

SECTION 5
The Ridings at Northampton Residents Association
Building Specifications

Ridings Style Homes:

1-54 Bellwood Drive (excluding #'s 6-18, even only)
201-256 Sycamore Circle

Pinnacle Point Style Homes:

6-18 Bellwood Drive (even #'s only)
327-337 Basswood Circle (odd #'s only)
361-369 Basswood Circle (odd #'s only)

Holland Meadows Homes:

55-132 Bellwood Drive
301-325 Basswood Circle
339-360 Basswood Circle

5A. Ridings Style Homes See also the section for RIDINGS AT NORTHAMPTON
SPECIFICATIONS FOR ALL HOMES

1. Roof Shingles (Prior Architectural Approval Required):

1-9	Bellwood (odd #'s)	CertainTeed Landmark AR Dimensional; "Cobblestone Grey"
11-21	Bellwood (odd #'s)	CertainTeed Landmark AR Dimensional; "Resawn Shake"
22-34	Bellwood (even #'s)	TAMKO Heritage Series Dimensional, "Rustic Cedar"
23-33	Bellwood (odd #'s)	CertainTeed Landmark AR Dimensional, "Moire Black"
35-45	Bellwood (odd #'s)	TAMKO Heritage Series Dimensional "Thunderstorm Grey"
36-44	Bellwood (even #'s)	CertainTeed Landmark AR Dimensional, "Cobblestone Grey"
46-54	Bellwood (even #'s)	TAMKO Heritage Series Dimensional, "Autumn Brown"
201-211	Sycamore (odd #'s)	CertainTeed Landmark AR Dimensional; "Resawn Shake"
202-212	Sycamore (even #'s)	GAF/Timberline 30 Dimensional; "Charcoal"
216-224	Sycamore (even #'s)	CertainTeed Landmark AR Dimensional; "Cobblestone Grey"
223-233	Sycamore (odd #'s)	TAMKO Heritage Series Dimensional; "Autumn Brown"
226-236	Sycamore (even #'s)	CertainTeed Landmark AR Dimensional; "Resawn Shake"
235-245	Sycamore (odd #'s)	TAMKO Heritage Series Dimensional "Thunderstorm Grey"
238-246	Sycamore (even #'s)	TAMKO Heritage Series Dimensional; "Autumn Brown"
247-255	Sycamore (odd #'s)	CertainTeed Landmark AR Dimensional; "Moire Black"
248-256	Sycamore (even #'s)	CertainTeed AR Dimensional, "Resawn Shake"

5A. Ridings Style Homes continued

2. Replacement Windows / Storm Windows:

(Prior Architectural Approval Required):

All Ridings' Homes: White – no grids

3. Storm Doors* (Full View Style **only – No Details or Decorations):**

1-9	Bellwood (odd #'s)	White
11-21	Bellwood (odd #'s)	Almond
22-34	Bellwood (even #'s)	Almond
23-33	Bellwood (odd #'s)	White
35-45	Bellwood (odd #'s)	White
36-44	Bellwood (even #'s)	White
46-54	Bellwood (even #'s)	Brown
201-211	Sycamore (odd #'s)	Almond
202-212	Sycamore (even #'s)	White
216-224	Sycamore (even #'s)	White
223-233	Sycamore (odd #'s)	Brown
226-236	Sycamore (even #'s)	Almond
235-245	Sycamore (odd #'s)	White
238-246	Sycamore (even #'s)	Brown
247-255	Sycamore (odd #'s)	White
248-256	Sycamore (even #'s)	Almond

***Storm doors leading to the back yard can be “White” or “Almond” or the same color as the approved color for the front storm door of the townhouse.**

5A. Ridings Style Homes continued

4. Front Door Style and Paint and Deck/Patio Doors (All Colors – MAB paint*):

Front Door Style: Must match door being replaced. Contact Management Company for guidance.

French doors may be installed in place of sliding glass doors. Color must match.

Sliding glass doors and other deck/patio doors must match the door being replaced.

1-9	Bellwood (odd #'s)	Ranch Red
11-21	Bellwood (odd #'s)	Governor's Fawn
22-34	Bellwood (even #'s)	Bayberry Green
23-33	Bellwood (odd #'s)	Concord Blue
35-45	Bellwood (odd #'s)	Fairmount Green
36-44	Bellwood (even #'s)	Ranch Red
46-54	Bellwood (even #'s)	Bootmaker Brown
201-211	Sycamore (odd #'s)	Governor's Fawn
202-212	Sycamore (even #'s)	Concord Blue
216-224	Sycamore (even #'s)	Ranch Red
223-233	Sycamore (odd #'s)	Bootmaker Brown
226-236	Sycamore (even #'s)	Governor's Fawn
235-245	Sycamore (odd #'s)	Fairmount Green
238-246	Sycamore (even #'s)	Bootmaker Brown
247-255	Sycamore (odd #'s)	Concord Blue
248-256	Sycamore (even #'s)	Governor's Fawn

