

Sommerville Owners Association

Guidelines, Rules, and Regulations

In order to provide further clarity, definition and understanding of the Sommerville Owners Association (SOA) Covenants, and in keeping with the said intent of the Covenants in preserving the quality, integrity, as well as protecting and enhancing property values of the Sommerville Development, the following Guidelines, Rules and Regulations are adopted per Article VI, Section 4., D.; of the Association's Covenants.

I. Use and Occupancy (ART V):

- a. "Temporary Period of Time" shall mean "*active on-going use*" but not to exceed 4 days maximum without prior coordination and or written approval of the Association or the Architectural Review Committee.
- b. "Regularly Parked" shall mean "*non-active loading, unloading, minor maintenance and cleaning*" exceeding 4 days without prior coordination and or written approval of Board of Directors or the Architectural Review Committee.
- c. No vehicle will be left inoperable on a Lot for greater than 4 days.
- d. All non-wooden fence types and any fence greater than four feet (4') must receive prior approval from the Association and or the Architectural Review Board (ARB) prior to erecting such fence.
- e. Any communication/cable TV Satellite Dish must be installed in such a manner where it is not visible from the street in front of the Lot.

II. Lot Maintenance, Repair and Upkeep Guidelines and Standards (ART VII):

- a. Owners shall keep and maintain their Lot, the exterior of house, garage, shed, porches, deck, patios, gazebo, fence and all other structures in a reasonably good state of repair, condition and aesthetically pleasing appearance.
- b. Routine maintenance of exterior structures on a Lot may include but are not limited to repairing, replacing, painting, and power washing; faded exterior shutters, front porch rails, house trim, removal of mold from siding, gutters, roof shingles, windows, window frames, window screens, wooden decks, backyard porches/porch screens, fences and any other necessary repairs and proper maintenance to correct unsightly conditions on an Owners Lot.
- c. Owners shall maintain Lots and all landscaping in a neat, trimmed, reasonably attractive, and free of all fallen debris, trash and other unsightly conditions. This includes but not

limited to; maintaining lawns within a reasonable height (Guideline; six (6) inches max), weeding front/side/backyards so as not to become unsightly or overgrown. Fallen debris from trees or shrubs (branches and leaves) shall be removed in a reasonably timely manner but not to exceed thirty (30) days. Flower beds, mulched areas, walkways, patios and driveways shall be maintained free of weeds, debris and other unsightly growth.

- d. If and when an Owner is formally notified by the Association that required maintenance or upkeep is necessary to bring the Lot into compliance with these Guidelines and Standards, the Owner shall communicate with the Association for a reasonable timeline to resolve the issue of non-compliance. If the issue involves just landscape maintenance and upkeep (i.e. lawn, weeds, removal of debris), then the Owner shall take correct action within 7 days to bring the Lot into compliance.

III. Architectural Control Guidelines and Standards (ART VIII):

- a. The intent of Architectural control and review is to maintain harmony of external design in relation to surrounding Lots, structures, topography and aesthetics of the overall Sommerville Development.
- b. ARB Committee and Owners shall follow the Guidelines, Standards and Restrictions set forth in Article VIII Sections of the Covenants for new construction, repair, maintenance, replacement and additions to new and existing; houses, sheds, decks, porches and other structures on the Lot.
- c. All ARB requests will conform to like materials, architecture, style, color, and quality of construction established by the Association in support of maintaining the attractiveness, aesthetics, quality, integrity as well as protecting and enhancing property values of the Sommerville Development.
- d. Changes requiring approval include:
 - i. Additions to house, shed, porch, deck, gazebo and other external structures must have an appearance similar to the house (such as shingles, siding, roof pitch, door style and color). Metal storage sheds, buildings or any like structures shall not be permitted on any Lot as they would not be similar in style nor appearance.
 - ii. Change in any exterior color to include siding, doors, shutters and roofing.
- e. Fence Guidelines and Standards include;
 - i. Maximum height of fence: 6 feet.
 - ii. Any fence forward of rear corners of house requires approval prior to installation regardless of type.
 - iii. All fences must remain in harmony of external design, color of house and Lot location in relation to surrounding Lots, houses, structures and topography as determined by the Association or ARB Committee.
 - iv. Types of acceptable fences;

1. Wooden fencing
 2. Aluminum style fencing
 3. Vinyl fencing
 4. Composite fencing
- v. No fence may be located where it will potentially restrict or obstruct a driver's vision approaching an intersection.
- f. There are two acceptable methods in which an Owner may submit a formal written ARB request:
- i. Primary: Through the U.S. Postal Service (USPS) to the Association's mailing address: SOA ARB Committee, P.O. Box 9, Seaford, VA 23696.
 - ii. Secondary; Via electronic email; sommerville411@gamil.com
 1. Formal requests for architectural review may be submitted electronically via email and will be considered received once a member of the SOA Board of Directors or an ARB Committee member acknowledges receipt of such request via same electronic means. Once ARB request has been acknowledged, the thirty day period begins.
 2. If Owner does not receive email confirmation of ARB request, then the Owner's request is considered to not have been formally received by the Association for the purpose of the 30 day clock. Then, USPS address should be utilized.

IN WITNESS WHEREOF, Sommerville Owners Association, Inc. has caused its name to be signed hereto.

SOMMERVILLE OWNERS ASSOCIATION, INC

By: Paul L. Barnard

Paul Barnard

President

Date 1/8/2022

By: Geoff Swanson

Geoff Swanson

Vice President

Date 1/8/2022

NOTARY:

County/City of YORK
Commonwealth/State of VIRGINIA
The foregoing instrument was acknowledged
before me this 8 day of JAN 2022
by PAUL BARNARD, GEOFF SWANSON
(name of person seeking acknowledgement)
Charles R. Hurley, Jr.
Charles R. Hurley, Jr., Notary Public No. 7307840
My Commission Expires June 30, 2025

