

***Newington Community Association
August 1, 2007 - Architectural Standards
Addendum - July 23, 2008***

The following sections replace like sections of the current Architectural Standards. Keep for reference with your August 1, 2007 Architectural Standards.

Article II, Section 2. Maintenance.

Houses and detached structures must be maintained, in good repair, clean, professional looking, and in compliance with the Architectural Standards. Any worn out, rotted, or damaged areas must be repaired or replaced. All exterior repairs or replacements must be uniform to the existing exterior in color, material and style; including but not limited to siding, brick, gutters, roof shingles, wood trim, windows, and shutters.

Article VI, Section 9. Landscaping, ground cover and yards.

The yards of all townhouses and detached houses must have some type of ground cover, i.e. no bare ground, and be well maintained. Landscaping and appearance of all yards must be professional looking so as not to detract from the overall appearance of the community. Grass height must not exceed 6 inches. This does not pertain to ornamental grasses used in landscaped gardens. Additional landscaping is acceptable provided that vehicular sight lines are not obstructed.

All trees and shrubs must be kept neatly trimmed. They must not obstruct sidewalks and walkways, encroach on a neighbor's lot, or obstruct vehicular sight lines. Dead trees and shrubs must be removed. Removal or grinding of tree or shrub stump to ground level is required.

An ornamental hedge may be grown along the perimeter of the front yard of any lot, provided that the hedge is kept neatly trimmed to a height of not more than 3 feet.

Loose trash (such as newspaper, food wrappers, etc.) in yards and under foliage must be picked up and not allowed to accumulate.

Article VI, Section 11. Painting/Staining.

In Newington Glen, each cluster must remain stained the same color hue. All stains must be solid, not transparent.

In Newington Place, the two outside/end units must look alike. The two adjoining/center units must look alike.

Paint and stain colors must be consistent with the aesthetics of the community. Chipped or peeling paint must be repaired. Areas of bare wood must be painted.