5A. Ridings Style Homes continued

5. House Trim Paint (All Colors – MAB paint)*:

1-9	Bellwood (odd #'s)	Slate Gray
11-21	Bellwood (odd #'s)	Wheat Sheaf
22-34	Bellwood (even #'s)	Lamb's Wool
23-33	Bellwood (odd #'s)	Sky Grey
35-45	Bellwood (odd #'s)	Rockhill
36-44	Bellwood (even #'s)	Slate Gray
46-54	Bellwood (even #'s)	Autumn Tan
201-211	Sycamore (odd #'s)	Wheat Sheaf
202-212	Sycamore (even #'s)	Sky Grey
216-224	Sycamore (even #'s)	Slate Gray
223-233	Sycamore (odd #'s)	Autumn Tan
226-236	Sycamore (even #'s)	Wheat Sheaf
235-245	Sycamore (odd #'s)	Rockhill
238-246	Sycamore (even #'s)	Autumn Tan
247-255	Sycamore (odd #'s)	Sky Grey
248-256	Sycamore (even #'s)	Wheat Sheaf

***MAB paint was purchased by Sherwin Williams in 2007. Contact the Property Manager if there is difficulty finding the MAB colors.**

6. Stucco (requires A & E approval)

Stucco replacement, repair or painting/sealing must match the original color and the procedure/color must be approved by the Board in advance. The LJS/Andek Polagard System is recommended in Snowball Yellow.

5A. Ridings Style Homes continued

7. Wood Capping (Prior Architectural Approval Required):

1-9	Bellwood (odd #'s)	Alside Vyna Klad Striated; Dov/ccgry ID #906165
11-21	Bellwood (odd #'s)	Alcoa Mastic; "Sandtone"
22-34	Bellwood (even #'s)	CertainTeed PVC Textured; "Prairie Sand"
23-33	Bellwood (odd #'s)	Alside Vyna Klad Striated; Dov/ccgry ID #906165
35-45	Bellwood (odd #'s)	Ashland Davis – "Clay"; or Napco – "Natural Clay"
36-44	Bellwood (even #'s)	Alside Vyna Klad Striated; Dov/ccgry ID #906165
46-54	Bellwood (even #'s)	Alcoa Mastic; "Sandtone"
201-211	Sycamore (odd #'s)	Alcoa Mastic; "Sandtone"
202-212	Sycamore (even #'s)	Alside Vyna Klad Striated; Dov/ccgry ID #906165
216-224	Sycamore (even #'s)	Alside Vyna Klad Striated; Dov/ccgry ID #906165
223-233	Sycamore (odd #'s)	CertainTeed D-4 Rough Cedar; "Sandtone"
226-236	Sycamore (even #'s)	Alcoa Mastic; "Sandtone"
235-245	Sycamore (odd #'s)	Ashland Davis – "Clay"; or Napco – "Natural Clay"
238-246	Sycamore (even #'s)	CertainTeed D-4 Rough Cedar; "Sandtone"
247-255	Sycamore (odd #'s)	Alside Vyna Klad Striated; Dov/ccgry ID #906165
248-256	Sycamore (even #'s)	Alcoa Mastic; "Sandtone"

8. Replacement Garage Door (Prior Architectural Approval Required):

All Ridings Homes: Same style as Clopay Series 4050 or 4300 (no windows) "Chocolate"

9. Garage Door Paint:

All Ridings Homes: American Tradition by Valspar "Gardener's Soil" #2010-9 (available at Lowe's)

10. Electrical Boxes:

All Ridings Homes: *MAB Sea Shore Semi-Gloss; Exterior Acrylic Latex "Wheat Sheaf - #0241174"

The Ridings at Northampton Residents Association Building Specifications

5B. Pinnacle Point Style Homes

See also the section for RIDINGS AT NORTHAMPTON SPECIFICATIONS FOR ALL HOMES

1. Roof Shingles (Prior Architectural Approval Required):

6-18	Bellwood (even #'s)	CertainTeed Landmark AR Dimensional; "Weathered Wood"
327-337	Basswood (odd #'s)	CertainTeed Landmark AR Dimensional; "Weathered Wood"
361-369	Basswood (odd #'s)	TAMKO Heritage Dimensional, "Autumn Brown"

2. Replacement Windows / Storm Windows:

(Prior Architectural Approval Required): White. Trim must match wood or capping on exterior window frame

3. Storm Doors (Full View Style only – No Details or Decorations):

All Pinnacle Point Homes: Almond

4. Front Doors and Paint and Deck/Patio Doors

Front Doors - All Pinnacle Point Homes: *Sherwin-Williams: "Concord Ivory" **For approved front door styles please contact the Management Company.**

Sliding glass doors and other deck/patio doors must match the door being replaced. Grids are permitted for rear deck door only on Pinnacle Point homes and other homes where the style was original to the home and/or with approval.

