

IPSWICH VILLIAGE HOMES ASSOCIATION, INC.

ARCHITECTURE COMMITTEE GUIDELINES

The architectural character of Ipswich Village was established by the architects who originally designed it. The Architecture Committee is responsible for preserving the architecture of that design. It establishes architectural control standards that are not intended to stifle the imaginative or creative desires of residents, but rather to assure them the protective restrictions that maintain property values. The following guidelines are an official supplement to the Declaration of Covenants, Conditions and Restrictions legally set forth for Ipswich Village Homes, College Park, Chesapeake, Virginia. These guidelines have been approved by the Board of Directors.

1. The Committee will only consider written requests.
2. If a proposal is rejected, the applicant is free to request that the Committee consider its position and is encouraged to present new or additional information which might clarify the request or demonstrate its acceptability. Final appeal may be made to the Board of Directors.
3. The Committee will answer all requests as promptly as possible. If the Committee fails to reply to the applicant within thirty (30) days from receipt of the written request, then the request is considered to have been approved.
4. The description of the project should include all information necessary to the Committee to take action. Necessary data would include the height, width, length, size, shape, color and location of the proposed improvement. Photographs, or sketches or similar completed projects would aid in the Committee's determination. If the alteration affects the existing drainage pattern, the proposed drainage pattern must be included.
5. Any addition to an existing building, any exterior alteration, modification or change to an existing building, or any new detached structure must have the approval of the Committee before any work is undertaken. Examples of such projects include a deck, greenhouse, storage shed, storm door, fireplace and playhouse.
6. Any addition, exterior alteration, modification or change to existing building shall be compatible with the design character of the original building. Any new, detached structure shall be compatible with the parent structure.

7. Only the exterior materials existing on the parent structure or those compatible with the architectural design character of the community will be approved.
8. Only those areas originally painted or stained may be re-painted or re-stained. Clear, protective finishes are allowed on the cedar siding.
9. Any fence (split—rail or privacy) must have Committee approval before installation is undertaken. Chain link or other galvanized metal will not be approved. No fence shall be approved if its installation will obstruct sight lines for vehicular traffic. All fencing should preferably have finished materials. This side shall face the public side of the individual lot. Fences are not to be installed across the front of the property. Privacy fences must be at least six feet inside the property line. Members who have received Architecture Committee approval for the installation of a split rail fence who wish to contain a pet within the fence may apply to the interior of the fence galvanized welded steel wire mesh to the following specifications:
 - a. Maximum height — 42"
 - b. Maximum mesh — 2" X 4"
 - c. Wire gauge — 12 1/2 or 14
10. No more than one antenna shall be erected on any lot or dwelling. No antenna shall extend more than ten (10) feet above the ridgeline of the dwelling constructed on any lot.
11. Approved colors for storm doors are brown, bronze and black. Cross—buck storm doors are not allowed.
12. The following clotheslines will be approved: (1) retractable and (2) umbrella.
13. Front door colors were chosen by the architects. If a change of color is desired, a color chart or chip shall be presented to the Committee for approval.
14. Awnings, as a general rule, do not enhance the aesthetic qualities of a community and are therefore discouraged. Exceptional interest on the part of the majority of the residents will be considered by the Architectural Committee. Metal storage sheds are governed by this guideline.
15. Real estate signs shall be of professional quality and size. As long as Class B membership exists, no sign shall be displayed on any lot without first obtaining the prior written permission of Urban Associates. A maximum of two signs will be allowed.
16. Signs (other than real estate) are discouraged, but if submitted for

Committee approval, shall be small and inconspicuous.

17. Trash and garbage containers shall not be permitted to remain conspicuous except on days of trash collection.

18. Exterior lighting shall not be directed in such a manner as to create any annoyance to the neighbors.

19. Boats, campers or other recreational vehicles will not be allowed to occupy space in the overflow/visitor parking areas.

20. Landscaping work and planting do not require approval from the Committee. Trees, hedges and shrubs that restrict sight lines for vehicular traffic shall be cut back or removed.

21. Approval of any project by the Committee does not waive the necessity of obtaining the required city permits. Conversely, obtaining the required city permit does not waive the need for Committee approval. The Committee will not knowingly approve a project that is in violation of the city building or zoning codes.

Request for Architecture Committee Approval

Name _____ Address: _____

Date of Request _____ Lot Number: _____

Proposed Commencement of Project: _____

Phone Numbers: (h) _____
(w) _____
(c) _____

Description of Project: _____

width: _____ size: _____ shape: _____ color: _____ location: _____

Photographs & Sketches Enclosed? _____ Yes _____ No

City Permit necessary? _____ Yes _____ No _____ N/A

Does Project Alter Drainage Pattern? _____ Yes _____ No

Proposed Drainage Pattern (if applicable) _____

Additional Comments: _____
