



Architectural Specification: Front Concealment Unit

Explanation: The definition of a “Front Concealment Unit” for purposes of this specification is a small wall unit that can hide trash cans, hose reels, small garden tools, toys etc.

Rational: A small unit that could hide items mentioned could make it easier on the homeowner to place items for better and quicker access, and make the community more aesthetically pleasing.

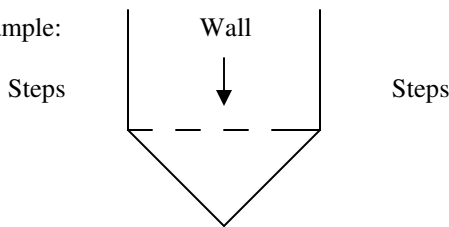
Rule: Front Concealment Units fall under the following articles and rules of our governing documents.

- 1. Article 7 of the Valleybrook Declaration of Easements, Covenants and Restrictions.
- 2. Rule 2.4 and Rule 2.6 of the Village of Valleybrook Rules and Regulations.

SPECIFICS:

- 1. The planned unit shall be judged to be structurally sound and deemed safe by the Architecture Director(s) of Valleybrook.
- 2. Height of unit may be no more than 4 feet above grade of ground.
- 3. Unit must stretch between the interior of front entry steps of two homes.
 - Homeowners must agree to place unit spanning space between both properties entry steps.
 - 1. Homes that share space between steps where wall is to be placed.

◆ Example:



- 4. Unit may not extend beyond front entry steps.
- 5. Materials used in the construction of the deck should be:
 - a. Pressure-Treated Lumber: 4 x 4 posts with lattice attached to posts.
 - Must be sealed with Cabot Clear Solution Cedar.
 - b. Prefabricated Fencing: May be used but **MUST** be approved by the Architecture Committee.
 - Can not supersede any previous specifics.
 - Wood must be sealed with Cabot Clear Solution Cedar.
 - c. May create a one sided “Privacy Divider Wall.”
 - Can not supersede any previous specifics.
 - Must follow updated Privacy Divider Wall Specifications then alter to fit height and width specifics.
 - Height of unit may be no more than 4 feet above grade of ground.

Architectural specifications are documented in order to maintain community harmony in the appearance of our homes, and to encourage the safe and appropriate installation of changes made to the exterior of our homes. Changes to the exterior of our homes other than specified are not permissible and, if done, are subject to fines assessed to the homeowner. All homeowners are required to adhere to the deed restrictions of their homes.

Any exterior change, which is structural in nature, must be submitted to the Building Inspector of Chester Heights Borough in addition to VBHA for approval. Homeowners are responsible to verify this need with the Borough.

Please Contact the Architectural Control and Compliance Committee with any questions or concerns.