

# KENSINGTON PARK PROPERTY OWNERS ASSOCIATION

## ARC Exterior Modification Guidelines 2015-2016

The main purpose of this flyer is to assist community members in the interpretation of the Kensington Park governing covenants and the review of applications for modifications and improvements to visible portions of your property. The primary objective of the ARC is to have a clear and plain description of what is permissible and what is **not** permissible. It is not the intention of the ARC to be unduly restrictive, but guidelines are necessary to preserve the general appearance of the neighborhood.

### Owner's Maintenance Responsibility

Owner maintenance shall include prompt removal of all litter, trash; lawn mowing on a regular basis; tree and shrub pruning; watering landscaped areas; keeping improvements, and exterior lighting in good repair and working order; keeping lawn and garden areas alive, free of weeds, and attractive; keeping driveways in good repair; complying with all governmental health and police requirements; maintenance of grading and storm water drainage; and repair of exterior damages .

The Board needs to know each homeowner name(s), mailing address, telephone number(s), and email address. Please go to our website with your updated information or email: [board@kensingtonparkpoa.org](mailto:board@kensingtonparkpoa.org).

## ARC PROCESS

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| <ol style="list-style-type: none"><li>1. All residents must abide by the guidelines.</li><li>2. Approval must be obtained before changing the appearance of your property.</li><li>3. <b>Your assessments must not be delinquent.</b></li><li>4. Application must be submitted to the committee for review and will be returned within 30 days.</li><li>5. All requests submitted by delinquent members are automatically rejected.</li><li>6. <b>No building or other structure, which violates the covenants, shall be erected or allowed to remain on any Lot.</b></li></ol> <p><b>Minor Alterations that do not need approval:</b></p> <ol style="list-style-type: none"><li>1. Repainting in existing color of your dwelling</li><li>2. Adding plants to your existing flower beds</li></ol> | <ol style="list-style-type: none"><li>3. Putting down new pine straw or mulch</li><li>4. House numbers on both sides of mailbox.</li><li>5. Installing house numbers in a frame measuring not larger than 10 inches high and 16 inches wide.</li><li>6. Accent lights for walkways and driveways cannot exceed over 18 inches above grade.</li><li>7. <b>Mailbox</b> replacements that are made from <b>black</b> plastic or metal and match the existing mailboxes. All parts of the mailbox and post must be black.</li><li>8. Homeowners may plant trees on the sides and back yards without ARC approval.</li></ol> |
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# GUIDELINES

**Basketball Goals.** No basketball goal post may be permanently erected on the front portion of any Lot. With **ARC approval**, it may be installed in your back yard behind the line of the rear of the house.

## **Children's Swing sets and Play Houses.**

Can only be installed in the back yard behind the line at the rear of the house. The ARC request must include a picture or drawing of the swing set, the materials it is made of, and the colors of the unit.

**Color Scheme Exterior.** The painting of your house any other color or changing the roof shingles to another color or material requires **ARC approval**.

**Decks** must be all wood, but the deck floor and railings may be made from composite material. All wood surfaces may only be a natural finish (not Painted). **ARC committee approval is needed.**

**Decorations (Seasonal)** - During winter holiday seasons, decorations are to be removed by January 8th of the following , otherwise fined \$25 daily there after.

## **Doors, Screen doors, or Storm Doors**

on the front of the house require **ARC approval**. Front doors must match the house.

**Fences** - Submissions must include a drawing of the plat or lot. The fence may not enclose the front yard or enclose the utility meters. ARC committee approval is needed. Fences visible from the road must be wood. It must be pressure treated pine, redwood, cedar or cypress. Height of fence may not exceed 6 feet above grade without Board Approval. If fence is to be mounted on the property line, a signed letter from the other owner must be attached indicating approval.

**Front yard** - BBQ Grills or cooking/grilling is **STRICTLY** prohibited. All common outdoor activities must be designated to your back yard. Please see ***DC Fire Protection Code***

**Flagpoles** - No flagpoles in yard. A single flagpole, not over 6 feet, attached to the balcony, deck, or house is approved and does not require **ARC approval**.

**Garbage Can Enclosures** - All garbage cans be located or screened so as to be concealed from view from neighboring streets and properties. **Garbage cans MUST be removed from the curb by Monday night.** Once removed, garbage cans must not be visible from the front of the home or from the side of the home. **(A suggested location is near the air conditioning units at the back of the home if an enclosure is not feasible).**

**Gazebos.** Must be installed on the back of the lot behind the rear wall of the house and firmly anchored to a cement pad. **ARC committee approval is needed.**

## **Lighting for walkways and driveways**

- Lighting over 18 inches need ARC committee approval.

**Mailboxes** - **ARC committee approval** is needed if the mailbox does not match existing mailboxes. **Numbers on mailboxes must be visible** and easily read at all times. Please be courteous and sit your trash can on the opposite side of your mailbox, the odor is offensive to the Postman (thank you).

**Sheds** - Sheds must be installed **on the back of the lot behind the rear wall of the house.**

The shed cannot be larger than 10x12x10 and must be made of wood or Hardiplank. The color must match the house and the roof shingles should be close to the same color and texture of the house's roof. **ARC committee approval is needed.**

**Shrubs and Flowers** - may be placed in the front of the house in the existing flower beds or in side or back yards w/o approval. If the owner wishes to expand the existing front flower bed, **ARC committee** approval with a Plat drawing and new expanded size is needed. **All flower beds must be maintained and free of weeds.**

**Swimming Pool** - Above ground pools are **NOT** permitted. See web site for requirements of in-ground pools. **ARC committee approval is needed.**

**Signs in your yard** - No **For Rent** and other signs are allowed to be placed in the subdivision without permission. The CC&R has a mandatory \$150.00 a day fine for illegal signs. Check website for requirements.

**Trees** - Homeowners who wish to plant trees in the approximate location of the builder planted trees may do so without ARC approval. **All other planting of trees in the front yard requires ARC approval.**

**Windows** - All replacement windows may be made of wood, composite material, aluminum,

or vinyl. All broken window panes must be replaced.

**Windows** must match or be similar to windows that are already installed.

**Parking** - If possible, all vehicles should be parked in the driveway at night. If there is an overflow of vehicles, and street parking must be used, the vehicle must follow the flow of traffic.

**Inoperable Vehicles** - Vehicles which are not licensed or are in disrepair and incapable of being driven on the public highways may not be left in the subdivision for more than five (5) days, except in a garage. After such five (5) day period, such vehicle will be removed from the subdivision by the Board of Directors.

**Towing** - The homeowner or tenant will be responsible for the cost of towing (\$200.00)

**Speed Limit** - The speed limit is 25 mph. Please encourage all residents of your household and visitors to abide by the speed limit.

**Covenants** - Please refer to the official website at [www.kensingtonparkpoa.org](http://www.kensingtonparkpoa.org) to download the Declarations of Protective Covenants, Conditions, and Easements.