

CHARLESTOWN OWNERS ASSOCIATION

Section IV – Rules & Regulations Governing Owner Conduct/Use of Lots

POLICY RESOLUTION 2005-02

Replacement, Repair and Maintenance of Patio Sheds and Patio Gates

WHEREAS, Article XXII, Part IV, Section H of the Bylaws of the Charlestown Owners Association ("Association") assigns responsibility for maintenance, repair, and replacement of patio storage shed and patio gates to owners.

WHEREAS, Article XXIII, Part II, Section 18 of the Association's Bylaws requires (among other things) all homes "to have wood patio gates which reflect a colonial appearance of the type in use throughout Charlestown", and requires gates "to be treated with a wood stain, shutter color, or trim color only and be kept in good repair".

WHEREAS, Article XXIII, Part IV, Section 22 of the Association's Bylaws specifies the three roof style options for replacement shed roofs. This section also requires that any shed or replacement shed to be approved in writing by the Architectural Committee.

WHEREAS, the Association Bylaws do not define the maintenance, replacement requirements or acceptable colors for gates and sheds.

NOW, THEREFORE, BE IT RESOLVED THAT the Architectural Committee and the Board of Directors believes it is in the best interests of the Association to clarify and amplify the requirements and standards referenced above regarding the replacement, repair and maintenance of patio sheds and gates.

GENERAL: The intent of these rules is to ensure a consistent and well maintained colonial appearance of gates and sheds throughout the community while providing a wide degree of latitude to owners.

SHEDS & SHED ROOFS:

1. Replacement and Installation: Must be approved in writing by the Association prior to commencing any installation or replacement of any shed or shed roof.. See Article XXII, Part IV, Section 22 of the Bylaws for construction rules and Policy Resolution 2004-02, "Policy Establishing Architectural Application Review and Appeal Process" in Section IV of the Book of Resolutions. Replacement sheds may not exceed 8' in height measured from the top of the slab under the shed to the top of the peaked roof. Replacement sheds with flat roofs may not exceed 7'2" in height measured from the top of the slab under the shed to the top of the roof.
2. Maintenance: Sheds and shed roofs as well as any gutters and downspouts attached thereto must be kept in good repair and present a clean and neat appearance. Sheds should be repainted at least as often as the homes are painted (currently every four years) and more often as necessary to maintain a clean and neat appearance.

3. Shed Color:

- a. Sheds are to be colored (with paint or pigmented stain) to match one of the authorized Colonial Williamsburg trim or door/shutter colors. See display at Association office for authorized colors.
- b. Sheds which are currently colored “redwood” (paint or stain) may be maintained in that color until they are replaced. When they are replaced, they must be colored (with paint or pigmented stain) to match one of the authorized Colonial Williamsburg trim or door/shutter colors. See display at Association office for authorized colors.
- c. Metal flashing around the edges of the shed roof and any gutters on the shed are to be colored/painted the same color as the shed. Maintenance free (factory finished) gutters in colors that are compatible with and correlate with the current COA paint palette (e.g., white) are authorized.
- d. Sheds that have not been regularly colored (painted or stained) or kept in good repair (i.e., allowed to “weather”) must be replaced or, if the wood is in good condition, must be colored (with paint or stain) to match one of the authorized Colonial Williamsburg trim or door/shutter colors. A “weathered”, “driftwood”, or unfinished look is not compatible with the Colonial Williamsburg appearance of Charlestown and is not authorized. See display at Association office for authorized colors.
- e. The ends of the sheds (visible beyond the rear patio wall) are to be colored in a single authorized color selected by the sharing owners – rather than being painted or colored in two separate colors matching the trim of each home.

GATES:

1. Replacement:

- a. Must be approved in advance in writing by the Association prior to commencing any construction or installation (see Article XXIII, Part II, Section 18 of the Association Bylaws and Policy Resolution 2004-02, “Policy Establishing Architectural Application Review and Appeal Process” in Section IV of the Book of Resolutions).
- b. Must be wood and constructed in the same manner as the gates in use throughout Charlestown (i.e., flat wood slat facing, arched or curved top with black iron fittings). Gates may not exceed the height of the adjoining brick walls.

2. Maintenance: Gates must be kept in good repair and present a neat and clean appearance. Gates should be painted/stained at least as often as the homes are painted (currently every four years) and more often as necessary to maintain a neat and clean appearance. Gate hardware must also be kept in good repair and regularly painted (e.g., paint the iron brackets, hinges and handles black).

3. Gate Color:

- a. Gates are to be colored (with paint or pigmented stain) in one of the authorized Colonial Williamsburg trim or door/shutter colors. See display at Association office for authorized colors.
- b. Gates which are currently colored “redwood” (paint or stain) may be maintained in that color until they are replaced. When they are replaced, they must be colored (with paint or stain) to match one of the authorized Colonial Williamsburg trim or door/shutter colors. See display at Association office for authorized colors.

- c. Gates that have not been regularly painted or stained with an authorized color or kept in good repair (i.e., allowed to “weather”) must be replaced or, if the wood is in good condition, must be colored (with paint or stain) to match one of the authorized Colonial Williamsburg trim or door/shutter colors. A “weathered” or “driftwood” – look is not compatible with the Colonial Williamsburg appearance of Charlestown and is not authorized. See display at Association office for authorized colors.

This Resolution shall be filed in Section IV, Rules and Regulations Governing Owner Conduct/Use of Lots, of the Book of Resolutions.

The effective date of this Resolution shall be January 1, 2006.

This Resolution was approved and adopted by the Board on October 18, 2005.