



# HOME IMPROVEMENT REQUIREMENTS

12/13/2020

C. BUILDINGS AND STRUCTURES

It is the intent of the Cooperative to allow opportunities for members to improve their lots and homes in a manner that enhances personal and cooperative property values in addition to providing for the quiet enjoyment of homes for all members. Our guide in this pursuit will be to focus on the request with restrictions that are consistent with ensuring that improvements are aesthetically pleasing to the neighborhood.

- 1) All homes will be maintained in good condition, in keeping with the general appearance of the community. Standard housing colors offered by manufactured home dealers in New England are acceptable for use on homes and sheds. Additionally, incomplete home skirting, broken windows or shutters, unfastened trim boards, non-painted surfaces, siding or skirting with mildew is not allowed.
- 2) All porches, decks, and carport structures must be maintained in good condition. Bent metal or rotted lumber will not be allowed.
- 3) Steps to homes are to be wood, aluminum or pre-cast concrete. Concrete blocks are not acceptable as stairs.
- 4) Only one utility building is allowed. Metal buildings are not permitted. Any new structure is to comply to the following standards:
  - a) Must be a single story, no more than ten feet (10') high.
  - b) May not exceed two hundred (200) square feet.
  - c) Roof must be pitched.
  - d) Doors and windows maintained in good repair and able to be closed.
  - e) Free standing utility buildings (new or add-on) and decks not attached to home require a detailed plan of the structure and its location on the lot. The plan must be submitted to the Board of Directors for approval. Upon approval, a copy of the plan will be placed in the homeowner's file.
  - f) A free-standing shed may be erected to cover ASTs as long as the structure complies with the Goffstown Fire Department (GFD) rules regarding proper ventilation and exterior piping. The shed can only be large enough to enclose the concrete pad upon which the tank sits. Homeowners should check with the GFD prior to submitting plans for said structure to the Board of Directors for their approval.
- 5) All buildings, additions, porches, utility buildings, towers, carports, decks, etc., require a detailed plan of the structure and its location on the lot, and a complete list of all building materials being used. The plan must comply with Goffstown's building codes, and federal and state regulations. The homeowner must present the plan to the Medvil Cooperative Board of Directors for its prior review and approval; upon approval the homeowner must submit the plan to Goffstown for a building permit. Once the building permit is issued, the homeowner must make a copy of the plan and building permit and forward copies to the Board of Directors, for the resident's file. Any unapproved changes could result in the homeowner having to remove the unapproved construction or to modify the structure to conform with the approval initially granted by the Board.
- 6) The standard television satellite dish dimensions should be to current industry standards serviced by current local dealers. These dimensions may change over time and the rule should accommodate those changes. Dishes must be attached to a building of the homeowner unless a request for an alternative location has been approved by the Board of Directors. Any such request must include a

## Medvil Cooperative – Community Rules

map showing the location of the satellite dish and a description of how the wiring will be run from the satellite dish location to the home. All requests and approved requests will be placed in the homeowner's file.

- 7) No pools are allowed, with the exception of kiddie pools up to 5 feet (5') in diameter, which must be emptied and removed at the end of each day.
- 8) Commercial signs, mail and newspaper boxes are not allowed.
- 9) Only those in-home businesses that do not create additional traffic, noise, or odor to the community and its residents are allowed.
- 10) Temporary or portable carports or garages are not allowed.
  - a) All carports must be approved by the Goffstown building department and improvements and finishes requested must be in detail on the plan that the building department is approving. No other additions can be added without prior approval by the Board of Directors (see Rule 5 above). All finish surface materials and colors must be detailed on the plan for approval, and finishes must be white or be the same as the colors on the home. No carport can be extended beyond the height of the home. Any carport with lattice as a shield from the winter elements may be covered, on the inside only, with clear plastic from October 15th through April 15th, at which time the plastic must be removed. Shed finishes must be white or match the colors of the home.
  - b) Garages may be attached to the home; or may be built within the normal boundaries of the lot. Garages not attached must have closest neighbor's approval and cannot be built within thirty feet (30') of the neighbor's home or encroach the seaming lot line, nor can they be within fifteen feet (15') from the edge of the road. Garages must maintain the same outside appearance as the home, sided with the same materials and color as the home.
- 11) Real estate boxes that hold listing sheets may be secured to the lamp post; however, realtors' "For Sale" signs must be placed in a window, on the home or against the home. Medvil Cooperative "For Sale" signs may be secured to lamp posts.
- 12) Grandfathered improvements, when altered, improved, or replaced, must conform to the present-day rules, with the exception of non-compliant fences which shall be in compliance prior to transfer of ownership of any home. Homeowners who have grandfathered improvements must disclose this to prospective buyers. This does not absolve any approved home buyer from responsibility of being aware of non-compliant conditions which may be grandfathered and must be brought into compliance when above conditions are met.