5. Siding:

All Pinnacle Point Homes: Alcoa Mastic Barkwood; "Sage"

6. Aluminum Capping (Prior Architectural Approval Required):

All Pinnacle Point Homes: Wolverine Manor Panel; "Clay"

7. Replacement Garage Door (Prior Architectural Approval Required):

Same style as: Amarr (Stratford Collection) raised short panel; 4 rows of 4 panels; no windows. Color: to match garage door paint specs below.

8. Garage Door Paint:

Pinnacle Point Homes: 2-18 Bellwood - "Vlad Gray"

327-337 Basswood Circle - "Vlad Gray"

361-369 Basswood Circle – MAB "Concord Blue"

***MAB paint was purchased by Sherwin Williams in 2007. Contact the Property Manager if there is difficulty finding the MAB colors.**

The Ridings at Northampton Residents Association Building Specifications

5C. Holland Meadows Style Homes

See also the section for RIDINGS AT NORTHAMPTON SPECIFICATIONS FOR ALL HOMES

1. Roof Shingles (Prior Architectural Approval Required):

All Holland Meadows Homes: CertainTeed Landmark Dimensional "Heather Blend"

2. Replacement Windows:

All Holland Meadows Homes: Dark Brown – no grids; or JELD-WEN Replacement windows to match original

3. Storm Windows (Prior Architectural Approval Required):

All Holland Meadows Homes: "Almond"

4. Storm Doors (Full View Style **only** – No Details or Decorations):

All Holland Meadows Homes: "Almond"

5. Front Doors and Paint and Rear Deck/Patio Doors:

All Holland Meadows Homes: *MAB: "Concord Blue". There are two door styles approved for Holland Meadows Homes. Contact the Management Company for details.

Sliding glass doors and other deck/patio doors must match the door being replaced.

French doors may be installed in place of sliding glass doors. Color must match. No grids.

6. Aluminum Capping (Prior Architectural Approval Required):

All Holland Meadows Homes: poly aluminum trim coil country beige poly/161 wh warm sandlewood Alternate manufacturers/suppliers must match this product.

7. Wood Trim Paint (around doors):

All Holland Meadows Homes: *MAB "Gentle Doe"

8. Replacement Garage Door (Prior Architectural Approval Required):

All Holland Meadows Homes: Same style as Amarr (Stratford Collection) raised short panel; 4 rows of 4 panels; no window. Color: Must paint to match MAB: "Concord Blue"

9. Garage Door Paint:

All Holland Meadows Homes: *MAB: "Concord Blue"

RIDINGS AT NORTHAMPTON BUILDING SPECIFICATIONS

5D. SPECIFICATIONS FOR ALL HOMES

Ridings, Pinnacle Point and Holland Meadows

1. House Numbers:

Lighted or unlighted, all house numbers must be visible from the street and consistent with the exterior harmony of The Ridings and an executive townhome community.

2. Light Fixtures, Low Voltage or Solar Exterior Walkway Lights /Spotlights

Maximum height for walkway/spotlight fixtures is 15" and the casing may be only black, silver, brass, bronze or copper in color and should be uniform and consistent in color and styling. Solar light fixtures that are no longer working whole be disposed of promptly. With the exception of special holiday decorations (see section 4M) fixtures should emit only and emit white or yellow light.

Fixtures attached to a home must be in harmony with the trim of the home and appropriate in size and location.

Lights attached to a home or on the property may not be directed to shine into a neighbor's window or reflect in a manner that it is disruptive to the neighbor.

3. Gutters and Gutter Extensions (A&E form required)

All Homes: Replacement gutters and extensions must match original gutter color (generally cream/light beige/wheat sheaf family)

4. Decks, Railings, Fences, Landscaping Walls/Ties: (see also section 3V In Ridings Rules and Regulations)

DECKS

Decks may be constructed from natural wood or approved synthetics such as Trex, in natural wood tones.

Wood and composite decks that are in compliance with Northampton Township Deck Ordinances are permitted. RNH homeowners must obtain written approval from the RNH Board of Directors prior to beginning construction, expansion or improvement of a deck. An A&E form along with a set of drawings indicating dimensions, orientation, materials and other details (such as privacy screens, etc.) must be submitted to the RNH Board of Directors (or management company) for review and approval prior to the installation and/or expansion of all decks. Drawings must be in sufficient detail to determine conformity with all requirements specified below. Material brands and color samples must be included with the request. Once the Board approves a deck plan, the homeowner must obtain all necessary building permits and inspections required by Northampton Township. The Board will conduct a follow-up inspection after construction is completed.

