



2024: Architectural Guidelines for Franklin Village

In case of any inconsistency between these Architectural Guidelines, the Declaration of Covenants and Easements of the Village of Franklin, and the Rules of the Village of Franklin, the Declaration of Covenants and Easements of the Village of Franklin and the Rules of the Village of Franklin take precedence.

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

The Architectural Committee is tasked with assisting homeowners in maintaining and improving the exterior of our homes while assuring the architectural integrity of the village. Homeowners are encouraged to contact one of your zone leaders when you begin planning your project so that we can work together to achieve what you desire and need and to meet the expectations of the village.

For all changes or additions to the exterior of an existing structure, an Architectural Request Form must be submitted by the Homeowner (with contractor's Certificate of Insurance) for review and recommendation by the Architectural Committee and for approval by the 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 and the Franklin Village website. Any questions you have should be discussed with one of your zone leaders.

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

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 the Commonwealth 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.



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- 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 the pipe freezes and needs to be replaced.
- g. **Outdoor Light Bulbs.** All lights on the outside of a house or garage or in a mulched area must be soft white when lit.
- 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 decorations or potted plants may be placed on the ground between garage doors.
- m. **Walkers:** Walkers, wheelchairs, canes, etc. must not be left unattended on common ground.



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2. CHANGES OR ADDITIONS REQUIRING AN ARCHITECTURAL REQUEST FORM

(Each request requires an individual form to be reviewed by the Architectural Committee and approved by the Franklin Village Council.) If a permit is needed from East Goshen Township, it is typically obtained after approval by the Franklin Village Council.

Installation of these changes or additions are at the Homeowner's expense.

MAINTENANCE AND REPAIR OF THESE CHANGES OR ADDITIONS BECOME THE RESPONSIBILITY OF THE CURRENT AND ANY SUBSEQUENT HOMEOWNER.

- a. **Deck Materials and Maintenance.** Power washing and staining of decks are required as needed. When high decks, railings, posts, and balusters on units with walkout basements are restained or repainted, they must be dark brown stain or paint color (example at house number 567). Stain or paint must be applied to pressure-treated wood after it is cured (about 6 months). When restained or repainted, ground-floor decks, railings, posts, and balusters installed over patios must be the same color as the siding (CertainTeed's Natural Clay) (example at house number 597).
- b. **Extra Support for High Decks.** Additional support for high decks on units with walk-out basements should be provided according to East Goshen Township's Building Code.
- c. **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.
- d. **Awnings.** Patio or deck awnings may be put up between March 15th and June 1st 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. Awning frames and poles must be maintained, rust-free, and painted either aluminum, the color of the siding (CertainTeed's Natural Clay), or dark brown. If you choose not to put up your awning, frames, poles, and hardware must be removed and the siding must be repaired. For new awning installations, the approved awning colors are: 1) Walnut Brown – Sunbrella 4618 and 2) Forrest – Sunbrella 4932.
- e. **Gas Fireplace.** Gas fireplace logs not to exceed 18" may be installed. The maximum size propane tank allowed is 200 lb. (60 gal.) or the homeowner may manifold two (2) 30-lb.(7-gal) tanks for the purposes of portability. Tanks and gas line must be installed outside behind or beside the fireplace wall. Tanks must sit on a **solid, stable** base and must be hidden by shrubs or a solid fencing structure at least as tall as the tank(s). If shrubs are used without a solid fence, the tank must be painted the color of the siding. No fireplace propane tanks may be stored inside a shed, garage, house, or basement.



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No propane appliances other than fireplace inserts are allowed. The Landscape Committee can provide information on shrubs to hide the propane tank (or tanks), and **a Landscape Request Form must be submitted for the installation of any shrubs. If a fence is needed, an Architectural Request Form must be submitted.**

- f. **Handrails by Walkways.** Franklin Village does not promote or provide new handrails for walkways. For walkways that have numerous steps or a severe pitch, a Homeowner may install a handrail that matches those installed at #549 & #551, and closely follow the following specifications:
 - i. Wrought iron or aluminum powder coated
 - ii. Black semi-gloss
 - iii. 2 line
 - iv. 1-1/4" square tubing post imbedded in concrete
 - v. Horizontal top rail with a 2" wide capping
 - vi. Railing must be installed in mulched area or in steps.
 - vii. All handrails installed by a homeowner 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.

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

- h. **Individual Walkways.** Pavers and materials for walkways other than those installed by Franklin Village are permitted. All concrete walkways and steps installed by the Franklin Village HOA will be maintained by the Franklin Village HOA.

- i. **Light Fixtures along Walkway.**
 - i. Light fixtures may be installed only in mulched areas, along walkway.
 - ii. Light fixtures should be 15" tall or less, dome shaped top, black, and spaced no closer than five feet apart.
 - iii. Brightness should not be offensive to neighbors.
 - iv. Electrical installation from a house circuit must conform to code.
 - v. Solar light fixtures that do not require external wiring may be used providing the style, color, and height are similar to that specified above.
 - vi. Lampposts, similar to existing ones, are permitted (example at house number 568).

- j. **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,



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stamped concrete, pavers, or red brick are allowed, No painting or permanent carpet is permitted on the front stoop or back patio.

