

## Elmhurst Guidelines for Architecturally Controlled Improvements

Homeowners may request approval of Architecturally Controlled Improvements if they so desire. Before proceeding, see Section 6.2 of the Elmhurst Declaration, a copy of which is attached to these guidelines. Also see the Application for Improvements. Upon written approval by the Board, the owner may proceed. In addition, an architecturally controlled improvement may be subject to Municipal Zoning and Building Code requirements. Please contact the Sewickley Borough for questions on obtaining proper permits during construction activities. The purpose of these Guidelines is to assist the homeowner in the planning process.

Improvements requiring Board approval are governed by the Elmhurst Neighborhood Association Declaration. Architecturally controlled improvements are set forth in Section 6.2.2 of the Elmhurst Declaration.

**Guidelines:** These are guidelines for architecturally controlled improvements. Approval by the Board must be obtained before proceeding unless the guideline specifically waives pre-approval.

### I. Structure Additions

#### A. Storm Doors

1. Storm doors shall be Exterior Full View storm doors in clear, beveled or etched glass in white vinyl or white aluminum trim. Pre-approval is waived for white, exterior full view storm doors.

#### B. Storage Facilities

1. Storage facilities will be permitted for single family homes only. They must be attached to the dwelling.
2. Storage facilities will not exceed 3' depth x 6' width x 8' height
3. The storage facility must maintain the architectural integrity of the dwelling and the community.
4. No storage facility will be permitted on the side of the dwelling except for dwellings that abut common space or open space.

#### C. Decks

1. Deck additions must be constructed of the exact material of the existing deck.
2. New deck construction - Must be constructed with low maintenance composite type materials and maintain the architectural integrity of the dwelling. The color shall be gray with white rails.
3. If the decks are in excess of 3ft height, the exposed underside may be covered. Guidelines for covering the underside are as follows:
  - a. Low maintenance materials are required (composite)
  - b. Pressure treated lattice or other pressure treated materials are prohibited.
  - c. Areas under deck must be covered with weed matting and stones or mulch.

### II. Free Standing Structures

#### A. Pergolas, Trellises and Arbors. (Gazebos are not permitted)

##### 1. Pergolas

- a. Free standing Pergolas may be constructed in the rear yards of Single Family properties only.

- b. Pergolas may be added to existing or planned decks or patios for Single Family properties.
  - c. Pergolas must be fiberglass painted white, or white low maintenance composite material.
  - d. Structure cannot exceed 10ft x 10ft and 9ft in height. Dimension restrictions will be based upon existing deck dimensions.
  - e. Irregular shapes are permitted.
2. Trellises/Arbors
- a. Free standing Trellises/Arbors may be constructed at the rear yards.
    - (1) Trellis/Arbor may be constructed of wood, metal, PVC.
    - (2) Trellis/Arbor may be pre-manufacture
  - b. Trellises for vegetation growth may be attached to dwelling structure. Trellises of this nature are permitted for Single Family Homes.
    - (1) If the dwelling has white siding, Trellis must be either of same color as exterior shutters to accentuate its architectural detail.
    - (2) Dwellings with other than white siding may have metal trellis or trellises painted white or the color of the shutters.

### III. Fences and Gates

#### A. Single Family Homes

1. All fences shall be white in color and made of PVC.
2. The following are approved fence styles:
  - Privacy Chesterfield with Victorian Accent 6'h x 8' section (rear yards only)
  - Privacy Chesterfield - 4'h x 8' section (rear yards only)
  - Manchester Scalloped - 4'h x 8' section
  - Classic Manchester - 3'h x 8' section
  - Princeton with mid-rail- 3'h x 8' section
3. Front and side yard fences shall not exceed 36" (3ft) in height.
4. Fences in rear yards shall not exceed 72" (6ft).
  - a. Rear yard is defined as "past the main living space of home" which does not include laundry room & garage on single family homes with attached garages.
5. Maintenance and appearances offences will be the responsibility of the owner.
6. Fences shall be constructed at least 6" in from the property lines. The exception shall be as follows:
  - a. Two neighbors agree to the construction of a fence of their joint property line.
  - b. Proof of agreement is required.
  - c. Both neighbors shall be responsible for all maintenance and repairs as per their agreement.
7. Fences shall be no closer to an alley property line than 3'

#### IV. Landscaping Ponds

- A. Permissible pond size shall be determined based on the lot size and dimensions.
- B. Ponds in excess of 36" are not permitted.

#### V. Hardscaping

##### A. Existing patios

- 1. Homeowners may cover existing concrete patios with hardscape products.
- 2. Products approved must be similar to existing materials of home.

##### B. New patios

- 1. Patio construction shall be in concrete, stamped concrete, composite landscape pavers, manufactured hardscape products (e.g. E.P. Henry), and natural hardscape products (e.g. flagstone).
- 2. Loose gravel patios are prohibited.
- 3. Swing Sets shall be on level ground and constructed of Cedar or similar wood products (stained or natural), or pressure treated wood painted in glossy paint, the color of the dwellings shutters and/or front door.
- 4. Canvas or other material must compliment the dwelling.

##### C. Swings and Gliders

- 1. Board approval is required for all swings and gliders.