

Hempfield Green Residents Association

c/o Woo-Cat Martin Association Management Division

Email: Support@WooCatManagement.com

Board Resolution for Architectural Guidelines

This Resolution of the Executive Board is entered into on this 8th day of September 2023.

WHEREAS, the Hempfield Green Residents Association, INC (“Association”) is governed by a Dwelling Units Declaration of Easements and Restrictions dated July 19, 1985, and recorded in the office of the Recorder of Deeds, Lancaster County, PA in Book L92, Page 332 (“Declaration”), as amended from time to time, and the Bylaws of Hempfield Green Residents Association, INC (“Bylaws”);

WHEREAS, under Article VIII Section 8.01B of the Bylaws, the Board of Directors shall have the power to exercise for the Association all powers and duties and authority vested in or delegated to the Association;

WHEREAS, under Article II Section 3.03 of the Declaration, the Board of Directors shall be empowered to make, establish, promulgate, amend, or repeat Rules and Regulation from time to time;

NOW, THEREFORE, BE IT RESOLVED THAT the following are enacted as the architectural guidelines and standards for the Hempfield Green Residents Association and shall be followed accordingly:

The Board of Directors of Hempfield Green Residents Association is solely permitted for approving suitable alternatives for any of the specifications listed below as they see fit.

Any exterior changes or modifications require Board approval. Contact the managing agent for the request form and additional information. The Board of Directors has 30-45 days to approve or deny a request. No work may be completed without written approval from the Board of Directors.

Roofs

GAF, Timberline High-Definition Lifetime Shingles, Color: Weathered Wood

Fencing

Wood

Full privacy fencing is not permitted.

Color: Pressure treated lumber-stained brown or dark tan

Height: 6’ max for back yards, 3’ max for fencing between yards

Style: Picket Fencing with Open Top, Pickets to be a minimum of 3" and a maximum of 5".

Vinyl or Composite

Full privacy fencing is not permitted.

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Color: Brown or Dark Tan, must be included on request form and approved by the Board of Directors

Height: 6' max for back yards, 3' max for fencing between yards

Style: Picket Fencing with Open Top, Pickets to be a minimum of 3" and a maximum of 5".

Paint Specifications

Sherwin Williams Semi-Gloss Exterior Acrylic Latex Paint

6209 Ripe Olive

6134 Netsuke

6314 Luxurious Red

6258 Tricorn Black

7005 Pure White

7072 Online Grey

****If any of the paint colors are no longer available, please contact the managing agent. The Board may select a similar, alternative color. ****

Replacement Doors

Must be similar in style to the existing and painted the same color as the existing door.

Storm doors are permitted upon request.