



Architectural Specification: Privacy Divider Wall(s)

Rule: Privacy wall(s) 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 of the Village of Valleybrook Rules and Regulations.

SPECIFICS:

1. **Privacy divider walls shall be 6 feet above the ground or 6 feet above the highest walkable point of rear outdoor living area.**
 - a. **Outdoor living area to include decks, hardscapes and patios.**
 - b. **The homeowner building the outdoor living area is financially responsible for the raising of the privacy wall(s) to the proper height.**
 - c. **Units with decks, patios and hardscapes installed prior to adoption of this specification will be grandfathered only if adjoining units agree the wall can stay at original height.**
 - i. **If agreement is not reached, all units involved are responsible for the wall(s) raising.**
 - ii. **If agreement is met and unit is sold, new owner can raise the privacy wall(s) at the new owners' expense.**
 - iii. **A list of units grandfathered by neighbor approval will be populated and made available from the Architectural Control and Compliance Committee.**
2. Wood or metal studs may be used in the construction of the privacy divider wall(s).
 - a. Wood will be pressure treated and wood trim shall be painted dark brown in the approved Valleybrook colors.
 - i. MAB Autumn Brown (oil base) or English Brown (latex) and Pittsburg Paint Valleybrook Brown
 - b. Metal studs will help to add longevity and pest resistance and may be used as long as manufacturers' installation instructions are strictly followed.
 - i. Metal studs may only be used in the unseen interior of the wall(s).
3. Wall(s) covering will be Nailite RoughSawn Cedar in Sunset Cedar color vinyl siding. Siding is to be installed per manufacturers instructions.
3. Privacy divider wall footings shall be not less than 3 feet in the ground. Posts shall be four inches x four inches and shall be anchored by a minimum radius of twelve (12) inches of concrete.
4. Privacy divider wall shall be constructed at the rear of the living unit only.
 - a. End units are not required to have a privacy wall on the exposed side of their unit. Should an owner chose to have a privacy wall on their exposed side it must follow all specifications.
5. Privacy divider wall shall not extend beyond the farthest ends of the existing privacy divider between the units or a maximum of twelve feet from the unit's rear wall.
6. Units with prior approval for use of T111 wood will be grand fathered and deemed to comply with the foregoing specifications unless and until the Privacy Divider Wall needs to be repaired or replaced at which time it will be necessary to comply with the foregoing specifications in full. A listing of those units deemed to be in compliance despite prior non-conformity is available from the Architectural Control Chairperson.

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.