

CATCHPENNY TOWNHOUSE STANDARDS DOCUMENT

Requirements

- Any exterior changes to a townhouse must adhere to the standards listed below.
- Any current exterior item not in compliance with these standards is “grandfathered in.” But, all replacements/updates must adhere to these new standards.
- Homeowner may select own supplier (i.e. the suppliers mentioned below are not required).
- Material substitutions are not permitted.
- A completed A & L Form must be submitted to the Board for each proposed project.
- Board must approve A&L Form before homeowner can start on work. Please include pictures and/or links to websites that show materials and/or colors where appropriate. A complete form that meets all standards can be approved quickly. Approval may take a week so plan accordingly.

DOORS:

Storm Doors

- Full size glass, matching as close as possible to the color of the house (Lime White)
- If a full glass is too hard for someone to handle, there are doors that ‘look’ full, but are actually 3 pieces. (2 glass and 1 screen).

French Doors

- Matching as close as possible to the color of the house.
- Full glass doors

Garage Doors

- Steel Band, Board Panel Garage Door. Wood grain Texture. (Specific manufacturer or examples are welcome.)

Front Door

- Six raised panel
- No windows in the door
- Any new door must be same size as existing door

- Color must match the shutter color
- Door entrance side window – plain glass.
- capping and trim, Sherwin Williams - Lime White (if aluminum, as close as possible to this color)

Shutters

- Your shutters or door should not be the same color as your next door neighbor's
- Louvered
- Color scheme to match

Windows

- Double hung, plain glass, without grill. Matching as close as possible to the color of the house.
- Window treatments must have a white/cream outward exposure.

Siding

- Vinyl – Vipco - Country Beige

Roof – NOTE: Permit required by Middletown Township

- GAF – Timberline HD Shingles – Mission Brown (Even numbers)
- GAF – Timberline HD Weatherwood (Odd numbers)

Light Fixtures

- Black – keeping close to the style originally used

Walkways:

- Materials must be specified on A&L form
- Supporting material (i.e. pictures/drawings) are required for changes to existing walkway

Trim, Gutters and Downspouts

- Match current color of siding, as noted above.

Deck and Privacy Barriers

- Any stain (i.e. no paint). If currently painted, color should be submitted with A & L form.
- Can also use a composite material like Trex. (sample must be provided with A & L form)
- Rails must be stained same color as deck.
- No enclosures permitted

Garden Walls or raised flower beds

- Currently railroad ties, however, more permanent replacement materials will be considered, similar to Abel Place, once A and L request has been submitted. (stone, EP Henry, etc)

Awning – not required

- Retractable
- Sunbrella material, beige/brown/neutral in color with limited stripes

Sherwin Williams, 3428 Edgemont Ave, Brookhaven, PA, 19015, phone (610) 874-6540, has a list of all the Alverno Valley Farms Homeowners Association's colors if your contractor has any problems. They are happy to help. if your contractor has any problems. 'Alverno Valley Farms Lime White' is the color to ask for.

Catchpenny Colors - Gloss

'Alverno Valley Farms Lime White' – All exterior of the home except for Shutters and Doors Rookwood Jade – SW2812 (light green)

Cityscape – SW7067
(dark gray) Whirlpool
– SW9135 (medium
blue) Carriage Door –
SW7594 (dark red)

Tricorn Black - SW6258

APPROVED BY THE BOARD, NOVEMBER 9, 2016