

APPROVED MATERIALS FOR USE WITHIN EVANS MILL POND

ROOF

- Class C Fire treated 1/2" Medium Cedar Shakes

REPLACEMENT WINDOWS

- **No Stark White Window Trim**
- Window Trim to be painted in approved trim color

PAINT

- 2007 color chart [Benj. Moore colors – available at The Color Wheel]

STORM DOOR

- **No Stark White Door Trim**
- Anderson All Season HD 3000 full view with Brass Hardware
- To match Door color

SATELLITE DISHES/ANTENNAE

- Refer to Attachment C -2007 Rules and Regulations

GUTTERS AND DOWNSPOUTS

- Painted Benjamin Moore Tudor Brown #62
- Downspout extensions to be hidden or buried if possible
- Black PVC piping [no green downspout extensions]

ELECTRIC BOXES

- Painted Benjamin Moore Tudor Brown #62 or to match siding color
- Washington Gas boxes require company approval for painting

DECKS/DECK RAILINGS/GATES

- Staining, painting or synthetic materials require ARC & Board pre-approval
- No two-tone colors permitted for rails and rail caps [flooring can be different]

FRONT PORCH RAILINGS

- Painted Black

SIDING

- Cedar, composite or cement board only
- No Vinyl Siding

COPPER ROOFING – ABOVE BAY WINDOWS

- Copper or approved Englert standing seam synthetic material [.032 aluminum] in low gloss dark bronze color only.

GARAGE DOORS

-Wood or

-13/8" thick Steel with wood grain [Haas Door – Gold Edition RMT610]

Please refer to By-laws for penalty procedures to correct a violation

EMP EXTERIOR LIGHT FIXTURES

The following guidelines apply to all new or replacement exterior light fixtures as of May 1, 2008.

Approval by ARC and the Board is required prior to the installation of a new or replacement exterior light fixture or for the alteration of an existing exterior light fixture. Any proposed change to an exterior light fixture must be architecturally compatible and harmonious with the design, style and colonial character of Evans Mill Pond. Ornate fixtures or fixtures that foster a conflicting theme with the overall character of EMP are not acceptable. Gas lit fixtures are forbidden.

Exterior light fixtures should not exceed 15 inches in height and the size must be appropriate for the area the light is to occupy. Fixtures are to be multi-sided with clear glass panels. Each exterior light fixture's light bulb should be of low voltage (12V) and less than 100 watts. White or clear non-glare low voltage bulbs are to be used. Colored glass panels, lenses or colored bulbs, open bulbs, spot lights and flood lights are not permitted.

Exterior light fixtures must be made of brass or dark metal. The appearance or color of the fixture may be polished brass, antiqued brass, bronze, pewter or a black matte finish. All replacement polished brass fixtures must have a lifetime warranty on the finish to prevent rust and deterioration.

Exterior light fixtures, particularly for back yard lighting, should be tastefully arranged and directed downwards (not sideways) with minimal visual impact to neighboring yards or common areas. Small, unobtrusive landscape lighting of low illumination and installed at ground height is permitted in the rear and side - but not the front entrance area - of each property.

Homeowners should regularly inspect and maintain all exterior light fixtures to ensure fixtures remain in good operating condition and pleasing appearance at all times. Fixtures with missing, broken or cracked glass panels or corroded surfaces are not in compliance with EMPOA Rules. For exterior front and garage light fixtures, homeowners are encouraged to have photo cell activation to ensure those lights operate from dusk to dawn which will bolster the charm, safety and security of our community.