

Architectural Restrictions

Cottage Brook Lane Neighborhood, Grantham, PA

1. *Thematic Definition of Cottage Brook Neighborhood.*

Cottage Brook is a small neighborhood of single family homes spaced out on approx ½ acre lots with a uniformity of architectural style. House designs will be influenced by “Country Cottage” one and a half story homes, emphasizing natural exterior building materials. These new homes will be built to look old.

Neighborhood features such as granite curbing, uniform lamp posts, brick, stone walks or other natural looking surfaced walks, a stone retaining wall and “Cottage Brook” welcome sign at cul-de-sac entrance, and “cottage names” are planned neighborhood distinctives. De-emphasis on visibility of both garage doors and of modern amenities will be another distinctive feature. The intent is to create and preserve a charming, but not pretentious, small neighborhood which is both welcoming and reminiscent of yesteryear.

2. *Land Use and Building*

Houses shall be restricted to being: the owner’s primary residence, single family, and ancillary and accessory uses and buildings or structures in connection therewith, not to exceed one and a half stories in height. Home office or home business must not stimulate retail traffic on Cottage Brook Lane. Dormered variations of the 2nd floor commonly referred to as “Cape Cod”, “Low Southern” or “Country Cottage” architecture are generally the types of house plans considered for architectural review.

The Lot Owner must have a signed construction agreement with Approved builder prior to settlement on the lot purchase.

3. *Exterior Architectural Review*

Excepting any original construction by the Declarant, no building, fence, paving, mailbox, wall or other improvement or structure shall be commenced, constructed, erected or maintained upon any Lot, nor shall any exterior addition to or change or alteration thereof be made until the building plans, specifications and plot plan showing the nature, size, kind, shape, height, materials, and specific locations of the same shall have been submitted by the Owner to and approved in writing as to harmony of exterior design and location in relation to surrounding structures and topography by the Architectural Control Committee.

4. *Landscape Architectural Review*

Prior to construction, the Lot Owner must submit detailed landscape plans for review and approval. Landscape aesthetics addressing the ordinance “rain gardens” (aka “bio-retention facilities”) must be included in the overall landscape plan.

5. *Size of Dwelling*

The finished heated living space above the ground elevation for each single family dwelling erected on each Lot shall be between 1,800 square feet and 3,300 square feet, exclusive of garages and basements. Overall height from ground to roof peak shall be considered as part of Architectural Review for harmony with the neighborhood theme. Finish basements space, if desired, may be in addition to the above restrictions on finished heated living space.

6. *Exterior Building Materials*

Natural building materials such as brick, stone and wood or approved architectural alternatives shall be used in the exterior construction. All exterior building materials, and colors must be approved by the Architectural Control Committee for review and approval.

7. *Additional Structures*

Additional structures must complement the architectural features and building materials of the house. Prior to construction, Owners of each Lot must submit detailed plans to the Architectural Control Committee for review and approval. The intent is to protect property values by considering the effects of both number of and appearance of additional structures, while at the same time allowing for the reasonable use of a family's desire or need for a additional structures.

8. *Uniformity features*

Driveways must be constructed with black macadam or approved alternate. Walkways from the driveways to house entrances must be brick, stone, stamped concrete, or an alternative building material approved by the Architectural Control Committee. Each lot shall erect and maintain the neighborhood uniform lantern and lamp post. Such lanterns and lamp posts shall consist of simple 8' exposed, 6" square with chamfered corners, and shall be painted white. Garage doors shall not face Cottage Brook Lane.

Owner shall select a "cottage name" for his residence and display it with the door number on the lamp post.

9. *Vehicle and Accessory Parking*

No commercial or non-passenger vehicles of any type, other than small business van-type vehicles, and no unlicensed motor vehicle of any type, shall be permitted to remain overnight on a Unit or on any public or private street within the Premises unless garaged, other than as may be used by the Developer or any contractor in conjunction with building operations. No boats, campers, trailers or recreational vehicles of any type shall be permitted on any street within the Premises for more than five (5) days or on a Unit unless garaged or on a Unit for more than five (5) days unless screened in a manner acceptable to the Architectural Control Committee, which acceptance must be in writing.

10. Visibility of Utilitarian Amenities

Clothes lines, in-ground pools, sports and recreational structures are permitted with landscape screening approved by the Architectural Control Committee.

Satellite dish installation must be on the rear of the house, or on the rear side of the gabled roof, the intent of which being to minimize visibility from Cottage Brook Lane. Window air conditioners are not permitted in the front of the house.

Fences are permitted if constructed from wood or from a synthetic wood substitute which is approved by the Architectural Control Committee. Prior to installation, all plans for fencing must be submitted to the Architectural Control Committee for review and approval.

11. Animals and pets

When outdoors, pets must be leashed or otherwise contained to the Lot Owner's property.

12. Signs

No advertising signs, billboards, objects of unsightly appearance, or nuisance shall be erected, placed, or permitted to remain on or about any Unit; provided, however, that a name plate and house number shall be permitted. The Association may maintain entrance signs to the Premises within the Controlled Facilities.

13. Mail Boxes

Curbside mail boxes shall be a uniform element as designated by the Architectural Control Committee.

14. House Construction

Completion of house construction shall be within 18 months of settlement on the Lot unless otherwise agreed to with Developer and Review Board..

15. Relationship between Ordinance and Covenant

The invalidity of any provision of these Covenants and Restrictions shall not be deemed to impair or affect in any manner the validity, enforceability, effect or remainder of these Covenants and Restrictions, and, in such event, all of the other Covenants and Restrictions shall continue in full force and effect as if such invalid provision had never been included herein.

16. Continuation of Covenant

These Covenants and Restrictions shall run with the land and shall be binding on all parties and persons claiming them.

17. Enforcement.

The Owner of any Lot within the Cottage Brook Neighborhood subdivision shall have the right to enforce compliance with these restrictions.

18. Amendments

Amendments are subject to change without notice by the Architectural Control Committee.