



# 2021: Architectural Guidelines for Franklin Village

**Items not covered in these guidelines are approved/disapproved at the discretion of the Architectural Committee and Franklin Village Council.**

For all changes or additions to existing structures, a Request Form must be submitted by the Homeowner (with contractors Certificate of Insurance and Permits) for approval by the Architectural Committee and Franklin Village Council. A copy of the Architectural Request Form is attached to these guidelines for your reference and is available from the zone leaders of the Architectural Committee: Zone #1 (521-548) Diane Carlin/Julie Herring; Zone #2 (549-577) Sandy Ogletree/Jeanette Schmid; Zone #3 (578-606) Joyce Goodman/Michael Weber. Any questions you have should be discussed with one of your zone leaders.

The Architectural Committee does an annual spring walk-around to assess compliance to the Architectural Guidelines. Notification will be given to homeowners of any issues that need to be addressed, and CSK will be notified of any that have not been resolved by the owner.

**Note: Changes to last year's guidelines are in bold.**

## 1. General Rules

- a. **Outside Contractors.** All outside contractors working for the Homeowner must carry suitable insurance and be registered with the East Goshen Township and State of Pennsylvania.
- b. **Umbrellas:** Outside umbrellas must closely match the awning colors and be free of advertising and/or lettering.
- c. **Furniture/Grill Covers.** Plastic or canvas fitted furniture covers in the same color tone as the siding are approved for winter storage. Grills must be covered when not in use. Grill covers may be grey or black.
- d. **Garden Hoses.** Garden hoses, when not in use during gardening season, must be coiled unobtrusively in mulched area, under decks, or on hose reels. Hoses must be removed and stored in winter months.
- e. **Hanging Flower Containers.** All containers must be green, brown, black, white or terracotta color.
- f. **Hose Faucets.** The installation of additional frost proof faucets is suggested. It is the homeowner's responsibly if this pipe freezes and needs to be replaced.
- g. **Outdoor Light Bulbs.** All lights on the outside of a house or in a mulched area must be white when lit.



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- h. **Realtor Signs.** Realtor signs may be displayed in front of Homeowner's property only on Sunday from 1:00 pm to 4:00 pm to identify an Open House.
  - i. **Name Signs.** No name signs are permitted except on doorknockers.
  - j. **Window Films.** Window films that block out ultraviolet rays may be installed on windows, skylights, and doors to protect furniture and rugs from damaging sun rays. 3M Scotchtint brand films, or equivalent, may be installed, providing the color is similar to Scotchtint's defined: Clear, Light Neutral, Light Amber, or Gray. No other colors are permitted.
  - k. **Window Treatments.** All curtains, drapes, blinds (including patio blinds), shades, decorative panels, objects, and other types of window coverings visible from outside the house must be backed on the exterior side with off-white or white color liners to create a uniform appearance.
  - l. **Garage Decorations:** Two wreaths or flat back flower containers are allowed on three-car garages and one wreath or flat back flower container is allowed on two-car garages. No other decoration or potted plants can be placed on the ground between garage doors.
  - m. **Walkers:** Walkers, wheelchairs, canes, etc. must not be left unattended on common ground.
2. **Changes or Additions that require an "Architectural Request Form" (Each request requires an individual form.)**
- a. **Deck Materials and Maintenance.** Power washing and staining of decks is done at the Homeowner's expense. Architectural Committee approved dark brown stain or paint color must be preapproved by the committee. When decks are redone, the whole structure - railing, posts and balusters - must match (example at house number 567). Stain must be applied to pressure treated wood after it is cured (about 6 months). Ground-floor decks installed over patios should be the same color as the siding (example at house number 597).
  - b. **Extra Support for High Decks.** Additional support for high decks on walk-out units should be updated according to East Goshen Township building codes.
  - c. **Awnings.** Patio or deck awnings may not be up prior to March 15<sup>th</sup> and are required to be taken down by December 1st. Awnings should be clean and in good repair. Facia installed retractable and stationary awnings are permitted. Brackets for facia installations must be located in line with roof trusses for proper support. Awnings and poles must be maintained and rust-free. If you choose not to put up your awning, poles and hardware



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must be removed. For new awning installations, the approved awning colors are: 1) Walnut Brown – Sunbrella 4618 and 2) **Forrest – Sunbrella 4932.**

- d. **Handrails by Walkways.** Franklin Village does not promote nor provide new handrails for walkways. For walkways that have numerous steps or a severe pitch an owner may petition Council (utilizing an Architectural Request form) for the approval to install a handrail, at their own expense. If approved, the handrail must match those installed at #549 & #551, and closely follow the following specs:

- railing must be wrought iron or aluminum
- powder coated
- black semi-gloss
- 2 line
- 1-1/4" square tubing post imbedded in concrete
- horizontal top rail with a 2" wide capping
- railing must be installed in mulched area or concrete

The handrail must be maintained and repaired by the homeowner. In the event the homeowner leaves Franklin Village, the new owner inherits the maintenance of the handrail.

