

SCREENED/OPEN PORCHES

General Considerations

Screened or open porches require review and approval prior to installation and shall be planned and designed with the same care and consideration as the initial house construction. The screened porch shall be visually integrated with the existing house through the consistent and complimentary use of architectural elements, materials, colors and other details.

In general, alterations to attached housing shall be in accordance with approved project standards established by the builder. In the absence of defined project standards, the following *Specific Guidelines* shall apply.

Roof pitches must match or be compatible with the roof slope on the applicant's existing house. Hip and gable-style rooflines are acceptable. Shed-style rooflines are permitted for screened/open porches that are consistent with adjacent shed-style rooflines on the home or found within a section whose builder incorporated this style as part of their initial architecture or as an option.

Roof materials must match that of the existing house; siding must match existing siding in color, material, size and style. Screened windows and doors must be consistent with the exterior screened structure and be compatible in color and style with those used in the applicant's house and are to be in a manner which relates well to the location of exterior openings in the existing house. Adjustable window and door track systems, such as Eze Breeze, will be considered as an option by the Covenants Committee.

If changes in grade or other conditions which will affect drainage are anticipated, they must be indicated. Generally, approval will be denied if adjoining properties are adversely affected by changes in drainage.

Builder /Section-Specific Requirements

Section 22

Miller & Smith Grand Vista homes in this section were provided the option to add decks or screened/open porches as builder options. However, if an owner applies to install any of these elements after the purchase of the home, the improvement must match, in all regards, the builder-installed decks to maintain visual and architectural consistency. Please see *Appendix IV* for detailed specifications.

Section 33

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Specific Guidelines

1. The size and location of the porch are to be appropriate to the existing house and space available on the property.
2. The design and location must consider any adverse impact on neighboring properties, including changes in grade or drainage. Any adverse effects to the neighboring properties shall be the responsibility of the Owner to correct.
3. Porches/screened porches must be attached directly to the house.
4. New windows and doors are to be the same, or be compatible with, the style, quality, material and color of the existing house including roofing, siding and trim elements.
5. Where more substantial porches/screened porches are to be constructed on upper-level decks, special attention must be given to the size and scale of the porch in order to visually integrate the porch with both the house and the ground.
6. Supplemental landscaping may be required to compensate for the removal of vegetation and to visually soften the addition.

Submission Requirements

1. A copy of the existing official record plat showing the house and any fencing, accessory structures, significant vegetation, property lines, easements and the location of the proposed porch.
2. Submission documentation will indicate compliance with setbacks and height restrictions, as well as any other requirement per the applicable zoning regulations.
3. Photographs showing the house and site of the addition.
4. Complete plan and elevation drawings, to scale, showing the existing house and the proposed addition.
5. A list of all exterior materials and samples of proposed colors, if applicable.
6. Photographs or manufacturer's examples of existing screened porches, as applicable, including sizes, materials and colors.
7. A landscape plan, as applicable.

Maintenance Requirements and Future Considerations

Screened/open porches must be maintained in keeping with the Brambleton Community Association's Property Maintenance Standards. If changes to a previously approved screened/open porch are desired, a new Design Review Application is required and must be submitted for review and approval prior to making any changes.