- k. **Sliding Doors/Windows.** Exterior windows and sliding doors of the original structure must be similar in size and proportion to existing windows and sliding doors, and the same exterior bronze color as the windows and sliding doors of the main dwelling. For double and triple windows, glass must match in all frames (either clear or low-E). Trim must be CertainTeed's Savannah Wicker (wood grain). Exterior window sashes and frames must be either metal-clad wood or fiberglass with similar size of visible glass; similar width of bronze mullion between glass panes of multiple window units and between glass panes and Savannah Wicker siding trim; and similar profile of window sashes, mullions, and frames.
- l. **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 Entry Doors and Side-Lights.** The Homeowner may replace and paint the entry doors and front door side-lights.
 - A 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. Paint must match paint samples that can be obtained from your Architectural Committee zone leaders.
 - Side-lights must be painted to match the color of the siding or front door.
 - The door jamb surrounding the door and the side-light may be painted to match either the front door or the storm door.
 - When repainted, all rear doors of the original structure must be painted Franklin Village Brown.
 - When repainted, existing doors and side-lights must be painted the approved colors and need prior approval.
 - Requests for painting by either the Homeowner or the Homeowners Association need to be made through the Architectural Committee.
 - iv. **Replacement Storm Doors.** Factory-finished storm doors must match the approved color of the exterior door (Anderson Bronze or Cinnamon Toast or equivalent) or the color of the siding (Anderson Sandstone or equivalent).
 - Existing storm doors are not to be hand painted.
 - A pamphlet showing storm door style is required.



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- m. **Roofs.** GAF Timberline shingles were installed on all home roofs by Bachman's Roofing in 2023. There are two (2) warranties. Copies of each are on the Franklin Village website:
- i. The GAF Shingle & Accessory Limited Warranty provides a lifetime limited warranty term and 10-year 100% coverage period during which GAF will provide both installation labor costs and replacement GAF products necessary to repair our roofs due to a manufacturing defect for 10 years. As a GAF Master Elite® Contractor, Bachman's Roofing also provides the GAF System Plus Limited Warranty, increasing our Smart Choice® Protection Period from 10 to 50 years and including tear off.
 - ii. Bachman's provides a 20-year Limited Workmanship Warranty. They will warrant any defects due to faulty workmanship.

Any intrusion into the shingles, for reasons such as the following, could void the warranties, causing the Homeowner to be responsible for damage to the roof of the original structure. If a Homeowner uses a contractor other than Bachman's for any work that intrudes on the roof, they must schedule a roof inspection by Bachman's in order to guarantee the integrity of the warranty. Estimated cost of inspection is \$480.

- i. Installation of skylights/solar tunnels using an approved flashing kit. Color should blend with roof.
 - ii. Installation of exhaust fan vents.
 - iii. Roof-installed awnings.
 - iv. Room addition roofs.
- n. **Room Additions.** Room additions over the original patio or deck are allowed. These include finished rooms (with heat and electricity), enclosed porches (with or without heat and electricity), screened porches, and metal-framed patio enclosures.
- i. The room addition, including outside steps, must not extend beyond the footprint of the original patio or deck, unless special permission has been obtained from Council.
 - ii. Council will decide whether the room addition conforms to the architectural intent of the Village as to appearance, design, materials, and manner of installation.
 - iii. Gutters and downspouts must be connected to existing drains.
 - iv. All maintenance and repairs of room additions become the responsibility of the Homeowner.
 - v. If the room addition is ever removed, any modifications to the original structure must be restored to their original condition by the Homeowner.



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- o. **Basement Egress/Exits.** Construction of a basement exit system **must** comply with the current East Goshen Township's Building Code and will require, in addition to an Architectural Request Form, an Easement Agreement between the Homeowner(s) and the Village of Franklin.
 - i. Appropriate building permits must be obtained before any construction has been started.
 - 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 Homeowner's expense.
 - v. Opening must be covered and be able to withstand up to 450 pounds.
 - vi. Bulkhead doorways are not acceptable.
 - vii. Homeowner assumes all liability for structural damage, flooding, and groundwater seepage if any occurs.

Architectural Request Form for Franklin Village

Submitted by _____ Unit #: _____ Date: _____

Type of Change or Addition: (Reference current Architectural Guidelines)	Page # Ex. 3	Number 2	Letter H	Roman # If needed

Describe Below Work to be done: _____

No work may begin until notice of approval is received. Approval is valid for 180 days after the date of approval. If work is postponed or changed in any way, a new approval must be obtained.

<u>Contractor</u>	<u>Printed Name</u>	<u>Address</u>	<u>Phone #</u>
PA State Reg #: Valid Until:			

Contractor is responsible for any damage to the Homeowner's property or Common Areas and must submit a Certificate of Insurance before work begins. It is the responsibility of the Homeowner to obtain a copy of this certificate and attach it to this request BEFORE submitting it to the Architectural Committee.

Contractor will keep all equipment on paved areas unless special permission is granted through Architectural Committee and Council.

<p>AS OWNER(S) OF UNIT # _____, I/we agree to be totally responsible for the entire installation, maintenance, and upkeep (replacement, insurance, etc.) of the above change/addition, if approved as stipulated above. This agreement will be made part of any agreement of sale that I/we may enter into for the unit described above.</p> <p style="text-align: center;">Homeowner(s)</p> <p>Date: _____</p> <p style="text-align: center;">Signature(s)</p> <p>_____</p>
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NEIGHBOR ACKNOWLEDGEMENTS:	(Please check one)
	Agree Disagree
(1) _____	Unit # _____
(2) _____	Unit # _____
(3) _____	Unit # _____

Any Homeowner wishing to comment on the request may do so in writing, forwarding comments to both the chairperson of the Architectural Committee and the Council, as soon as possible.

COMMITTEE RECOMMENDATIONS:	COUNCIL DISPOSITION:
Approval: Yes__ No__ Signature: _____	Approved: Yes__ No__ Signature _____
Reason: _____	Reason: _____
Contractor's Certificate of Insurance Received: Yes_____ No_____	

Final Committee Inspection:	Signature:	Date:
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Final Council Inspection:	Signature:	Date:
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Date Received by Managing Agent: _____
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