- e. **Handrails on Stoops.** Handrails on stoop must not extend beyond 4' and railings must match siding (example at house number 542). When continuing wrought iron or aluminum railing onto stoop from walkway, wrought iron railing is allowed.

- f. **Individual Walkway.** Pavers and materials need to be pre-approved. Installation and continued maintenance are the responsibility of the homeowner.

- g. **Light Fixtures along Walkway.** Light fixtures may only be installed in mulched areas, along walkway. Light fixtures should not be taller than 15", dome shaped top, black, and spaced no closer than five feet apart. Brightness should not be offensive to neighbors. Electrical installation from a house circuit must conform to code.

Solar light fixtures that do not require external wiring may be used providing the style, color and height are similar to that specified above and must be pre-approved by the Architectural Committee.

Lampposts, similar to existing ones, are permitted with prior approval of Architectural Committee (example at house number 568).

- h. **Rock Beds Under Decks.** Rock beds under decks may be replaced with a suitably drained, reinforced concrete slab, and can be stamped concrete or pavers/flagstone. Color must be approved by the Architectural Committee.



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- i. **Skylight.** Installation of a skylight/solar tunnel using an approved flashing kit is permitted. Color should blend with roof.
- j. **Sliding Doors/Windows.** Windows and sliding doors must be metal clad wood, similar in proportion to existing windows and sliders, and the same dark brown as the windows of the main dwelling.
- k. **Stoops and Patios.** Front and rear stoops and patios are the responsibility of the homeowner and must be maintained and kept clean. Those covered with flagstone, stamped concrete, pavers or red brick are allowed, with Architectural Committee approval, but are the responsibility of the owner. No painting or permanent carpet is permitted on front stoop or back patio.
- l. **Enclosed or Screened Patios.** Enclosed patios must be approved by the Architectural Committee with final approval by Franklin Village Council. Council will determine whether the patio conforms to the architectural intent of the Village. Siding is to match existing siding. Gutters and 6" downspouts must be connected to existing drains. Tempered glass is recommended for enclosures on the golf course. The original inside vinyl coated wall must not be removed and becomes the responsibility of the homeowner.

Metal enclosures are grandfathered. Maintenance is the responsibility of the homeowner. All problems incurred by patio enclosures are the responsibility of the homeowner.
- m. **Room Addition.** Another type of approved enclosure is one whose roof extends to the existing roof ridge, which is completely finished inside, with heat and electricity, and which becomes part of the existing house. The size, including outside steps, shall be no larger than the original patio or deck. Room additions not part of the original construction shall be subject to Franklin Village Architectural Guidelines and Council's written approval prior to installation as to appearance, design, materials, and manner of installation. All problems incurred by room additions are the responsibility of the homeowner.
- n. **Basement Egress/Exits.** Construction of a basement exit system **must** comply with current East Goshen Township Building Codes and will require, in addition to an Architectural Request Form, an Easement Agreement between the owner(s) and the Village of Franklin.
  - i. Appropriate building permits and Architectural Committee approval must be obtained before any construction has been started.



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- ii. Physical location of opening, specifications and appropriate landscaping must be described at the time the request is submitted for approval.
  - iii. Extension from and along the foundation should not exceed five feet in any direction. Maximum allowable height above normal ground level is eighteen inches (18”).
  - iv. Any construction that has not been approved must be removed or corrected at the owner’s expense.
  - v. Opening must be covered and be able to withstand up to 450 pounds.
  - vi. Bulkhead doorways are not acceptable.
  - vii. Homeowner(s) assume all liability for structural damage, flooding, and ground water, if any occurs.
- o. Exterior Doors and Side-Lights.**
- i. **Front Door Hardware.** All homes must be kept keyed to Hershey’s Mill Security Department emergency access system. Locks can be keyed in by A-1 Security, 13 Coffman Street, Frazer, PA (610-647-5042).
  - ii. **Replacement Front Doors and Side-Lights.** The Homeowner may replace and paint the front door and side-lights, at the Homeowner’s expense. Replacement doors must be approved by the Architectural Committee. **Pamphlet showing door style is required.**
  - iii. **Entry Doors and Side-Light Paint.** The approved front door colors are Franklin Village Brown and Town and Country Red. Side lights must be painted to match the color of the siding **or front door**. All rear doors must be painted Franklin Village Brown. Paint samples can be obtained from your Architectural Committee zone leaders.
    - The door jamb surrounding the door and the side-light may be painted to match the front door if no storm door has been installed.
  - iv. **Replacement Storm Doors.** Factory finished storm doors are available in brown or the color of the siding (not the trim). As an option, jambs surrounding the storm door may be painted to match the storm door. Paint samples can be obtained from your Architectural Committee zone leaders.
    - Note: Existing storm doors are not to be hand painted.
    - **Pamphlet showing storm door style is required.**