Deck Size and Positioning

All portions of a deck, including stairs, are restricted to 16-foot maximum from the home's rear wall and must be entirely behind the home (i.e., it cannot extend into a side yard). Northampton Township has specific requirements regarding the size/orientation of decks based on an owner's property boundaries. Contact the township to be certain the deck size and positioning is in compliance with property boundaries.

Deck Materials

Pressure-treated or cedar wood and composites are permitted.

Deck Spindles and Railings

Spindles must be at right angle to deck; no designs permitted. The color of the railing/spindles must be wood tones consistent with/matching the color of deck floor and support beams.

Composite Deck Colors

Only brown wood tones may be used. Deck flooring, posts, beams, spindles, and railing must be matching (or blending where an exact composite match is not available). ***NOTE: Material options change frequently and RNH homeowners must submit a sample of the proposed deck material (flooring and rails) along with the A&E form/plans to be certain the color falls within in appropriate wood tone range.***

Deck Privacy Lattices and Fences

Subject to the approval by the RNH Board of Directors, lattice may be installed vertically as a privacy screen on the sides of decks. Privacy fences/lattice cannot exceed 6 feet in height (from the deck floor) for the first 8 feet extending from the rear of the home and no higher than four (4) feet beyond that point to the end of the deck. The style of the privacy fence must be detailed in the A&E form/plans submitted to the Board.

In addition, privacy lattice and fences may also be installed below the deck (extending from the ground to the bottom of the deck on sides and/or front) provided the lattice/fence matches the color of the deck. Similarly, fences surrounding the yard must also be the same wood tone color as the deck.

Deck Staining Guidelines, Including Wood Fences and Landscaping Ties

Only natural-wood (in brown family) color stains or treatments may be used in compliance with the existing Building Specifications and prior RNH Board approval. RNH homeowners who do not choose to have a composite deck may continue to use *clear sealant* or stains to color and maintain a new or older deck. RNH homeowners *are required* to properly maintain wood decks, fences, and landscaping ties, including periodic sealing. **Painted decks are not permitted.**

NOTE: RNH homeowners wishing to use a semi-transparent or solid stain must submit an A&E form to the RNH Board for approval prior to sealing/staining the deck. Using incorrect stains that have not been approved in advance will need to be removed and replaced.

The RNH Residents Association stain and composite regulations are designed to maintain uniformity and avoid stark color contrast in the community while assisting RNH homeowners in meeting their maintenance responsibilities in an efficient and cost-effective manner. While the regulations offer a wide range of natural wood colors and composite options **only brown wood tones may be used and stains must be transparent, semi-transparent or solid. Paint is not acceptable.** RNH homeowners must submit stain colors for approval prior to application. Using stains that do not fall within the color spectrum will need to be removed and replaced.

FENCES

Natural wood fencing is permissible only after a written plan is submitted to the RNH Board of Directors and approval is received.

Fences must be spaced, gothic picket style or spaced, dog-ear picket style. No other fence styles are permitted.

Fences may not exceed five (5) feet in height and must be stained according to Section 3W on deck staining guidelines.

For interior homes: fences may only be installed in the rear yard; for homes at the end of each cluster: the fence may not extend beyond a line formed by the outer sidewall of the home.

Fences may not extend into the side yards and may not be installed on common ground.

No fencing (decorative or privacy) is permitted in a front yard.

No yard property boundary line is to be formed by cinderblocks, bricks, masonry, structures, hedges, or shrubbery (including the area between driveways) without RNH Board approval. **NOTE: RNH homeowners are responsible for verifying property lines and/or easements.**

If a fence is mistakenly constructed on another RNH homeowner's property or on common ground, the homeowner of the fence is responsible for the repositioning or removal of that section of fencing.

Fences cannot block access to interior units and must accommodate a minimum 5-foot easement access.

5. Walkway / Entry Steps / Patio Paver / Landscaping Walls and other Hardscaping (front of home)*:

Prior Architectural Approval Required: only earth tone stone will be considered

Front of Home: Recommended: All Homes: EP Henry Brick Stone (not Coventry Brick Stone)

Harvest Blend / Dakota Blend combination

90 Degree Herringbone pattern

Brick Stone Border style in Soldier Course pattern, in

Harvest Blend, Dakota Blend or combination

Bullnose Step style in exact same color as border

Other options and stone for landscaping walls and border must be comparable to/match/blend with EP Henry stone listed above. White stone is also permitted.

Rear patio additions require submission of an A & E form and prior Board approval to be certain it conforms with the home exterior/community standards.

6. Awnings (Prior Architectural Approval Required):

All Homes: Sunsetter Awning in "Coffee Stripe" or "Linen."

www.sunsetter.com_ 800.876.2340

Sunsetter motorized awnings

8-18 ft. (acrylic or laminated fabric)

19-20 ft. (acrylic fabric only)

Motorized XL Model

14-20 ft. (acrylic fabric only)