, Pre-Approved Deck, (continued)

F. Size

1. No deck may exceed the width of the house. The deck flooring may not extend more than 16 feet (16') from the rear foundation wall. Stairs are permitted to extend an additional three feet (3') beyond the maximum deck flooring size to a maximum of nineteen feet (19') from the rear foundation wall.

2. <u>House style</u>	<u>width</u>	<u>maximum deck size</u>
Hamilton	68'	68'x16' =1088 sq ft
Jefferson III	55'	55'x16' = 880 sq ft
Madison	68'	68'x16' =1088 sq ft

G. Shape

1. Decks need not be square or rectangular and may include offsets or angled portions but in no event may the **total deck size** be more than the square footage pertaining to a specific house style as in F. 1 & 2.
2. Stairs are considered separate from the above flooring square footage, but cannot exceed the maximum width of three feet (3') and must be placed on the deck according to the specifications set forth in F.1 or within the side foundation measurements. If placed at the side, stairs cannot extend forward of the rear foundation wall or outward of the side foundation wall.
3. Decks built off the second floor of a home **may not** have a roof, rafters, overhead beams or joists of any type.
4. Wrap-around decks or decks exceeding the size and shape limitations stated herein shall not be permitted without written approval from the Architectural Committee. A completed application including scale drawings of size, shape and placement is required before and application will be considered.

CONSTRUCTION OF A DECK IN AN EASEMENT WILL BE AT THE OWNER'S RISK.

GUIDELINE # SF002

PRE-APPROVED FENCING GUIDELINES

- A. Style
1. Fencing may be split rail only. **No other style** of fencing will be approved in the Middle Run Crossing Service Community.
 2. Split rail fencing may be backed with plastic coated wire fencing which will serve to constrain pets inside the fenced area. Wire fencing alone will not be permitted.
- B. Finish
- Natural finish or clear wood finish only. **No stained color finish** will be approved.
- C. Placement
1. Fencing must be placed on the property line.
 2. Fencing may not extend forward of the rear foundation wall.
 3. All vertical and horizontal fence boards must be straight, level and plum. All wire fencing must be installed inside the fence to the property owner side and must be maintained in a tight and orderly manner. No rusty, loose or damaged wire fencing is permitted.
 4. Fence height cannot exceed five (5) feet in height, measured from the ground grade.
 5. Gates must **open inward** into the yard and cannot open outward into common area. All gates must match the fence in materials, height and finish.
 6. Homeowner is responsible to trim and maintain the fence line on both interior and exterior of the fence and posts. **No plantings of any type will be permitted on the exterior of the fence line.**
 7. **Any fencing other than fencing described herein is strictly prohibited.** This includes wire, mesh, chain link, wrought iron, temporary snow stockade, board, folding, collapsible, portable fencing or ANY TYPE of wall barrier.

CONSTRUCTION OF A FENCE IN CONSERVATION EASEMENT IS EXPRESSLY PROHIBITED AND ANY FENCING IN AN EASEMENT IS AT THE OWNER'S RISK.

GUIDELINE # SF003

PRE-APPROVED SHED GUIDELINES

A. Materials

1. Storage sheds may be added providing they are either custom built with wood framing construction or pre-fabricated of wood construction. Siding used must be vinyl siding. No other siding material is permitted.
2. No steel, metal or plastic sheds are permitted.
3. All sheds must have roofing materials that exactly match in type and color the materials used by Pulte Homes on the home.
4. Shed must be constructed on a slab or attached permanently to a secure foundation. Sheds may not be attached to any portion of any fence structure or to any portion of the home.

B. Finish

1. On sheds constructed with vinyl siding, the materials and colors must be of the exact type and color and correspond with the materials and color of the house.
2. On pre-fabricated sheds, the color of walls (vinyl siding) must match the color of the house.
3. All roofing materials and trim must match the corresponding roof and trim on the house.

C. Placement

1. Sheds may be placed in rear yards only.
2. Sheds may be placed at the rear property line ~~or as near to the rear property line~~ as allowed by grading, except where property line is in a conservation easement. In that case, shed may be placed in the rear lot outside the conservation easement. No grade may be disturbed to install any shed.

*Sheds
must be
66 ft. from rear
AND side property
lines*

GUIDELINE # SF003, Continued

3. Sheds may not interfere with the natural or man made grade or interfere with the natural flow of water or drainage to either adjoining lots or common area.

D. **Size**

Sheds may not be larger than 10 feet x 12 feet (10'x12') or 120 sq. ft.

CONSTRUCTION OF A SHED IN CONSERVATION EASEMENT IS EXPRESSLY PROHIBITED AND ANY SHED IN AN EASEMENT IS AT THE OWNER'S RISK.

GUIDELINE # SF004

PRE-APPROVED STORM DOOR GUIDELINES

- A. **Materials** Storm doors may be solid wood or baked aluminum only. No other metal, steel, plastic etc. material are acceptable.
- B. **Finish** Storm doors may be either baked aluminum or painted wood. No galvanized, raw metal or wood finishes are acceptable.
- C. **Color** Storm doors must match the trim color of the home, or be white. No other colors will be permitted. Black is strictly prohibited.
- D. **Style** Storm doors may be of the style pictured below. No other style storm door will be approved.

PRE-APPROVED STYLE STORM DOOR